

EAST COBB CIVIC ASSOCIATION, INC.

Membership Meeting Minutes April 29, 2026 – 7:00 PM

Wellstar East Cobb Health Park
3747 Roswell Road
Marietta, GA 30062

Call to Order

President **Ric Grome** called the meeting to order at 7:00 PM and asked **Roger Phelps** to introduce the evening's speaker, **Christine Stinchcomb**, Director/Chief Appraiser for Cobb County.

Guest Speaker – Christine Stinchcomb, Director/Chief Appraiser

Christine provided an overview of the structure, responsibilities, and processes of the Cobb County Tax Assessor's Office. Key highlights included:

Professional Background

- 20 years with Paulding County
- 2 years with the Georgia Department of Revenue
- Joined Cobb County in 2021
- Holds Appraiser IV (highest designation), CMS, and GCA certifications
- Appointed by the Board of Tax Assessors

Oversight & Support

- Georgia Department of Revenue: oversight, direction, and education
- Georgia Department of Audits & Accounts: annual audits
- Support Services Agency: county liaison

Key Functions of the Assessor's Office

- Ownership identification
- Verification of land and building characteristics
- Determination of fair market value

Fair Market Value Approaches

- Cost approach
- Market approach
- Income approach

Appeal Process – Tips & Insights

- Review property characteristics (online or in person)
- Request a Sales Report from the office
- Use the online Appeal Module for step-by-step guidance
- Contact the office to speak with an appraiser if needed
- Include your opinion of value in the appeal
- Submit comparable sales supporting your estimate

- Know your appeal deadline and file before it

Key Considerations

- Focus on: *What could I reasonably sell the property for?*
- Avoid focusing on percentage changes in value
- Avoid focusing on tax bill amounts

Christine also conducted a live demonstration of the website and provided a detailed handout.

Business Meeting

Minutes

The **March meeting minutes** were approved.

Treasurer's Report & Membership – Ric Grome (for Jill Flamm)

- Current positive cash flow: **\$2,800**
- Approximately 20 outstanding invoices (evenly split between individuals and HOAs)
- If not received by **May 9**, those members will be removed from the roster

Adopt-A-Mile – Helga Hong

- Record participation: **10 volunteers**, including **three high school students**

Program – Ric Grome

- No speakers scheduled for **May, June, or July**

Zonings, Variances, and OBIs – David Rumrill/Case Managers

May

- No cases in ECCA's area

June

- **Z-22** – Research underway; more information expected in May. A member subdivision reports the applicant has not engaged with them and has a history of limited interaction.
- **Z-23** – Initial assessment: acceptable request. **Case Manager:** David Rumrill
- **V-68** – To be assigned
- **V-73** – To be assigned
- **V-76** – To be assigned

April Dispositions

- **V-41** – ECCA Recommendation: Decline | Disposition: **Approved**
- **OBI-14** – ECCA Recommendation: Decline | Disposition: **Decline**
- **OBI-16** – ECCA Recommendation: Decline | Disposition: **Decline**
- **OBI-19** – ECCA Recommendation: No Action | Disposition: **Approved**

Other Business

- No additional items discussed

Adjournment

The next meeting will be a **business-only meeting on May 27**. With no further business, the meeting adjourned at **8:55 PM**.

Respectfully submitted,

Chris Ensley, Secretary