

J. RAYMOND DICKEY
ATTORNEY AT LAW

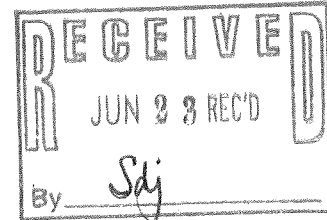
Mailing Address:
P.O. Box 1099
Rincon, GA 31326

Telephone#: 912-826-2500
Facsimile#: 912-826-5936

Physical Address:
217 West 8th Street
Rincon, GA 31326

June 17, 2022

Board of Commissioners of Effingham County, Georgia
601 North Laurel Street
Springfield, Georgia 31329



Via Certified U.S. Mail # 7008 1140 0000 4290 9373

Re: Annexation of Property owned by:

Mill Creek Hunting Preserve, Inc., 388.21 acres, (Map # 04750058)

Dear Commissioners:

Please be advised that the City of Rincon, Georgia, by the authority vested in the Mayor and the Council of the City of Rincon, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and the City Council.

On June 13, 2022, the City of Rincon, Georgia, voted to accept a petition for annexation of the above listed property.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of an application for annexation, a petition for annexation, or upon the adoption of a resolution for annexation by the City of Rincon, in accordance with O.C.G.A. § 36-36-6 and O.C.G.A. § 36-36-9 and within seven (7) calendar days of the filing of an application for zoning pursuant to O.C.G.A. § 36-36-11. All properties to be annexed are contiguous with the current incorporated limits of the City of Rincon, Georgia.

The legal description of the property is as follows:

Please see Exhibit "A" attached hereto and Exhibit "B" attached hereto. Both Exhibit "A" and Exhibit "B" are hereby incorporated herein and made a part hereof.

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the governing authority of the City of Rincon, in writing and by certified mail, return receipt requested, of any

county facilities or property located within the property to be annexed, within five (5) business days of the receipt of this letter.

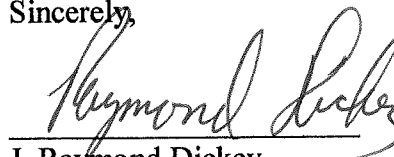
Pursuant to O.C.G.A. § 36-36-11 a public hearing on zoning of the property to be annexed will be held. If the county has an objection under O.C.G.A. § 36-36-11 or under Article 7 of the same title and chapter, in accordance with the objection and resolution process for these statutes, you must notify Kenneth Lee, Mayor of the City of Rincon, within seven (7) calendar days of the receipt of this notice or the time frames listed under Article 7 of the same title and chapter.

Further, pursuant to O.C.G.A. § 36-36-111, the current zoning of this tract (388.21 acres) of land in the County is B-3 Highway Commercial and the current land use of the property is timberland. The proposed zoning in Rincon for 175.024 acres as described on Exhibit "A" when annexed will be LN (Light Industrial) and the intended land use will be light industrial. In addition, the subject property is located adjacent to property owned by the Effingham County Industrial Authority. The proposed zoning in Rincon for the remaining 213.121 acres as described on Exhibit "B" when annexed will be GA (General Agricultural) and the intended land use will be agricultural.

If there are any questions, please do not hesitate to contact me.

Thanking you, I remain...

Sincerely,



J. Raymond Dickey
Attorney for the City of Rincon

JRD/jdj
Enclosures as noted.

EXHIBIT "A"

