



*****AUTO**5-DIGIT 31312
 13619817 9997-RNA 10377 1 1 2

AIKENS HEZEKIAH JR AND MARGARET
 MONIQUE AND JOHNNIE MAE AND HAI
 COREY SR
 102 GRACE LN
 RINCON GA 31326-6022



Official Tax Matter - 2023 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 12-Jun-23

Last date to file a written appeal: 27-Jul-23

***** This is not a tax bill - Do not send payment *****

County property records are available online at: qpublic.net/ga/effingham/

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <https://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

A

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 901 N. Pine St. Suite 106 Springfield, GA 31329 and which may be contacted by telephone at: (912) 754-2125. Your staff contacts are Neal Groover and Jennifer Keyes.

Additional information on the appeal process may be obtained at <https://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
21076	04770014	21.27	01		NO-S0
Property Description		21.267 AC(-2.543 AC RD) SPLT 477-14A			
Property Address		0 S OLD AUGUSTA RD			
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	134,220	2,446,050	0	
40% Assessed Value	0	53,688	978,420	0	

B

REASONS FOR ASSESSMENT NOTICE

- AC LAND SCHEDULE CHANGE
- LA LAND VALUE CHANGE

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

C

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Millage	Estimated Tax
COUNTY M&O	0	0	978,420	0.006939	6,789.26
SCHOOL M&O	0	0	978,420	0.015810	15,468.82
INDUSTRIAL AUTHORITY	0	0	978,420	0.002000	1,956.84
HOSPITAL AUTHORITY	0	0	978,420	0.001580	1,545.90
FIXED ASSESSMENT	0	0	978,420	0.000000	0.00
FIRE FEE VACANT LAND	0	0	978,420	0.000000	2.13
PUBLIC WORKS ROADS	0	0	978,420	0.001250	1,223.03
RECREATION	0	0	978,420	0.000650	635.97
PARKS	0	0	978,420	0.000100	97.84

Total Estimated Tax 27,719.79

04770014

2023 Effingham County Board of Assessors

6/12/2024 12:07:24 PM
Acct # 21076
ngroover

Owner Information		General Property Information		Values	
AIKENS HEZEKIAH JR AND MARGARET AND MONIQUE AND JOHNNIE MAE AND HAGGRAY COREY SR 102 GRACE LN RINCON, GA 31326		SITUS	0 S OLD AUGUSTA RD	Imp Val	0
		LEGAL	21.267 AC(-2.543 AC RD) SPLT 477-14A	Acc Val	
		Tax District	Effingham Gateway SSD	Land Val	2,446,050
		Total Acres	21.27 LL	Total Value	2,446,050
		Zoning	AR-1	2022 : 134,220	2021 : 126,621
		Unit	0	2020 : 124,139	2019 : 162,274
Topography - 1.00		- 1.00	- 1.00	- 1.00	04770: LAND: 00000 / BLDG: 00001 - 1.00

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
AIKENS HEZEKIAH JR & MARGARET AIKENS EMMA AIKENS EMMA		09/28/2011	2042 11	D63 C1		0 R4		0 U
		08/16/1920	90 183	F 642		0 R4		0 UV

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj Value
R4	1100 INDUSTRIAL OLD	Acre	21.27	0	0			115,000.00	115,000.00	1.00
										2,446,050

ACCESSORY IMPROVEMENTS - 04770014

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R9	FIRE FEE VACANT LAND	0	0	0	2019	0.00	0.00	0.00	0.00	0.00	1.00	1.00	2127.0	0	False