

14146099-339-1-3

EFFINGHAM COUNTY BOARD OF ASSESSORS  
 901 N PINE ST # 106  
 SPRINGFIELD GA 31329-4520

PT-306C (revised Jan 2016)

9997/COA 6/28/18 Cyan, K

### Official Tax Matter - 2023 Tax Year

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

**Assessment Notice Date:** 9/15/2023

**Last date to file a written continuation of appeal:**

10/16/2023

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

County property records are available online at: [qpublic.net/ga/effingham/](http://qpublic.net/ga/effingham/)

\*\*\*\*\*AUTO\*\*5-DIGIT 31312  
 14146099 9997-COA 339 1 1 3

G AND G LAND HOLDINGS LLC AND KIL  
 LAND COMPANY LLC AND P51 PROPEF LLC  
 AND YELLOW PINE PROPERTIES LLC  
 PO BOX 1628  
 SPRINGFIELD GA 31329-1628



**A** The Board of Assessors has reviewed your appeal of the valuation or denial in question and has made adjustments in the current year assessment. **The adjusted current year assessment is indicated in 'BOX B' of this notice.** You have the right to continue your appeal to the previously selected appellant entity by filing a written request for appeal continuation, to the County Board of Assessors at the address shown above, no later than the date shown above as the **'Last date to file written continuation of appeal'**.

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing a continuation of the 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 appraisal staff contacts are Neal Groover and Jennifer Keyes**

If you are satisfied with the adjusted value on this notice, no action is required. The amount of your final ad valorem tax bill for the tax year shown will be based on the adjusted values specified in this notice.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
31044	0477B002	311.04	07		NO-S0
Property Description	311.041 AC PAR B (OUT 477-15) PLT 29/14				
Property Address	0 LOGISTICS PKWY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	16,203,709	10,478,953	0	
40% Assessed Value	0	6,481,484	4,191,581	0	

**B REASONS FOR ASSESSMENT NOTICE**

C2 Parcel acreage changed.  
 59 CHANGE ON APPEAL FILED THIS YEAR ON PROPERTY

**C** 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	4,191,581	0.006939	29,085.38
SCHOOL M&O	0	0	4,191,581	0.015810	66,268.90
INDUSTRIAL AUTHORITY	0	0	4,191,581	0.002000	8,383.16
HOSPITAL AUTHORITY	0	0	4,191,581	0.001580	6,622.70
FIXED ASSESSMENT	0	0	4,191,581	0.000000	0.00
PUBLIC WORKS ROADS	0	0	4,191,581	0.001250	5,239.48
RECREATION	0	0	4,191,581	0.000650	2,724.53
PARKS	0	0	4,191,581	0.000100	419.16
EFFINGHAM GATEWAY SS	0	0	4,191,581	0.001100	4,610.74

**Total Estimated Tax 123,354.05**



# INFORMATION UPDATE



You are receiving this assessment notice in response to your filed appeal. Your notice will specify if there was a change or no change made to the property. With the assessment notice we have enclosed an appeal waiver form.

Please take a minute to look over your assessment notices. If you would like to re-appeal your property you can do so online, by mail, or in person within 30 days of the notice date.

We invite you to visit our website at [www.qpublic.net/ga/effingham](http://www.qpublic.net/ga/effingham).

## **Appeals:**

If a **change** was made and you are not happy with the value, you can refile an appeal to move on to Board of Equalization. You can scan the QR code at the bottom of this page or go to our website to file the appeal online. We also accept appeals by mail and in person. We cannot accept appeals through email.

If a **no change** was made to your appeal, then you will automatically move on to the Board of Equalization. You do not need to file another appeal. If you do not wish to go on to the Board of Equalization you can file an appeal waiver form agreeing to the fair market value listed on the notice.

## **Appeal Waiver Form:**

When you receive your notice and wish to waiver or freeze your property's fair market value, then fill out the appeal waiver form and submit it to the Tax Assessors office for approval. The parcel will be frozen at the agreed upon fair market value for three years (this year and the next two years).

If you have any questions or concerns please contact the Tax Assessors office Monday through Friday from 8:30 to 5:00 at 912-754-2125 or email us at [www.TaxAssessor@effinghamcounty.org](mailto:www.TaxAssessor@effinghamcounty.org).

Use the QR code to access our Website.





### APPEAL WAIVER AND RELEASE

Date: \_\_\_\_\_ Pin: \_\_\_\_\_

Owner: \_\_\_\_\_ Address: \_\_\_\_\_

Appeal Number \_\_\_\_\_ Re-Appeal:

Appeal Waiver-299c  Appeal Withdraw- No Freeze Freeze

(real property only)

I, the undersigned, after consulting with all parties do hereby and waive any appeal filed with the Effingham County Board of Tax Assessors for tax year 2023 and do not wish to pursue any further action for this year.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Taxpayer or Taxpayer's Agent)

• The fair market value to be	\$ _____	
• The property to be:	<input type="checkbox"/> taxable	<input type="checkbox"/> not taxable
• The property to be assessed	<input type="checkbox"/> uniform	<input type="checkbox"/> not uniform
• The property for homestead exemption sought:	<input type="checkbox"/> qualifies	<input type="checkbox"/> does not qualify
• The property for the special assessment sought:	<input type="checkbox"/> qualifies	<input type="checkbox"/> does not qualify
• A breach of covenant:	<input type="checkbox"/> has occurred	<input type="checkbox"/> has not occurred

Approved by Board of Tax Assessors:

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Copy to be mailed to property owner, original to be filed in appeal file.

Date Mailed to Property Owner: \_\_\_\_\_