Legal Description of 388.21 Acres to be Annexed into City of Rincon

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 9TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA, CONTAINING 388.21 ACRES, MORE OR LESS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT FOUND ON THE EASTERN SIDE OF OLD AUGUSTA ROAD, AT THE INTERSECCION OF PROPERTY HEREIN DESCRIBED AND PROPERTY, NOW OR FORMERLY, OF LEILA T. POYTHRESS, WHICH SHALL BE THE **POINT OF BEGINNING**, AND THEN PROCEEDING ALONG THE EASTERN RIGHT OF WAY OF THE 80 FOOT RIGHT OF WAY KNOWN AS OLD AUGUSTA ROAD (COUNTY ROAD # 133) FROM SAID **POINT OF BEGINNING** NORTH 5 ° 23 ' 2 " WEST FOR A DISTANCE OF 756.35 FEET TO A 5/8" REBAR SET, THENCE NORTH 2 ° 18 ' 9 " EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 99.20 FEET TO A 5/8 REBAR SET LOCATED AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF THE 80 FOOT RIGHT OF WAY OF OLD AUGUSTA ROAD (COUNTY ROAD #133), THE WESTERN BOUNDARY OF PROPERTY HEREIN DESCRIBED AND THE EASTERN BOUNDARY OF PROPERTY, NOW OR FORMERLY, OF ELIZABETH BLAKE OSGOOD, THENCE, LEAVING THE EASTERN RIGHT OF WAY OF THE OLD AUGUSTA ROAD (COUNTY ROAD #133), THENCE RUNNING CONCURRENTLY WITH THE EASTERN BOUNDARY LINE OF PROPERTY, NOW OR FORMERLY, OF ELIZABETH BLAKE AND THE WESTERN BOUNDARY OF PROPERTY HEREIN DESCRIBED, NORTH 57 ° 10 ' 32 " EAST FOR A DISTANCE OF 227.19 FEET A 5/8 REBAR FOUND, THENCE RUNNING CONCURRENTLY WITH THE WESTERN BOUNDARY OF ELIZABETH BLAKE OSGOOD AND DEBORAH V NED AND THE EASTERN BOUNDARY OF THE PROPERTY HEREIN CONVEYED, NORTH 59 ° 22 ' 17 " EAST FOR A DISTANCE OF 724.69 FEET TO A 5/8" REBAR FOUND, THENCE RUNNING NORTH 80 ° 5 ' 15 " EAST CONCURRENTLY WITH THE SOUTHERN BOUNDARY LINE OF DEBORAH V. NED AND ELIZABETH BLAKDE OSGOOD FOR A DISTANCE OF 191.38 FEET TO A 5/8 PIECE OF REBAR, THENCE RUNNING ON THE CONCURRENT BOUNDARY OF LANDS HEREIN DESCRIBED AND THE WESTERN BOUNDARY OF LANDS, NOW OR FORMERLY OF ELIZABETH BLAKE OSGOOD, NORTH 1 ° 46 ' 59 " WEST FOR A DISTANCE OF 482.44 FEET TO A CONCRETE MONUMENT FOUND, THENCE RUNNING CONCURRENTLY WITH THE SOUTHERN BOUNDARY LINE OF LANDS, NOW OR FORMERLY OF OLD AUGUSTA GROUP, INC (NOW EFFINGHAM COUNTY OR ITS SUCCESSERS) NORTH 49 ° 33 ' 32 " EAST ALONG THE NORTHERN BOUNDARY OF PROPERTY HEREIN DESCRIBED FOR A DISTANCE OF 2984.88 FEET TO A CONCRETE MONUMENT FOUND, THENCE CONTINUING ALONG SUCH BOUNDARY LINE SOUTH 41 ° 47 ' 22 " EAST FOR A DISTANCE OF 244.81 TO A 1" PIPE, THENCE NORTH 27 ° 11 ' 00 " EAST ALONG TIE LINE FOR A DISTANCE OF 674.92 FEET TO A POINT, THENCE NORTH 5 ° 00 ' 3 " EAST ALONG TIE LINE FOR A DISTANCE OF 921.31 FEET TO A POINT, THENCE NORTH 48 ° 21 ' 38 " WEST ALONG THE TIE LINE FOR A DISTANCE OF 684.23 FEET TO A POINT, THENCE NORTH 33 ° 20 ' 31 " WEST ALONG THE TIE LINE FOR A DISTANCE OF 539.97 FEET TO A POINT, THENCE NORTH 00 ° 58 ' 00 " EAST ALONG THE TIE LINE FOR A DISTANCE OF 203.61 FEET TO A CONCRETE MONUMENT FOUND, THENCE CONTINUING CONCURRENTLY WITH THE SOUTHERN BOUNDARY OF LANDS, NOW OR FORMERLY OF THE UNITED STATES OF AMERICA AND THE NORTHERN BOUNDARY OF LANDS HEREIN DESCRIBED, SOUTH 48 ° 30 ' 19 " EAST FOR A DISTANCE OF 232.55 FEET TO A 2" PIPE FOUND, THENCE SOUTH 45 ° 23 ' 20 " EAST FOR A DISTANCE OF 1381.73 FEET TO A 2" PIPE FOUND, THENCE SOUTH 42 ° 19 ' 28 " EAST FOR A DISTANCE OF 297.79 FEET TO A 2" PIPE FOUND, THENCE SOUTH 45 ° 43 ' 20 " EAST FOR A DISTANCE OF 371.66 FEET TO A 2" PIPE FOUND, THENCE SOUTH 44 ° 3 ' 26 " EAST FOR A DISTANCE OF 325.50 FEET TO A 2" PIPE FOUND, THENCE SOUTH 45 ° 24 ' 23 "

