

Department of Revenue Proposed County Equalization Ratio: 37.15
County Board of Assessors Finalized County Equalization Ratio: 37.15

Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
COUNTY UNINCORPORATED	0	58,213	85,048	31,595	<u>31,595</u>
Company Total	0	58,213	85,048	31,595	<u>31,595</u>

***** NOTICE TO THE TAXPAYER *****

The above figures show the value of your operating property as returned by you to the Georgia Department of Revenue. They also show the value of your operating property and the equalization ratio as proposed to this county by the Georgia Department of Revenue and as adjusted and approved by the State Board of Equalization. Lastly, they show the final value of your operating property based on the final equalization ratio as determined by the county board of tax assessors.

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Leary (Brad) Green

(Print Name) Chairman,
County Board of Tax Assessors

[Signature]
(Signature) Chairman,
County Board of Tax Assessors

11/20/24

Date of Notice

EFFINGHAM COUNTY BOARD OF ASSESSORS
901 N PINE ST STE 106
SPRINGFIELD GA 31329-4521

CHANGE OF ASSESSMENT NOTICE
Public Utility Operating Properties
Tax Year 2024
Prepared on: 20-Nov-2024

BIN 10081
ATLANTA GAS LIGHT COMPANY
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

Department of Revenue Proposed County Equalization Ratio: 37.15
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Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
GUYTON	22,236	555,904	555,904	206,518	<u>206,518</u>
RINCON	68,108	1,702,707	1,702,707	632,556	<u>632,556</u>
SPRINGFIELD	31,022	775,538	775,538	288,112	<u>288,112</u>
COUNTY UNINCORPORATED	85,630	2,140,752	2,140,752	795,289	<u>795,289</u>
Company Total	206,996	5,174,901	5,174,901	1,922,476	<u>1,922,476</u>

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Larry (Brad) Green

(Print Name) Chairman,
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Larry Green

(Signature) Chairman,
County Board of Tax Assessors

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EFFINGHAM COUNTY BOARD OF ASSESSORS
901 N PINE ST STE 106
SPRINGFIELD GA 31329-4521

CHANGE OF ASSESSMENT NOTICE
Public Utility Operating Properties
Tax Year 2024
Prepared on: 20-Nov-2024

ATT PROPERTY TAX GROUP
BELLSOUTH TELLCOMMUNICATIONS,
LLC
1010 PINE ST
SAINT LOUIS MO 63101-2015

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Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
COUNTY UNINCORPORATED	0	263,168	328,948	122,204	<u>122,204</u>
Company Total	0	263,168	328,948	122,204	<u>122,204</u>

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Page: 1

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RINCON	19,019	494,495	494,495	183,705	183,705
COUNTY UNINCORPORATED	372,319	9,680,303	9,580,303	3,596,233	3,596,233
Company Total	391,338	10,174,798	10,174,798	3,779,937	3,779,937

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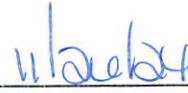
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Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
RINCON	0	498	498	185	<u>185</u>
Company Total	0	498	498	185	<u>185</u>

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In addition to the taxes, a penalty of 10% will also be assessed due to your return not having been filed on time.

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(Signature) Chairman,
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11/20/24

Date of Notice

EFFINGHAM COUNTY BOARD OF ASSESSORS
901 N PINE ST STE 106
SPRINGFIELD GA 31329-4521

CHANGE OF ASSESSMENT NOTICE
Public Utility Operating Properties
Tax Year 2024
Prepared on: 20-Nov-2024

MAILSTOP LA000105013TS115
CENTURYLINK COMMUNICATIONS
LLC FKA QCCLLC
100 CENTURYLINK DR
MONROE LA 71203-2041

Department of Revenue Proposed County Equalization Ratio: 37.15
County Board of Assessors Finalized County Equalization Ratio: 37.15
Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
COUNTY UNINCORPORATED	0	45,837	178,497	66,312	<u>106,312</u>
Company Total	0	45,837	178,497	66,312	<u>106,312</u>

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District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
COUNTY UNINCORPORATED	3,661	95,193	95,193	35,364	<u>35,364</u>
Company Total	3,661	95,193	95,193	35,364	<u>35,364</u>

