



BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA

601 N. Laurel Street Springfield, GA 31329 | phone: (912) 754-2123 | fax: (912) 754-4157

Website: www.effinghamcounty.org

Meeting Appearance/Presentation Procedures

(For completion by persons desiring to appear before the Board of Commissioners at a meeting)

PLEASE TYPE OR PRINT

DATE: 5/1/2024

NAME: Corey Haggrey, SR.

ORGANIZATION: (if applicable) _____

(REPRESENTATIVE NAME)

PHONE NUMBER: (912) 596-5801

EMAIL: chaggrey@yahoo.com

SUBJECT OF MATTERS YOU WISH TO DISCUSS:

Appeal for assessment values on properties, 04770014 and 04770014A00

WHICH MEETING WOULD YOU LIKE TO ATTEND?

May 21, 2024

Is there material you wish to provide related to your topic of discussion? Yes No

If yes, you may email the documents to effinghamclerk@effinghamcounty.org or fax and/or hand deliver the details to the County Clerk's office at the address noted above.

Effingham County encourages community participation in the governmental process. Accordingly, the County would ask that all requests be in writing and that the request be made a week prior to the Commission meeting. Included with this written request should be any written information and/or documents that are supportive of the specific request. Public comments are limited to 10 minutes with a maximum of 15 minutes on topics where several persons of the same group or organization would like to speak.

Depending on the magnitude of the request, the Board and/or Staff may delay placing the item on the agenda until such a time as proper research can be completed to support the board's consideration of the request.

The Board of Commissioners of Effingham County meets the 1st and 3rd Tuesday of each month at 5:00 p.m. (dates are subject to change) Please inquire as to the date and time of the proposed meeting.

I certify I have read this form and understand the procedure and this information can be used for the purpose of processing my request:

Signature: Cory J. Haggard Sr.

Date: 5/1/2024

Please return this form to the address below or by email:

*Effingham County Board of Commissioners
Attn: County Clerk's Office
601 North Laurel Street
Springfield, GA 31329*

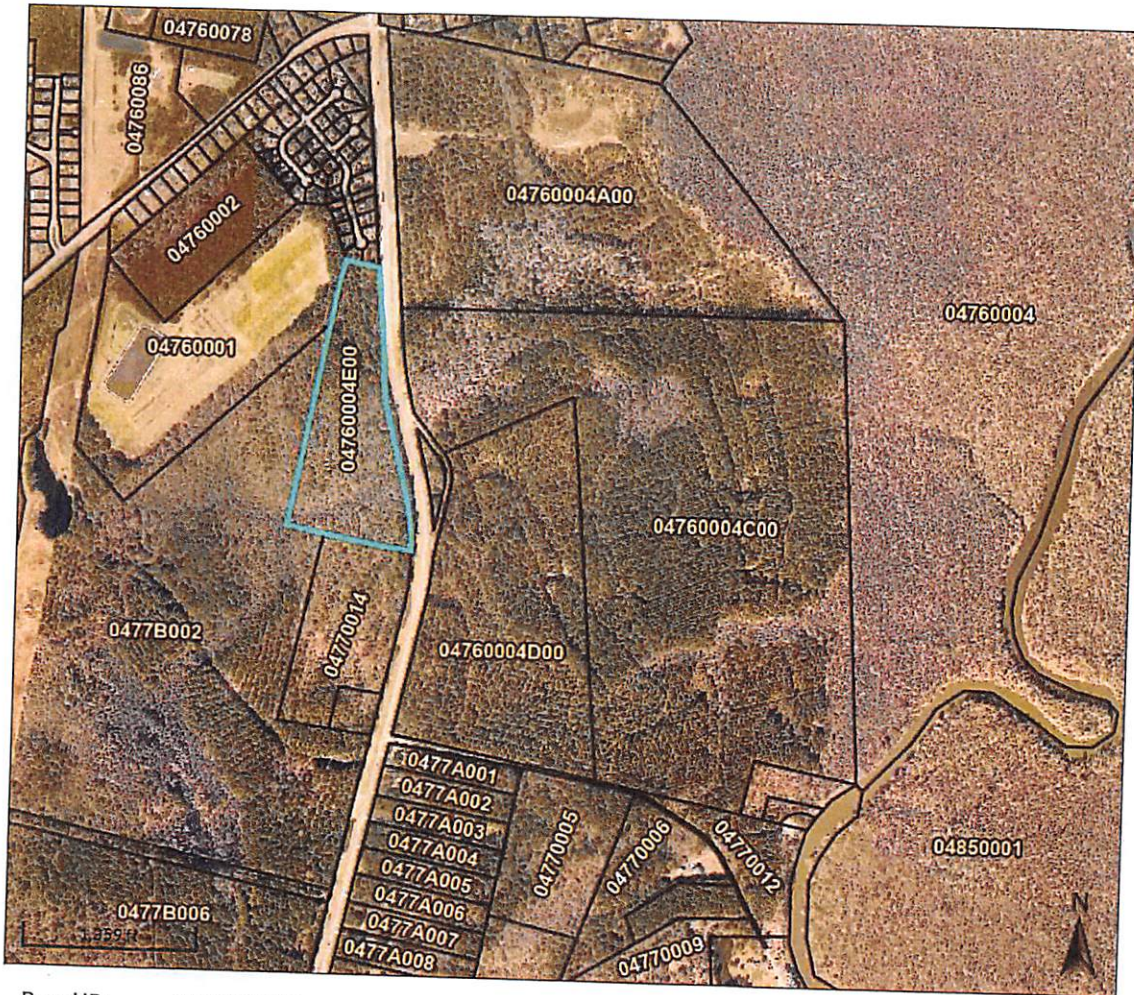
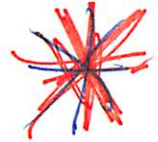
Email: effinghamclerk@effinghamcounty.org