EAST FOR A DISTANCE OF 1164.58 FEET TO A 2" PIPE FOUND, THENCE SOUTH 46 ° 57 ' 7 " EAST FOR A DISTANCE OF 338.06 FEET TO A CONCRETE MONUMENT FOUND, THENCE SOUTH 22 ° 58 ' 28 " EAST FOR A DISTANCE OF 1149.57 FEET TO A 2" PIPE FOUND, THENCE SOUTH 23 ° 23 ' 6 " EAST FOR A DISTANCE OF 1328.39 FEET TO A CONCRETE MONUMENT FOUND, THENCE NORTH 58 ° 3 ' 46 " WEST FOR A DISTANCE OF 1642.77 FEET TO A CONCRETE MONUMENT FOUND, THENCE SOUTH 8 ° 1 ' 5 " EAST FOR A DISTANCE OF 587.25 FEET TO A POINT (TIE LINE), THEN SOUTH 44 ° 13 ' 31 " WEST ALONG THE TIE LINE FOR A DISTANCE OF 498.59 FEET TO A POINT (TIE LINE), THENCE SOUTH 56 ° 26 ' 25 " WEST ALONG THE TIE LINE FOR A DISTANCE OF 624.24 FEET TO A POINT, THENCE SOUTH 51 ° 32 ' 20 " WEST ALONG THE TIE LINE FOR A DISTANCE OF 616.29 FEET TO A POINT, THENCE SOUTH 70 ° 22 ' 30 " WEST ALONG THE TIE LINE FOR A DISTANCE OF 650.61 FEET TO A CONCRETE MONUMENT FOUND, THENCE NORTH 58 ° 36 ' 44 " WEST FOR A DISTANCE OF 766.79 FEET TO A 5/8 PIECE OF REBAR, THENCE SOUTH 81 ° 58 ' 25 " WEST FOR A DISTANCE OF 605.54 FEET TO A 5/8 REBAR FOUND LOCATED AT THE INTERSECTION OF THE NORTHERN PROPERTY LINE, NOW OR FORMERLY, OF BRADLEY, AND THE SOUTHERN BOUNDARY OF PROPERTIES HEREIN DESCRIBED, THENCE SOUTH 81 ° 1 ' 27 " WEST ALONG THE BOUNDARY LINE BETWEEN PROPERTIES HEREIN DESCRIBED AND LANDS NOW OR FORMERLY OF John M. Poythress FOR A DISTANCE OF 809.05 FEET TO A 5/8 REBAR FOUND, THENCE EXTENDING SOUTH 82 ° 20 ' 22 " WEST FOR A DISTANCE OF 661.18 FEET TO A CONCRETE MONUMENT FOUND LOCATED AT THE INTERSECTION OF THE WESTERN PROPERTY LINE OF PROPERTY NOW OF FORMERLY OF JOHN M. POYTHRESS, THE EASTERN PROPERTY LINE OF LANDS, NOW OR FORMERLY, OF CHARLES DICKEY, AND THE SOUTHERN BOUNDARY OF PROPERTIES HEREIN DESCRIBED, THENCE EXTENDING SOUTH 81 ° 52 ' 10 " WEST ALONG THE BOUNDARY OF LANDS, NOW OR FORMERLY, CHARLES DICKEY AND PROPERTY HEREIN DESCRIBED, FOR A DISTANCE OF 119.96 FEET TO A 5/8 PIECE OF REBAR, THENCE EXTENDING SOUTH 81 ° 56 ' 48 " WEST ALONG THE BOUNDARY OF LANDS HEREIN DESCRIBED AND PROPERTY, NOW OR FORMERLY, OF LEILA T. POYTHRESS, FOR A DISTANCE OF 27.99 FEET TO A 5/8 PIECE OF REBAR, THENCE SOUTH 81 ° 53 ' 0 " WEST FOR A DISTANCE OF 271.07 FEET TO A 1" PIPE FOUND, THENCE SOUTH 83 ° 1 ' 27 " WEST FOR A DISTANCE OF 126.28 FEET TO A PIECE OF IRON FOUND, THENCE SOUTH 83 ° 52 ' 43 " WEST TO THE CONCRETE MONUMENT FOUND WHICH SHALL BE THE **POINT OF BEGINNING**. SAID LAND IS BOUNDED NOW OR FORMERLY AS FOLLOWS: ON THE WEST BY OLD AUGUSTA ROAD, ON THE NORTHWEST BY LANDS OF OLD AUGUSTA GROUP, INC. (NOW EFFINGHAM COUNTY OR ITS' SUCCESSORS), ON THE NORTHEAST AND SOUTHEAST BY LANDS OF THE UNITED STATES OF AMERICA FISH & WILDLIFE, ON THE SOUTH BY LANDS OF WILLIAM B. BRADLEY, JOHN M. POYTHRESS, CHARLES DICKEY, AND LELIA T. POYTHRESS. FOR A MORE PARTICULAR DESCRIPTION, REFERENCE IS MADE TO PLAT OF SURVEY BY MICHAEL L. STONE, SURVEYOR, DATED AUGUST 18, 2006 AND RECORDED IN PLAT BOOK C, PAGE 163, EFFINGHAM COUNTY RECORDS.