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RINCON	0	1,373,952	1,674,428	622,050	<u>622,050</u>
COUNTY UNINCORPORATED	0	10,964,736	13,362,667	4,964,231	<u>4,964,231</u>
Company Total	0	12,338,688	15,037,095	5,586,281	<u>5,586,281</u>

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Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
COUNTY UNINCORPORATED	0	111,345,133	111,345,133	41,364,717	<u>41,364,717</u>
Company Total	0	111,345,133	111,345,133	41,364,717	<u>41,364,717</u>

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Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
COUNTY UNINCORPORATED	0	5,082	5,082	1,888	<u>1,888</u>
Company Total	0	5,082	5,082	1,888	<u>1,888</u>

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Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
COUNTY UNINCORPORATED	0	930,297	930,297	345,605	<u>345,605</u>
Company Total	0	930,297	930,297	345,605	<u>345,605</u>

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EFFINGHAM COUNTY BOARD OF ASSESSORS
901 N PINE ST STE 106
SPRINGFIELD GA 31329-4521

CHANGE OF ASSESSMENT NOTICE
Public Utility Operating Properties
Tax Year 2024
Prepared on: 20-Nov-2024

TAX DEPT BIN 10120
GEORGIA POWER COMPANY
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

Department of Revenue Proposed County Equalization Ratio: 37.15
County Board of Assessors Finalized County Equalization Ratio: 37.5
Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
GUYTON	130,266	3,169,337	3,169,337	1,177,409	<u>1,177,409</u>
RINCON	621,819	15,128,779	15,128,779	5,620,341	<u>5,620,341</u>
SPRINGFIELD	250,522	6,095,063	6,095,063	2,264,316	<u>2,264,316</u>
COUNTY UNINCORPORATED	19,099,745	464,787,148	464,787,148	172,668,425	<u>172,668,425</u>
Company Total	20,102,352	489,180,327	489,180,327	181,730,491	<u>181,730,491</u>

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Page: 1

District	DOR ID#	Description	Stratum	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
COUNTY UNINCORPORATED							
	0	Vogtle-Effingham-Thalman T/L (NUP)		50	50	19	<u>19</u>
District Total				50	50	19	<u>19</u>
Company Total				50	50	19	<u>19</u>

***** NOTICE TO THE TAXPAYER *****

The above figures show the value of your non-operating property as returned by you to the Georgia Department of Revenue. They also show the value of your non-operating property and the equalization ratio as proposed to this county by the Georgia Department of Revenue and as adjusted and approved by the State Board of Equalization. Lastly, they show the final value of your non-operating property based on the final equalization ratio as determined by the county board of tax assessors.

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Larry (Bob) Green
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County Board of Tax Assessors

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District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
COUNTY UNINCORPORATED	0	15,721,236	15,721,236	5,840,439	<u>5,840,439</u>
Company Total	0	15,721,236	15,721,236	5,840,439	<u>5,840,439</u>

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CHANGE OF ASSESSMENT NOTICE
Public Utility Operating Properties
Tax Year 2024
Prepared on: 20-Nov-2024

CO DUFF AND PHELPS LLC
GEORGIA WINDSTREAM INC
PO BOX 2629
ADDISON TX 75001-2629

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Page: 1

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RINCON	27,666	634,242	634,242	235,621	<u>235,621</u>
SPRINGFIELD	35,680	817,944	817,944	303,866	<u>303,866</u>
COUNTY UNINCORPORATED	71,249	1,633,359	1,533,359	606,793	<u>606,793</u>
Company Total	134,595	3,085,545	3,085,545	1,146,280	<u>1,146,280</u>

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BIN 10081
MAGNOLIA ENTERPRISES HOLDINGS
INC
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

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Page: 1

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COUNTY UNINCORPORATED	0	3,350,300	3,350,300	1,244,636	<u>1,244,636</u>
Company Total	0	3,350,300	3,350,300	1,244,636	<u>1,244,636</u>