For Questions: (912)754-2123

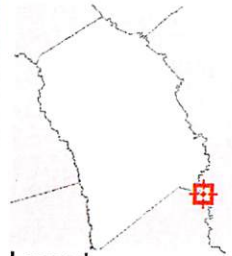
BELOW FOR INTERNAL USE ONLY:

RECEIVED

APPEARANCE DATE



Overview



Legend

- Parcels
- Parcel Numbers
- Roads

Parcel ID 04760004E00
 Class Code Residential
 Taxing District Effingham Gateway SSD
 Acres 33.5

Owner PEARL INTERMODAL LLC
 ATTN MANNING GRAHAM
 MANAGER
 625 CHIMNEY RD
 RINCON, GA 31326
 Physical Address OLD AUGUSTA RD

Assessed Value Value \$3852500

Last 2 Sales

Date	Price	Reason	Qual
5/28/2021	0	UV	U
5/19/2021	\$1800000	QZ	U

(Note: Not to be used on legal documents)

Date created: 12/14/2023
 Last Data Uploaded: 12/14/2023 12:30:19 AM

Developed by Schneider GEOSPATIAL

2023 Property Tax Statement

Linda McDaniel-lmcdaniel@effinghamcounty.org
 EFFINGHAM COUNTY TAX COMMISSIONER
 901 N Pine St , Suite 104
 Springfield GA 31329

Map: 04760004E00
 Location: 0 OLD AUGUSTA RD

Bill No	Due Date	Total Due
2023-28195	12/20/2023	42,343.87

Printed 12/14/2023

RETURN SERVICE REQUESTED

MAKE CHECK OR MONEY ORDER PAYABLE TO:
 Effingham County Tax Commissioner

(Interest will be added monthly if not paid by due date)

PEARL INTERMODAL LLC
 ATTN MANNING GRAHAM MANAGER
 625 CHIMNEY RD
 RINCON GA 31326

The Effingham County Tax Commi

 Please return this portion of your bill with your payment

Linda McDaniel
 EFFINGHAM COUNTY TAX COMMISSIONER
 901 N Pine St , Suite 104
 Springfield GA 31329

