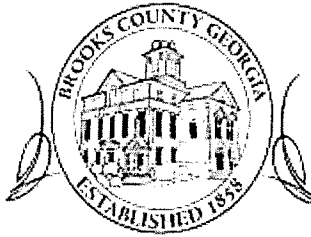


BOARD OF TAX ASSESSORS

Brewer Bentley
Melvin DeShazor
Ralph Manning, Chairman



(P): 229-263-7920 (F): 229-263-5125
Email: taxassessors@brookscountyga.gov
Website: www.qpublic.net/ga/brooks

Wayne Waldron, Chief Appraiser

Brooks County Board of Tax Assessors

610 South Highland Road, Quitman, GA 31643

Regular Scheduled Meeting of the Brooks County Board of Assessors

Date: August 10, 2022

Time: 5:15 p.m.

Location: Brooks County Commissioners Meeting Room

Agenda

Regular Meeting

- I. Call to Order/Prayer
- II. Approval of Minutes from Previous Meetings
 - 1) Regular meeting held July 11, 2022
 - 2) Executive Session held July 11, 2022
 - 3) Zoom meeting with Aviagen July 13, 2022
- III. Approval of Proposed Agenda
- IV. Appearances / Requests
- V. Unfinished Business
 - 4) Aviagen North America Inc, personal property abatement
 - 5) Parcel combinations
 - 6) Errors/Adjustments
 - 7) Applications/releases of agricultural covenants
 - 8) Appeals
- VI. New Business
 - 9) Department of Audits 2021 Sales Ratio Study
- VII. Chief Appraiser's Report/Comments
 - 10) Policy suggestions—Responsibilities of secretary to BOTA, executive session minutes, reporting of potential zoning/ordinance violations
 - 11) Digest submission, staff update, budget, upcoming training, returned mail certification
 - 12) Review current sales and timber reports
- VIII. Assessors Comments
- IX. Executive Session
- X. Adjournment

Disclaimer: This agenda has been prepared to provide information regarding an upcoming meeting of the Brooks County Board of Tax Assessors. This document does not claim to be complete and it is subject to change at any time.



Prepared by: Wayne Waldron

Brooks County Board of Tax Assessors

Meeting Minutes

8/10/2022

I. Call to order

Mr. DeShazor called to order the regular meeting of the Brooks County Board of Tax Assessors at 5:12 p.m. on August 10, 2022, with he and Mr. Brewer P. Bentley present. Also in attendance were Wayne Waldron, Chief Appraiser and Mica Jarvis, Secretary. Mr. DeShazor led the board in prayer.

II. Approval of Minutes from Previous Meeting

1. Assessors reviewed minutes from regular meeting held July 11, 2022.
2. Assessors reviewed minutes from executive session held July 11, 2022.
3. Assessors reviewed minutes from Zoom meeting held July 13, 2022.

After review, Mr. Bentley made a motion to approve minutes as printed. Mr. DeShazor seconded the motion. All members in favor. Motion carried.

III. Approval of Proposed Agenda

Assessors reviewed proposed agenda for current meeting. Mr. Bentley made a motion to approve proposed agenda with corrections. Mr. DeShazor seconded the motion. All members in favor. Motion carried.

IV. Appearances/Taxpayer Requests

V. Unfinished Business

4. Mr. Waldron informed the Board that Aviagen North America has filed a timely appeal on the assessment of their personal property. The appeal is still being processed at this time.
5. Assessors reviewed proposed parcel combinations (see attached). After review, parcel combinations were approved as attached.

I certify that these minutes are a true and accurate record of the Brooks County Board of Assessors meeting held on 8/10/2022 at 5:15 pm. Signed Chair/Vice-Chair and Secretary. Date: 9/14/2022

Brooks County Board of Tax Assessors

Meeting Minutes

8/10/2022

6. Assessors reviewed Appeals/Returns/Errors/Adjustments listing (see attached). After review, adjustments were approved as attached.
7. Assessors reviewed covenant applications and releases (see attached). After review, applications were approved or denied as attached.
8. Assessors reviewed current status of property appeals (see attached).

VI. New Business

9. Assessors reviewed Department of Audit's 2021 Sales Ratio Study (see attached).

VII. Chief Appraiser's Report/Comments

10. Assessors were presented with topics that are possibly in need of policies. (see attached)
11. Mr. Waldron discussed the current budget, upcoming training, returned mail certification and new computer purchase. There has been no changes in staffing and Board of Equalization hearings are scheduled on August 31, 2022.
12. Assessors reviewed current sales and timber reports.

