

Official Tax Matter - 2022 Tax Year

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

Annual Assessment Notice Date: "June 13, 2022"

Last date to file a written appeal: "July 28, 2022"

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

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

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 11952632 9997-RNA 15503 1 1 3

PEARL INTERMODAL LLC
 ATTN MANNING GRAHAM MANAGER
 625 CHIMNEY RD
 RINCON GA 31326-5536



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:

- (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
20742	04760004E00	33.50	01		NO-S0
Property Description	33.26 AC TRCT 5				
Property Address	0 OLD AUGUSTA RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	149,420	2,763,750	0	
40% Assessed Value	0	59,768	1,105,500	0	

REASONS FOR ASSESSMENT NOTICE

NO Ownership 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	1,105,500	0.007337	8,111.05
SCHOOL M&O	0	0	1,105,500	0.015810	17,477.96
INDUSTRIAL AUTHORITY	0	0	1,105,500	0.002000	2,211.00
HOSPITAL AUTHORITY	0	0	1,105,500	0.001600	1,768.80
FIXED ASSESSMENT	0	0	1,105,500	0.000000	0.00
FIRE FEE VACANT LAND	0	0	1,105,500	0.000000	3.35
PUBLIC WORKS ROADS	0	0	1,105,500	0.001250	1,381.88
RECREATION	0	0	1,105,500	0.000650	718.57
PARKS	0	0	1,105,500	0.000100	110.55

Total Estimated Tax 31,783.16

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