Taxpayer: PEARL INTERMODAL LLC
 Map Code: 04760004E00
 Description: 33.26 AC TRCT 5
 Location: 0 OLD AUGUSTA RD
 Bill No: 2023-28195
 District: 07-Effingham Gateway SSD

lmcdaniel@effinghamcounty.org
 Phone: (912)754-2121 Fax: (912)754-1299

*** PROPERTY UNDER APPEAL ***

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
0	3,852,500	33.50	3,852,500	12/20/2023	10/21/2023	12/20/2023		
ENTITY	FMV	GROSS ASMT	EXEMPTION	TAXABLE VALUE	MILLAGE	GROSS TAX	CREDITS	NET TAX
COUNTY M&O	3,852,500	1,541,000	0	1,541,000	9.7360	15,003.18	5,851.18	9,152.00
SCHOOL M&O	3,852,500	1,541,000	0	1,541,000	14.8570	23,048.74	0.00	23,048.74
INDUSTRIAL AUTHORITY	3,852,500	1,541,000	0	1,541,000	2.0000	3,082.00	0.00	3,082.00
HOSPITAL AUTHORITY	3,852,500	1,541,000	0	1,541,000	1.4800	2,280.88	0.00	2,280.88
PUB WORKS RDS	3,852,500	1,541,000	0	1,541,000	1.2500	1,926.25	0.00	1,926.25
RECREATION	3,852,500	1,541,000	0	1,541,000	0.6500	1,001.65	0.00	1,001.65
PARKS	3,852,500	1,541,000	0	1,541,000	0.1000	154.10	0.00	154.10
FIRE FEE VACANT LAND	3,852,500	1,541,000	0	1,541,000	0.0000		0.00	3.35
EFFINGHAM GATEWAY SS	3,852,500	1,541,000	0	1,541,000	1.1000	1,695.10	0.00	1,695.10
HTRG			0		0.0000		0.00	
TOTALS						48,191.70		42,343.87

*** APPEAL BILL ***

Effingham County provides floo	Bill No: 2023-28195	
** If a bill is paid by mail and a receipt is desired, please include a stamped self-addressed envelope ** If paid after the due date, please call our office for the full amount due ** THIS BILL MAY BE PAID ONLINE AT: effinghamtax.com	Current Due	42,343.87
	Penalty	0.00
	Interest	0.00
	Other Fees	0.00
	Previous Payment	0.00
	Back Taxes	
	TOTAL DUE	42,343.87

04760004E00		2023 Effingham County Board of Assessors				12/14/2023 3:36:44 PM Acct # 20742 kwilliams			
Owner Information		General Property Information				Values			
PEARL INTERMODAL LLC ATTN MANNING GRAHAM MANAGER 625 CHIMNEY RD RINCON, GA 31326		SITUS		0 OLD AUGUSTA RD		Imp Val	0		
		LEGAL		33.26 AC TRCT 5		Acc Val			
		Tax District	Effingham Gateway SSD	GMD	9TH	Homestead	S0	Land Val	3,852,500
		Total Acres	33.50	LL		No Covenant	0	Total Value	3,852,500
		Zoning	AR-1	LD		Acc/Des	3C - 1.000000	2022 : 2,763,750	2021 : 149,420
		Unit		Return Value		0		2020 : 149,420	2019 : 149,420
- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	04760: LAND: 00000 / BLDG: 00000 - 1.00		

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
PEARL INTERMODAL LLC	COWAN INVESTMENTS LLC	05/28/2021	2707 530			0 R4		0 UV
COWAN INVESTMENTS LLC	ACCOMMODATION COMPANY X LLC	05/19/2021	2691 796	C58 F1	1,800,000	R4		0 QZ
ACCOMMODATION COMPANY X LLC	ABERCORN CREEK LLC	12/30/2013	2227 959	C58 F1	2,200,000	R4		0 QZ

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	33.50	0	0			115,000.00	115,000.00	1.00	3,852,500

ACCESSORY IMPROVEMENTS - 04760004E00

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	1.00	1.00	3350.0		False
													0		



Effingham County Tax Commissioner
Linda McDaniel
 P.O. Box 787 • Springfield, GA 31329
 Phone: (912) 754-2121

IF TAXES ARE PAID BY YOUR MORTGAGE COMPANY, SEND THEM THIS PORTION		
BILL #	DUE DATE	TOTAL DUE
2023-28524	12/20/2023	26,885.20

Map Code: 04770014
 Location: 0 S OLD AUGUSTA RD

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

MAKE CHECK OR MONEY ORDER PAYABLE TO:

Effingham County Tax Commissioner
 Linda McDaniel
 P.O. Box 787
 Springfield, GA 31329-0787



DETACH BOTTOM PORTION TO KEEP FOR YOUR RECORDS AND RETURN TOP PORTION WITH PAYMENT.

