

APPEAL OF ASSESSMENT FOR DIGEST YEAR: **2024**Appeal No: 2627833

Name: Kimberly Lopez
Address: 267 Moss Loop
Address:
City: Rincon

State: GA Zip: 31326

Home Phone: 9124847365
Work Phone:
Email Address: klopez102@gmail.com

Property / Appeal Type (Check One)

☒ Real☐ Personal☐ Motor Vehicle☐ Manufactured Home

Property ID Number: 0452A114

Account Number: 18082

Property Description: 6.94 AC LOT 114

Specify Grounds for Appeal:

Check all that apply

Value	<input checked="" type="checkbox"/>
Uniformity	<input checked="" type="checkbox"/>
Taxability	<input type="checkbox"/>
Exemption Denied	<input checked="" type="checkbox"/>
Breach of Covenant	<input type="checkbox"/>
Denial of Covenant	<input type="checkbox"/>

You must select only one of the following options:

☒

BOE: appeal to the county board of equalization with appeal to the superior court (any / all grounds)

☒

* ARBITRATION: to arbitration with an appeal to the superior court (valuation is only grounds that may be appealed to arbitration)

☐

HEARING OFFICER: for (1) nonhomestead real property (and contiguous real property) or (2) wireless personal property account(s) with a FMV in excess of \$500,000, to a hearing officer with appeal to superior court (value and uniformity only)

☒

* SC: Directly to Superior Court (requires consent of BOA) (any / all grounds)

Owner's value assertion (required)

750000

* Additional Cost / Fees May apply

Property Owner Comments: There is no way any buyer would pay this amount for my home. The floors have termite damage and the doors are rusted out. This is the second appeal-no response from first

Property Class: ☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Other: _____

08/16/2024

Signature of Property Owner or Agent

Date

NOTE: If the appeal form is signed by an agent, a letter of authorization must accompany the filing of the appeal.

Agent's Address:

Agent's Phone #

Agent's Email Address:

NOTE:

Filing of this document will create a review of the county's assessment. Reasonable notice is herein provided that an onsite inspection of the subject property by a member of the county appraisal staff may be performed.

Assessors Use Only

	Previous Year Value	Taxpayer's Returned Value	Current Year Value
100%			
40%			

Date Received:

Received By:

0452A114	2024 Effingham County Board of Assessors						8/21/2024 12:10:41 PM Acct # 18082 kwilliams	
Owner Information	General Property Information						Values	
LOPEZ CESAR LUIS AND KIMBERLY 267 MOSS LP RINCON, GA 31326	SITUS	267 MOSS LP					Imp Val	656,639
	LEGAL	6.94 AC LOT 114					Acc Val	27,212
	Tax District	01-County	GMD		Homestead	S0	Land Val	279,377
	Total Acres	6.94	LL		No Covenant	0	Total Value	963,228
	Zoning	AR-1	LD	9TH	Acc/Des	1A - 30.966142	2023 : 630,088	2022 : 571,445
	Unit						2021 : 447,167	2020 : 458,632
		Return Value		0				
- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	0452A: LAND: 00000 / BLDG: 0000 - 1.00

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
LOPEZ CESAR LUIS AND KIMBERLY	LOPEZ CESAR LUIS AND KIMBERLY	01/15/2021	2695 230	A 354F		0 R1		0 U
LOPEZ CESAR LUIS AND KIMBERLY	LOPEZ KIMBERLY AND CESAR LUIS	10/16/2020	2632 210	A 354F		0 R1		0 U
LOPEZ KIMBERLY AND CESAR LUIS	U S BANK NATIONAL ASSOCIATION	04/30/2018	2464 476	A 354F	315,100	R1		0 G1


LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
R4	SP 5.01-13	1	6.94	1,300	9,022

ACCESSORY IMPROVEMENTS - 0452A114

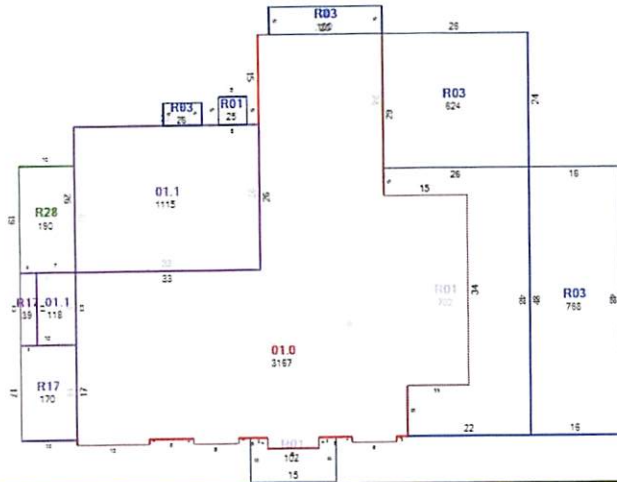
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R1	CARPORT WITHOUT FLOOR	25	36	900	2021	1.00	0.98	0.00	1.00	1.00	1.00	1.00	1.00	11258	True
R1	FIRE CHARGE-RES_MH	0	0	1	2023	0.00		0.00	1.00	1.00	1.00	1.00	841.00		False
R9	FIRE CHARGE-RES_MH	0	0	1	2020			0.00	1.00	1.00	1.00	1.00	4131.00		False
R1	FIRE FEE-RES	0	0	0	2010	0.00		1.00	1.00	1.00	1.00	1.00	2.00		False
R1	HOME SITE ABOVE AVERAGE	0	0	1	2000	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	12950	False
R1	SANITATION - REGULAR	0	0	0	2010	0.00		1.00	1.00	1.00	1.00	1.00	2.00		False
R1	SHOP, FARM	11	20	220	2020	1.00	0.82	0.00	1.00	1.00	1.00	1.00	1.00	3004	True