THE SAME BEING A PORTION OF THOSE CERTAIN TRACTS CONVEYED BY JESSE W. EXLEY TO MILL CREEK HUNTING PRESERVE, INC. AS EVIDENCED BY THAT CERTAIN QUITCLAIM DEED DATED SEPTEMBER 21, 1992 AND RECORDED IN DEED BOOK 454, PAGE 70, AFORESAID RECORDS.

EXHIBIT "A-1"

Legal Description Tract 1 - being a portion of 388.21 acres

ALL THAT CERTAIN TRACT OF LAND KNOWN AS TRACT 1, A MINOR SUBDIVISION OF A PORTION OF THE MILL CREEK HUNTING PRESERVE INC., LODGE TRACT, 9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA, RECORDED IN PLAT BOOK C163, PAGES A-C, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A CONCRETE MONUMENT HAVING A GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83 COORDINATE OF NORTH: 834710.08, EAST: 957586.69; THENCE ALONG THE EASTERN RIGHTOF WAY OF OLD AUGUSTA ROAD S2°17'31"W A DISTANCE OF 409.04' TO A MAG NAIL IN ASPHALT AND BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERN PROPERTY LINE OF A 0.88 ACRE PARCEL, PLAT BOOK C60, PAGE D1 (NOW OR FORMERLY JOANN WILSON) N57°10'45"E A DISTANCE OF 227.19' TO AN IRON ROD, THENCE ALONG THE SOUTHERN PROPERTY LINE OF PARCEL A, PLAT BOOK C60, PAGE 1 (NOW OR FORMERLY JOANN WILSON) AND THE SOUTHERN PROPERTY LINE OF PARCEL B, PLAT BOOK C60, PAGE D1 (NOW OR FORMERLY DEBORAH V. NED.) N59°22'30"E A DISTANCE OF 724.69' TO AN IRON ROD, THENCE CONTINUING ALONG THE SOUTHERN PROPERTY LINE OF PARCEL B, AND THE SOUTHERN PROPERTY LINE OF PARCEL C, PLAT BOOK C60, PAGE D1 (NOW OR FORMERLY DEBORAH V. NED) N80°05'28"E A DISTANCE OF 191.38' TO AN IRON ROD, THENCE ALONG THE EASTERN PROPERTY LINE OF PARCEL C N1°46'46"W A DISTANCE OF 482.44' TO A CONCRETE MONUMENT, THENCE ALONG THE SOUTHERN PROPERTY LINE OF A 556.12 ACRE PORTION OF THE MILL CREEK HUNTING PRESERVE, INC. LODGE TRACT, PLAT BOOK C89, PAGE B1 (NOW OR FORMERLY EFFINGHAM COUNTY BOARD OF COMMISIONERS) N49°33'45"E A DISTANCE OF 2884.88' TO A CONCRETE MONUMENT, THENCE ALONG THE WESTERN