2023 PROPERTY TAX STATEMENT

Tax Payer: AIKENS HEZEKIAH JR AND MARGARET AND
 Map Code: 04770014
 Description: 21.267 AC(-2.543 AC RD) SPLT 477-14A
 Location: 0 S OLD AUGUSTA RD
 Bill No: 2023-28524
 District: 07

2023 Current	\$26,885.20
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous	\$0.00
Delinquent	\$0.00
TOTAL DUE	\$26,885.20



Linda McDaniel
Effingham County
Tax Commissioner
 P.O. Box 787
 Springfield, GA 31329
 Phone: (912) 754-2121

PROPERTY OWNER(S)	LOCATION	BILLING DATE	BILL #	BILLING GOOD THROUGH
AIKENS HEZEKIAH JR AND MARGARET AND MONIQUE AND JOHNNIE MAE AND HAGGRAY COREY SR 102 GRACE LN RINCON GA 31326	0 S OLD AUGUSTA RD	10/31/2023	2023-28524	12/20/2023
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES
	\$0	\$2,446,050	\$2,446,050	21.27
PROPERTY DESCRIPTION				
21.267 AC(-2.543 AC RD) SPLT 477-14A				
			EXEMPTIONS	DUE DATE
				12/20/2023

	FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
COUNTY M&O	2,446,050	978,420	0	978,420	0.005939	9,525.90	3,715.06	5,810.84
SCHOOL M&O	2,446,050	978,420	0	978,420	0.014957	14,634.23	0.00	14,634.23
INDUSTRIAL AUTHORITY	2,446,050	978,420	0	978,420	0.002000	1,956.84	0.00	1,956.84
HOSPITAL AUTHORITY	2,446,050	978,420	0	978,420	0.001480	1,448.06	0.00	1,448.06
PUB WORKS RDS	2,446,050	978,420	0	978,420	0.001250	1,223.03	0.00	1,223.03
RECREATION	2,446,050	978,420	0	978,420	0.000650	635.97	0.00	635.97
PARKS	2,446,050	978,420	0	978,420	0.000100	97.84	0.00	97.84
FIRE FEE VACANT LAND	2,446,050	978,420	0	978,420	0.000000	2.13	0.00	2.13
EFFINGHAM GATEWAY SS	2,446,050	978,420	0	978,420	0.001100	1,076.26	0.00	1,076.26
TOTAL					0.027476	30,600.26	3,715.06	26,885.20

Credit cards accepted online at:
www.effinghamtax.com



Scan the QR code to pay from
 your smart device

13619817-40377-1-2

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

PT-306 (revised Jan 2016)

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: public.net/ga/effingham/

AUTO 5-DIGIT 31312
 13619817 8997-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**



9997PRNA 5/9/19 K

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	

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.

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

annual basis, make adjustment on what he owes

Official Tax Receipt
Linda McDaniel
Effingham County Tax Commissioner
 901 N Pine St, Suite 104
 Springfield, GA 31329

Trans # Year Bill #	Property Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	AMOUNT PAID	TOTAL BALANCE
	AIKENS HEZEKIAH JR AND MARGARET AND MONIQUE AND JOHNNIE MAE AND HAGGRAY COREY SR 102 GRACE LN RINCON, GA 31326				0		
33932 2023-28524	04770014/07 21.267 AC(-2.543 AC RD) SPLT 477-14A	26,885.20	749.58	811.93	26,822.85	700.00	26,122.85

