

Effingham County Board of Assessors
901 N Pine St , Suite 106
Springfield GA 31329
(912)754-2125

Official Tax Matter - 2024 Tax Year

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

Annual Assessment Notice Date: 6/4/2024

Last date to file a written appeal: 7/19/2024

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at: qpublic.schneider

LOPEZ CESAR LUIS AND KIMBERLY
267 MOSS LP

RINCON GA 31326

A	<p>The amount of your ad valorem tax bill for the year shown above will be based on the <u>Appraised</u> (100%) and <u>Assessed</u> (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 http://dor.georgia.gov/documents/property-tax-appeal-assessment-form.</p> <p>At the time of filing your appeal you must select one of the following appeal methods:</p> <p>(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)</p> <p>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 EHUFF.</p> <p>Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property</p>						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	18082	0452A114		6.94	01		None
	Property Description	6.94 AC LOT 114					
	Property Address	267 MOSS LP					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value		
	100% <u>Appraised</u> Value	0	630,088	963,228	0		
	40% <u>Assessed</u> Value	0	252,035	385,291	0		
<p>Reasons for Assessment Notice</p> <p>LAND VALUE ADJUSTED TO REFLECT CURRENT MARKET; HOMESTEAD EXEMPTION REMOVED; Accessory Improvement deleted.; New Accessory Improvement added.; New Residential Improvement added.; REVISED ASSESSMENT NOTICE; STRUCTURE SCHEDULE CHANGE UPDATE;</p>							
C	<p>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.</p>						
	Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax	
	COUNTY M&O	0	0	385,291	5.939000	2,288.24	
	SCHOOL M&O	0	0	385,291	14.957000	5,762.80	
	INDUSTRIAL AUTHO	0	0	385,291	2.000000	770.58	
	HOSPITAL AUTHORI	0	0	385,291	1.480000	570.23	
	FIXED ASSESSMENT	0	0	0	0.000000	0.00	
	FIRE CHARGE-RES	0	0	0	0.000000	82.62	
	FIRE CHARGE-RES	0	0	0	0.000000	16.82	
	FIRE FEE-RES	0	0	0	0.000000	240.00	
	SANITATION - REGUL	0	0	0	0.000000	486.00	
	PUBLIC WORKS ROA	0	0	385,291	1.250000	481.61	
	RECREATION	0	0	385,291	0.650000	250.44	
	PARKS	0	0	385,291	0.100000	38.53	
				Total Estimated Tax	\$10987.87		