PROPERTY LINE OF TRACT 2, A SUBDIVISION OF A PORTION OF THE MILL CREEK HUNTING PRESERVE INC., LODGE TRACT (NOW OR FORMERLY WILLIAM EXLEY) THE FOLLOWING COURSES AND DISTANCES; S22°31'50"E A DISTANCE OF 396.53' TO A POINT, N77°32'55"E A DISTANCE OF 232.29' TO A POINT S18°45'34"E A DISTANCE OF 367.55' TO A POINT, S67°01'42"W A DISTANCE OF 390.04' TO A POINT, S41°14'32"W A DISTANCE OF 283.86' TO A POINT. S6°04'11"E A DISTANCE OF 97.57' TO A POINT, N63°29'46"E A DISTANCE OF 233.46' TO A POINT, N60°12'23"E A DISTANCE OF 245.41' TO A POINT, S16°50'11"W A DISTANCE OF 152.87' TO A POINT, S6°05'36"E A DISTANCE OF 381.53' TO A POINT, S18°12'06"W A DISTANCE OF 185.41' TO A POINT, S47°01'19"W A DISTANCE OF 486.74' TO A POINT, S0°56'02"E A DISTANCE OF 318.85' TO A POINT, S25°50'31"E A DISTANCE OF 699.99' TO A POINT, S71°58'00"E A DISTANCE OF 562.59' TO A POINT, S22°31'28"W A DISTANCE OF 305.39' TO A POINT, S39°35'17"W A DISTANCE OF 505.36' TO A CONCRETE MONUMENT, THENCE ALONG THE NORTHERN PROPERTY LINES OF A 52 ACRE PARCEL (PLAT BOOK H, PAGE 55) THE FOLLOWING COURSES AND DISTANCES; N58°36'31"W A DISTANCE OF 766.79' TO A POINT, S81°58'48"W A DISTANCE OF 605.54' TO A POINT, THENCE ALONG THE NORTHERN PROPERTY LINE OF A 40.57 ACRE PARCEL, PLAT BOOK 4, PAGE 150 (NOW OR FORMERLY DOUGLAS AND CYNTHIA SMITH) THE FOLLOWING COURSES AND DISTANCES, S81°01'40"W A DISTANCE OF 809.05' TO A POINT, S82°20'35"W A DISTANCE OF 661.18' TO A CONCRETE MONUMENT, THENCE ALONG THE NORTHERN PROPERTY LINE OF A 1.13 ACRE PARCEL, PLAT BOOK 7, PAGE 27 (NOW OR FORMERLY CHARLES AND LOUISE DICKEY) THE FOLLOWING COURSES AND DISTANCES; S81°52'23"W A DISTANCE OF 119.96' TO AN IRON ROD, S81°57'01"W A DISTANCE OF 27.99' TO AN IRON ROD, THENCE ALONG THE NORTHERN PROPERTY LINE OF A 1.81 ACRE PORTION OF THE LEILA TAYLOR ESTATE, PLAT BOOK C32, PAGE A1 (NOW OR FORMERLY LAWRENCE L. SCHUMAN) S81°53'13"W A DISTANCE OF 271.07' TO AN IRON PIPE, THENCE