Register: 9 | CASH

Paid by: Haggray Corey

Tuesday, April 16, 2024 3:31:55 PM



Effingham County Tax Commissioner
Linda McDaniel
 P.O. Box 787 • Springfield, GA 31329
 Phone: (912) 754-2121



IF TAXES ARE PAID BY YOUR MORTGAGE COMPANY, SEND THEM THIS PORTION		
BILL #	DUE DATE	TOTAL DUE
2023-34939	12/20/2023	3,160.00

Map Code: 04770014A00
 Location: 0 OLD AUGUSTA RD S

MCDONALD MAGGIE BELL AND BARBARA ANN
 AND STANLEY CARL AND COPE GREGORY
 ELLIS AND ETAL
 102 GRACE LN
 RINCON GA 31326

MAKE CHECK OR MONEY ORDER PAYABLE TO:

Effingham County Tax Commissioner
 Linda McDaniel
 P.O. Box 787
 Springfield, GA 31329-0787



DETACH BOTTOM PORTION TO KEEP FOR YOUR RECORDS AND RETURN TOP PORTION WITH PAYMENT.

2023 PROPERTY TAX STATEMENT

Tax Payer: MCDONALD MAGGIE BELL AND BARBARA ANN
 Map Code: 04770014A00
 Description: 2.50 AC (OUT 477-14)
 Location: 0 OLD AUGUSTA RD S
 Bill No: 2023-34939
 District: 07

2023 Current	\$3,160.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous	\$0.00
Delinquent	\$0.00
TOTAL DUE	\$3,160.00



Linda McDaniel
Effingham County
Tax Commissioner
 P.O. Box 787
 Springfield, GA 31329
 Phone: (912) 754-2121

PROPERTY OWNER(S)	LOCATION	BILLING DATE	BILL #	BILLING GOOD THROUGH
MCDONALD MAGGIE BELL AND BARBARA ANN AND STANLEY CARL AND COPE GREGORY ELLIS AND ETAL 102 GRACE LN RINCON GA 31326	0 OLD AUGUSTA RD S	10/31/2023	2023-34939	12/20/2023
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES
	\$0	\$287,500	\$287,500	2.50
			EXEMPTIONS	DUE DATE
				12/20/2023
	PROPERTY DESCRIPTION			
	2.50 AC (OUT 477-14)			

	FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
COUNTY M&O	287,500	115,000	0	115,000	0.005939	1,119.64	436.65	682.99
SCHOOL M&O	287,500	115,000	0	115,000	0.014957	1,720.06	0.00	1,720.06
INDUSTRIAL AUTHORITY	287,500	115,000	0	115,000	0.002000	230.00	0.00	230.00
HOSPITAL AUTHORITY	287,500	115,000	0	115,000	0.001480	170.20	0.00	170.20
PUB WORKS RDS	287,500	115,000	0	115,000	0.001250	143.75	0.00	143.75
RECREATION	287,500	115,000	0	115,000	0.000650	74.75	0.00	74.75
PARKS	287,500	115,000	0	115,000	0.000100	11.50	0.00	11.50
FIRE FEE VACANT LAND	287,500	115,000	0	115,000	0.000000	0.25	0.00	0.25
EFFINGHAM GATEWAY SS	287,500	115,000	0	115,000	0.001100	126.50	0.00	126.50
TOTAL					0.027476	3,596.65	436.65	3,160.00

Credit cards accepted online at:
www.ffmpegtax.com



Scan the QR code to pay from your smart device

Official Tax Receipt
Linda McDaniel
Effingham County Tax Commissioner
 901 N Pine St, Suite 104
 Springfield, GA 31329

Trans # Year Bill #	Property Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	AMOUNT PAID	TOTAL BALANCE
	MCDONALD MAGGIE BELL AND BARBARA ANN AND STANLEY CARL AND COPE GREGORY ELLIS AND ETAL 102 GRACE LN RINCON, GA 31326					0	
31305 2023-34939	04770014A00/07 2.50 AC (OUT 477-14)	3,160.00	0.00	1,120.00	2,040.00	2050.00 Change:10.00	0.00
Register: 17 CASH		Paid by: COREY HAGGARY SR			Monday, February 05, 2024 1:23:42 PM		