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Larry (Brad) Green

(Print Name) Chairman,
County Board of Tax Assessors

Larry Green

(Signature) Chairman,
County Board of Tax Assessors

11/20/24

Date of Notice

EFFINGHAM COUNTY BOARD OF ASSESSORS
901 N PINE ST STE 106
SPRINGFIELD GA 31329-4521

CHANGE OF ASSESSMENT NOTICE
Public Utility Operating Properties
Tax Year 2024
Prepared on: 20-Nov-2024

TAXATION BOX 209
NORFOLK SOUTHERN RAILWAY
COMPANY
650 W PEACHTREE ST NW
ATLANTA GA 30308-1925

Department of Revenue Proposed County Equalization Ratio: 37.15
County Board of Assessors Finalized County Equalization Ratio: 37.15

Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
SPRINGFIELD	0	916,625	976,906	362,921	<u>362,921</u>
COUNTY UNINCORPORATED	0	12,386,427	13,201,014	4,904,177	<u>4,904,177</u>
Company Total	0	13,303,052	14,177,920	5,267,097	<u>5,267,097</u>

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Larry (Brad) Green

(Print Name) Chairman,
County Board of Tax Assessors

Larry Green

(Signature) Chairman,
County Board of Tax Assessors

11/20/24

Date of Notice

EFFINGHAM COUNTY BOARD OF ASSESSORS
901 N PINE ST STE 106
SPRINGFIELD GA 31329-4521

CHANGE OF ASSESSMENT NOTICE
Public Utility Non-operating Properties
Tax Year 2024
Prepared on: 20-Nov-2024

TAXATION BOX 209
NORFOLK SOUTHERN RAILWAY
COMPANY
650 W PEACHTREE ST NW
ATLANTA GA 30308-1925

Department of Revenue Proposed County Equalization Ratio: 37.15
County Board of Assessors Finalized County Equalization Ratio: 37.15

Page: 1

District	DOR ID#	Description	Stratum	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
COUNTY UNINCORPORATED							
	0	N/A		100	100	37	37
	0	N/A		100	100	37	37
	0	N/A		100	100	37	37
	0	N/A		13,690	13,690	5,086	5086
District Total				13,990	13,990	5,197	5197
Company Total				13,990	13,990	5,197	5197

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Larry (Brad) Green
(Print Name) Chairman,
County Board of Tax Assessors

11/20/24
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[Signature]
(Signature) Chairman,
County Board of Tax Assessors

Department of Revenue Proposed County Equalization Ratio: 37.15
County Board of Assessors Finalized County Equalization Ratio: 37.15

Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
COUNTY UNINCORPORATED	0	144,152,114	144,152,114	53,552,510	<u>53,552,510</u>
Company Total	0	144,152,114	144,152,114	53,552,510	<u>53,552,510</u>

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Larry (Brad) Green

(Print Name) Chairman,
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Larry Green

(Signature) Chairman,
County Board of Tax Assessors

11/20/24

Date of Notice

EFFINGHAM COUNTY BOARD OF ASSESSORS
901 N PINE ST STE 106
SPRINGFIELD GA 31329-4521

CHANGE OF ASSESSMENT NOTICE
Public Utility Non-operating Properties
Tax Year 2024
Prepared on: 20-Nov-2024

OGLETHORPE POWER CORPORATION
2100 E EXCHANGE PL
TUCKER GA 30084-5342

Department of Revenue Proposed County Equalization Ratio: 37.15
County Board of Assessors Finalized County Equalization Ratio: 37.15

Page: 1

District	DOR ID#	Description	Stratum	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
COUNTY UNINCORPORATED							
	0	BC Smith Energy Facility Buffer Land		1,374,570	1,374,570	510,653	<u>510,653</u>
District Total				1,374,570	1,374,570	510,653	<u>510,653</u>
Company Total				1,374,570	1,374,570	510,653	<u>510,653</u>

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Larry (Brad) Green
(Print Name) Chairman,
County Board of Tax Assessors

Larry Green
(Signature) Chairman,
County Board of Tax Assessors

11 Nov 2024
Date of Notice

Department of Revenue Proposed County Equalization Ratio: 37.15
County Board of Assessors Finalized County Equalization Ratio: 37.15

Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
COUNTY UNINCORPORATED	0	2,179,829	2,179,829	809,806	809,806
Company Total	0	2,179,829	2,179,829	809,806	809,806