ALONG THE NORTHERN PROPERTY LINE OF A 5.343 ACRE PARCEL, PLAT BOOK 13, PAGE 88 (NOW OR FORMERLY HOWARD A. WILLIAMS) THE FOLLOWING COURSES AND DISTANCES, S83°01'40"W A DISTANCE OF 126.28' TO A POINT, S83°52'56"W A DISTANCE OF 241.06' TO A POINT, THENCE ALONG THE EASTERN RIGHT-OF-WAY OF OLD AUGUSTA ROAD WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 756.35' A RADIUS OF 2824.79', A CHORD BEARING N5°22'49"W, AND A CHORD LENGTH OF 754.09' TO A POINT, THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF OLD AUGUSTA ROAD N2°18'22"E A DISTANCE OF 99.10' TO THE POINT OF BEGINNING; AND CONTAINING 175.024 ACRES OR 7,624,030 SQUARE FEET.

EXHIBIT "B"

Preliminary Plat

Petitioner reserves the right to substitute final plat prior to final zoning approval

*****PLAT ON FOLLOWING PAGE*****

STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM)

PETITION FOR ANNEXATION

May 17, 2022

To the Mayor and City Council of the City of Rincon,
Georgia:

1. I, William Exley, Chief Executive Officer of MILL CREEK HUNTING
PRESERVE, INC., being the sole owner of one hundred (100%) percent of any and all
interests of any nature, in and to the real property within the territory described herein,
by and through my undersigned counsel, do respectfully request that the Mayor and City
Council of Rincon, Georgia, annex the territory described below into the City of Rincon,
Georgia, and extend the city boundaries to include the same pursuant to the provisions
of this petition.

2. The territory to be annexed is unincorporated and contiguous (as defined
in O.C.G.A. §36-36-20) to the existing corporate limits of Rincon, Georgia, and the
description of such territory is as follows:

See attached Exhibit "A"

3. The tract is currently zoned B-3 – Highway Commercial. It is requested that
this territory to be annexed shall be zoned, pursuant to the rezoning petition filed
contemporaneous herewith, this petition being conditioned upon such rezoning, as
follows:

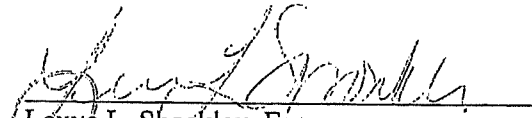
- 175.024 acres +/- as described more specifically on Exhibit "A-1" and also
designated as "Tract 1" on the Preliminary Plat attached hereto as Exhibit "B" and as further

shown on the Preliminary Conceptual Plan attached hereto as Exhibit "C" to be zoned
~~General Industrial (GI)~~ Limited Industrial (LN). *ALS*

- 213.121 acres +/- as designated as "Tract 2" on the Preliminary Plat attached hereto as Exhibit "B" to be zoned General Agricultural (GA). The same being the remainder of the territory to be annexed less and except Tract 1 as stated above.

Respectfully submitted this 17th day of May, 2022.

THE RATCHFORD FIRM


Lexye L. Shockley, Esq.
Georgia Bar No.:320260

Attorney for Petitioner
P. O. Box 1039
Springfield, Georgia 31329
Tel: (912) 754-7800
Fax: (912) 754-7841
Email: lexye@werlaw.com

Accepted this ___ day of May, 2022, for processing purposes alone.

CITY OF RINCON, GEORGIA

BY: _____
Dulcia King, CITY CLERK

Received and approved, this ___ day of May, 2022, for processing purposes alone.

CITY OF RINCON, GEORGIA

BY: _____
Ken Lee, MAYOR

Reese Brower, City Council L.S.

Damon Rahn, City Council L.S.

Michelle Taylor, City Council L.S.