RES IMP - 0452A114 267 MOSS LP							
Impr Key	8504	Roof Shape	SHED	Basement / Attic	Squarefoot	Phy Depr	0.88
Class / Strat	R1	Floor Construction	008	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Pine	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	6	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	4,799	Heat	Cent Heat / AC	Grade	1.60	Neigh Adj	1.00
Story Height	1 STORY PT FIN ATTIC	Plumbing:Std Comp	1	Year Built	2003	CD	1.00
Foundation	Slab Perimeter	Plumbing: Extra Fix	10	Eff Year Built	2003	FMV	528,845
Exterior Wall	Board and Batten	Full Baths	3	Condition	Average	MAV	0
Roofing	Fiberglass Panels	Half Baths	1	RCN	600,960	OVR FMV	0

Sketch Legend			Other Features					
Code	Type	Area	CODE TYPE	AREA				
R01	01 Open Porch	102	Pre-fab 1 sty 1 Box	1				
R01	01 Open Porch	702						
R03	03 Patio or Deck	768						
R03	03 Patio or Deck	624						
01.0	1 Sty no attic	3167						
R28	28 Add/Screen Porch	190						
01.1	1 Sty with Fin Attic	858						
01.1	1 Sty with Fin Attic	91						
R17	17 Add/Open Porch	170						
R17	17 Add/Open Porch	39						
R01	01 Open Porch	25						
R03	03 Patio or Deck	100						
R03	03 Patio or Deck	28						

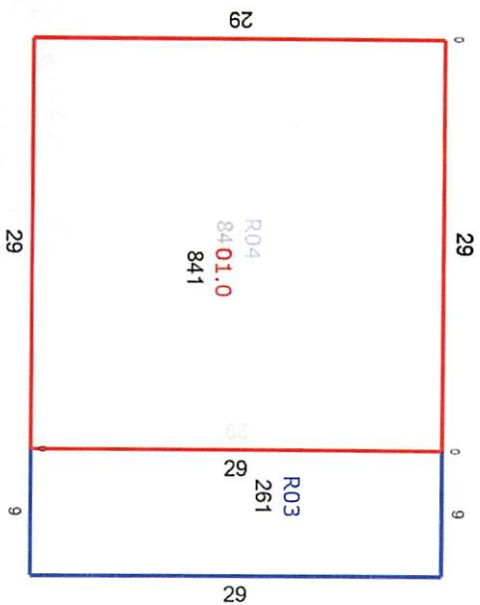
ADJ DEPR FOR NORMAL WEAR AND TEARE. SKETCH &
SQ FT CORRECTED ON HOME. 2022 APPEAL
#2025341(SEE APPRAISER FILE FOR INTERIOR PICS OF
ROOFLINE/ FIN AREA.

BLDG NO: 01
3/24/2004 JK
FHS: 02



RES IMP - 0452A114 267 MOSS LP							
Impr Key	31133	Roof Shape	GABLE/HIP	Basement / Attic	Squarefoot	Phy Depr	0.95
Class / Strat	R1	Floor Construction	Concrete on Ground	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	841	Heat	Cent Heat / AC	Grade	1.00	Neigh Adj	1.00
Story Height	1 STORY NO ATTIC	Plumbing:Std Comp	1	Year Built	2008	CD	1.00
Foundation	Slab Perimeter	Plumbing: Extra Fix	2	Eff Year Built	2015	FMV	127,794
Exterior Wall	Hardie Board	Full Baths	1	Condition	Average	MAV	0
Roofing	Asphalt Shingles	Half Baths	0	RCN	134,520	OVR FMV	0
Sketch Legend		Other Features					
Code	Type	Area					





EFFINGHAM COUNTY BOARD OF TAX ASSESSORS

Larry (Brad) Green Chairman
Gussie Nease Vice-Chairman
Janis Bevell
Lisa Mock-Hurst
Scott Morgan

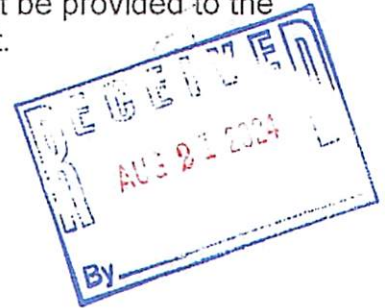


Neal Groover,
Chief Appraiser
901 N Pine St., Suite 106
Springfield, Georgia 31329
Phone: 912-754-2125
Fax: 912-754-9506

Certification of Appeal to the Effingham County Board of Tax Assessors

This is to certify your 45 day appeal to the Effingham County Board of Tax Assessors for tax year 2024 has been hand delivered to the office of the Board of Tax Assessors.

The date of receipt and person who received the appeal is noted on the appeal form. A copy of the appeal is given to the person who delivers the appeal. Keep this receipt and copy of your appeal with your records. A copy of the *Certification of Appeal to the Effingham County Board of Tax Assessors* and the appeal must be provided to the Board of Tax Assessors in the event of a discrepancy of receipt.



Date: August 21, 2024

Staff Initial: K

Number of Appeals: 1

Map/Parcel: 452A-114

Delivered by: Lopez Kumb