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Larry Brad Green

(Print Name) Chairman,
County Board of Tax Assessors

[Signature]
(Signature) Chairman,
County Board of Tax Assessors

11/20/24

Date of Notice

Department of Revenue Proposed County Equalization Ratio: 37.15
County Board of Assessors Finalized County Equalization Ratio: 37.15

Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
GUYTON	0	648,739	777,085	288,687	<u>288,687</u>
COUNTY UNINCORPORATED	0	8,050,961	9,543,762	3,582,658	<u>3,582,658</u>
Company Total	0	8,699,700	10,420,847	3,871,345	<u>3,871,345</u>

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Lofty (Brad) Green

(Print Name) Chairman,
County Board of Tax Assessors

[Signature]

(Signature) Chairman,
County Board of Tax Assessors

11/20/24

Date of Notice

EFFINGHAM COUNTY BOARD OF ASSESSORS
901 N PINE ST STE 106
SPRINGFIELD GA 31329-4521

CHANGE OF ASSESSMENT NOTICE
Public Utility Operating Properties
Tax Year 2024
Prepared on: 20-Nov-2024

AD VALOREM DEPT
SOUTHERN NATURAL GAS COMPANY
AND AFFILIATES
PO BOX 4372
HOUSTON TX 77210-4372

Department of Revenue Proposed County Equalization Ratio: 37.15
County Board of Assessors Finalized County Equalization Ratio: 37.15

Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
COUNTY UNINCORPORATED	0	19,563,256	19,563,256	7,267,750	<u>7,267,750</u>
Company Total	0	19,563,256	19,563,256	7,267,750	<u>7,267,750</u>

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Larry (Bud) Green

(Print Name) Chairman,
County Board of Tax Assessors

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11/20/24

Date of Notice

EFFINGHAM COUNTY BOARD OF ASSESSORS
901 N PINE ST STE 106
SPRINGFIELD GA 31329-4521

CHANGE OF ASSESSMENT NOTICE
Public Utility Operating Properties
Tax Year 2024
Prepared on: 20-Nov-2024

PROPERTY TAX DEPT
MCIMETRO ACCESS TRANSMISSION
SERVICES CORP
PO BOX 2749
ADDISON TX 75001-2749

Department of Revenue Proposed County Equalization Ratio: 37.15
County Board of Assessors Finalized County Equalization Ratio: 37.15

Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
RINCON	0	2,025	2,025	752	<u>752</u>
COUNTY UNINCORPORATED	0	15,828	15,828	5,880	<u>5880</u>
Company Total	0	17,853	17,853	6,632	<u>6,632</u>

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11/20/24

Date of Notice

EFFINGHAM COUNTY BOARD OF ASSESSORS
901 N PINE ST STE 106
SPRINGFIELD GA 31329-4521

CHANGE OF ASSESSMENT NOTICE
Public Utility Operating Properties
Tax Year 2024
Prepared on: 20-Nov-2024

MCI COMMUNICATIONS SERVICES
INC
PO BOX 2749
ADDISON TX 75001-2749

Department of Revenue Proposed County Equalization Ratio: 37.15
County Board of Assessors Finalized County Equalization Ratio: 37.5

Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
RINCON	0	46,042	46,042	17,105	<u>17,105</u>
COUNTY UNINCORPORATED	0	676,327	676,327	251,255	<u>251,255</u>
Company Total	0	722,369	722,369	268,360	<u>268,360</u>

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CHANGE OF ASSESSMENT NOTICE
Public Utility Operating Properties
Tax Year 2024
Prepared on: 20-Nov-2024

CO DUFF PHELPS LLC
WINDSTREAM KDL, LLC
PO BOX 2629
ADDISON TX 75001-2629

Department of Revenue Proposed County Equalization Ratio: 37.15
County Board of Assessors Finalized County Equalization Ratio: 37.15

Page: 1

District	Company Returned Franchise FMV	Company Returned FMV	DOR Proposed FMV	DOR Proposed Assessment	County Final Assessment
COUNTY UNINCORPORATED	4,849	107,930	153,721	57,107	<u>57,107</u>
Company Total	4,849	107,930	153,721	57,107	<u>57,107</u>

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