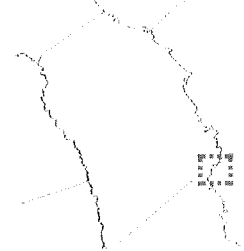
Levi Scott, City Council L.S.

Jesse Blackwell, Jr., City Council L.S.

Patrick Kirkland, City Council L.S.



Overview



Legend

- Parcels
- Roads

Parcel ID	04750058	Owner	MILL CREEK HUNTING PRESERVE INC	Last 2 Sales			
Class Code	Agricultural		P O BOX 131	Date	Price	Reason	Qual
Taxing District	01-County		RINCON, GA 31326	9/21/1992	\$1619000	UV	U
	County		923 S OLD AUGUSTA RD	n/a	0	n/a	n/a
Acres	388.21	Physical Address					
		Assessed Value	Value \$1091726				

(Note: Not to be used on legal documents)

Date created: 6/17/2022
Last Data Uploaded: 6/17/2022 12:52:10 AM

Developed by  **Schneider**
GEOSPATIAL

Assessment Appeals Process

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.

Appeal to Board of Assessors

Homestead Application

Please wait to apply for homestead until your name appears under the "Owner" section below.

Apply for Homestead Exemption

Assessment Notice

[2022 Assessment Notice \(PDF\)](#)

[2021 Assessment Notice \(PDF\)](#)

[2020 Assessment Notice \(PDF\)](#)

Summary

Parcel Number 04750058
Location Address 923 S OLD AUGUSTA RD
Legal Description 388.21 AC (SPLT 18B-C-D-E-F)
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only, Not to be used for zoning.)
Zoning B-3
Tax District 01-County (District 01)
Millage Rate 28.747
Acres 388.21
Neighborhood 04750: LAND: 00000 / BLDG: 00000 (001550)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

MILL CREEK HUNTING PRESERVE INC
P O BOX 131
RINCON, GA 31326

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	3	7.97
RUR	Open Land	Rural	4	19.12
RUR	Open Land	Rural	6	4.47
RUR	Woodland	Rural	1	39.98
RUR	Woodland	Rural	2	6.24
RUR	Woodland	Rural	5	1.99
RUR	Woodland	Rural	7	97.2
RUR	Woodland	Rural	8	92.87
RUR	Woodland	Rural	9	118.37

Residential Improvement Information

Style One Family
Heated Square Feet 2173
Interior Walls Sheetrock
Exterior Walls Wood Siding
Foundation Piers
Attic Square Feet 0
Basement Square Feet 0
Year Built 2005
Roof Type Fiberglass Panels
Flooring Type Oak
Heating Type Cent Heat / AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 5
Value \$206,064
Condition Average
Fireplaces\Appliances Const 1 sty 1 Box 1
House Address 923 OLD AUGUSTA

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE CHARGE-RES_MH	2020	0x0 / 1	2173	\$0
SANITATION - REGULAR	2010	0x0 / 0	1	\$0
FIRE FEE-RES	2010	0x0 / 0	1	\$0
UTILITY BUILDING, FINISHED	2005	14x32 / 0	1	\$8,155
DOG KENNEL, INCL. FLOOR & FENC	2005	26x60 / 0	1	\$14,551
HOME SITE ABOVE AVERAGE	2000	0x0 / 1	1	\$12,950
CARPORT WITHOUT FLOOR	2000	32x64 / 0	1	\$15,715

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/21/1992	454 070	C163 A	\$1,619,000	Unqualified - Vacant		MILL CREEK HUNTING

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$1,084,072	\$1,072,857	\$1,220,082	\$689,506	\$682,098
Land Value	\$834,291	\$834,291	\$834,291	\$981,516	\$465,899
+ Improvement Value	\$206,064	\$198,410	\$187,195	\$187,195	\$172,236
+ Accessory Value	\$51,371	\$51,371	\$51,371	\$51,371	\$51,371
= Current Value	\$1,091,726	\$1,084,072	\$1,072,857	\$1,220,082	\$689,506

Sketches