



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (03/10/25)

REPORT TO: Voting Meeting (03/13/25)

ITEM NO: 120/2025

SUBJECT: Approve the 2024 real property refund in the amount of \$1,347.45 for overpayment of Hall County taxes regarding property located at parcel number 10007 000108 to Watermark on the Lake, Inc.

Meetings:

Work Session Date: 03/10/25

Voting Meeting Date: 03/13/25

Executive Summary:

Presenter: SW

Recommendation:
Approval

Purpose of Request:
Approve the 2024 real property refund in the amount of \$1,347.45 for overpayment of Hall County taxes regarding property located at parcel number 10007 000108 to Watermark on the Lake, Inc.

History:

Facts and Issues:

Options:

There are two parcels that are subject to a refund to Watermark on the Lake, Inc.; this is refund #1, parcel 10007 000108. This parcel was transferred to Watermark on the Lake, ***Inc.*** from the developer, Exterior Motives Contracting, Inc on May 31, 2023. The transaction documents did not identify Watermark on the Lake, Inc. as a Homeowners Association (**HOA**). As a result, the properties were valued and taxed as any other fee simple owned property ownership for 2024. A member of the HOA board contacted the BTA office questioning the taxation of the HOA common property for 2024. We requested supporting documents that Watermark on the Lake, Inc. is an HOA. A subsequent review of the Watermark on the Lake, Inc. Certificate of Incorporation verifies the status of Watermark on the Lake, Inc. as the HOA for the Watermark on the Lake subdivision. Given this information, the parcels have been revalued in accordance with the Department of Revenue’s APM (Appraisal Procedures Manual) and BOA policy. In instances where the HOA membership is mandatory, each property owner owns an undivided interest in the common property. The APM states that the BOA appraisal staff may recommend a nominal assessment of the common area parcel(s). Additionally, BOA policy calls for amenity and common areas to be valued at \$1 on land and \$1 for each improvement since the common area(s) are included in an undivided interest of each property owner.

A refund in the amount of \$1,347.45 is recommended for approval for parcel 10007 000108 for tax year 2024. The refund does not include the Street Light Fee.

Funding Requested	\$ 1,347.45
Are funds within current budget?	Yes
Source of Funds	General Fund / Tax Commissioner
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	No
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
Supporting Documentation



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

AGENDA ITEM 120/2025

Funds Requested: \$ 1,347.45

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

General Fund / Tax Commissioner

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	TBD	0000 - NOT APPLICABLE	311100-REAL PROPERTYâ€CURRENT	\$1,347.45

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SW

Phone: 770.531.6733