



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (02/10/25)

REPORT TO: Voting Meeting (02/13/25)

ITEM NO: 62/2025

SUBJECT: Approve the 2024 real property refund in the amount of \$2,820.30 for overpayment of Hall County taxes regarding property located at 3540 Bell Lane, Gainesville, GA to David L. Anderegg, Jr.

Meetings:

Work Session Date: 02/10/25

Voting Meeting Date: 02/13/25

Executive Summary:

Presenter: SW

Recommendation:
Approve

Purpose of Request:
Approve the 2024 real property refund in the amount of \$2,820.30 for overpayment of Hall County taxes regarding property located at 3540 Bell Lane, Gainesville, GA to David L. Anderegg, Jr.

History:

Facts and Issues:

Options:

Mr. Anderegg requested a refund because his house was not 100% complete on 1/1/2024. On 9/19/2023 the property was inspected, and the house was approximately 50% complete. The property was re-inspected and found to be 100% complete. The appraiser estimated the completion as of 1/1 at 100%. An assessment notice was mailed and no appeal filed. Additionally Mr. Anderegg paid the property taxes before discovering the percent completion issue.

Mr. Anderegg, who was acting as the contractor on the project, provided supporting documentation including pictures (see attached) which puts the percentage of completion to 65% as of 1/1 rather than 100%. The correct percentage of completion was determined by using a residential construction completion schedule along with the supporting documentation provided by Mr. Anderegg.

Hence, we adjusted the improvement value to reflect 65% complete rather than 100% complete thus generating a refund. The value as of 1/1/2024 was reduced from 1,067,300 to 771,200. The requested refund amount is \$2,820.30.

Funding Requested	\$ 2,820.30
Are funds within current budget?	Yes
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance
RW	RW	JM	TS
Attorney	Administration		Clerk
WLI	CR		JR

Attachments:

Financial Supplement
Anderegg Refund docs



**HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT**

AGENDA ITEM 62/2025

Funds Requested: \$ 2,820.30

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

General Fund

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	100-GENERAL FUND	0000 - NOT APPLICABLE	311100-REAL PROPERTYâ€CURRENT	\$2,820.30

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SW

Phone: 770.531.6733