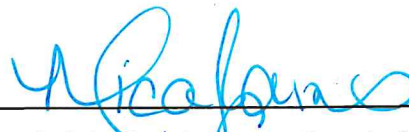
VIII. Assessors Comments

IX. Executive Session-Personnel

X. Adjournment

There being no further business, Mr. DeShazor made a motion to adjourn meeting at 7:06 p.m. Mr. Bentley seconded. All members in favor. Motion carried.





I certify that these minutes are a true and accurate record of the Brooks County Board of Assessors meeting held on 8/10/2022 at 5:15 pm. Signed Chair/Vice-Chair and Secretary. Date:

9/14/2022

Brooks County Board of Tax Assessors

610 South Highland Road Quitman, GA 31643 Tel. (229) 263-7920 assessors@brookscountytax.com

Brewer Bentley Melvin DeShazor Ralph Manning

Meeting Date: Wednesday, August 10, 2022

Parcel Combinations: AY2022

<u>Owner</u>	<u>2022 PIN</u>	<u>Previous PINs</u>	<u>Total Acres</u>	<u>Reason</u>
PATRICK, WAYMON LEE JR	Q14 0251	Q14 0251 Q14 0251A	0.16	PER DEED
PHILANTHROFILMS HOLDINGS, LLC	Q15 0080	Q15 0080 Q15 00811	38'X486'	DB 843-107 UNOPENED ROW OF E HILL ST

We the undersigned members of the Brooks County Board of Tax Assessors do hereby approve the above listed actions.



Brewer Bentley



Melvin DeShazor

Ralph Manning

Brooks County Board of Tax Assessors

610 South Highland Road Quitman, GA 31643 Tel. (229) 263-7920 assessors@brookscountytax.com

Brewer Bentley Melvin DeShazor Ralph Manning

Meeting Date: Wednesday, August 10, 2022

ACO (E&R/NOD)

ACO/ACCT Number - Digest Year- Tax District	Owner	Original FMV	Final FMV	Reason for ACO
2805/R1251-2022-2	DAVIS, DORIS	\$16,000	\$16,000	ACREAGE ADJUSTED, PREVIOUSLY CHANGED INCORRECT PARCEL
2806/M4064-2022-2	MESSINA, LEWISL	\$45,693	\$0	MH HOMESTEADED, DELETE 2022 PREBILL
2807/P93224 5-2022-2	REAVES, COYB	\$9,463	\$6,356	ONLY TWO BOATS
2808/P93224 5-2021-2	REAVES, COYB	\$10,250	\$7,015	2 BOATS
2809/R3918-2022-2	THOMPSON, CHARLENE	\$16,850	\$0	PARCEL COMBINATION
2810/R3910-2022-2	THOMPSON, CHARLENE	\$44,250	\$44,250	parcel combination and new cuva
2811/R2396-2022-2	WHEELER, JEANH	\$907,870	\$907,870	NEW CUVA, VA;UE CHANGES
2812/R2397-2022-2	WHEELER, THOMAS G	\$100,400	\$95,800	DEPRECIATION ADJUSTED
2813/R2409-2022-2	MARSHALL, KENNETH R RE	\$417,660	\$382,490	CHARACTERISTICS CORRECTED
2814/R2718-2022-2	GILBERT, JERRY COPELAND	\$490,790	\$415,490	characteristics and depreciation adjusted
2815/R3383-2022-5	MORRISON, JOHN & LARA S	\$118,050	\$117,510	DEPRECIATION
2816/R4662-2022-2	MARTIN, THOMAS V SR	\$15,500	\$4,700	1300 SQFT HOME NCV
2817/R10886-2022-5	HINES PROPERTIES LLC	\$395,600	\$384,800	DEPRECIATION ADJUSTED
2818/R5144-2022-5	FOLSOM, GERALDINEG	\$249,750	\$174,590	EFFECTIVE YEAR REMOVED
2819/R6876-2022-1	LAURSEN, OLE	\$369,750	\$275,000	APPRAISAL ACCEPTED
2820/R5474-2022-1	PRESTON PLACE APARTME	\$1,620,010	\$1,097,538	INCOME APPROACH, AUDITED FINANCIALS PROVIDED WITH APPEAL
2821/R616-2022-2	BENTLEY, EVELYN K.P.	\$146,300	\$136,400	ACC/DES ADJ CUVA VAL 29195
2822/P93242 4-2022-2	ADT LLC	\$6,399	\$4,816	GROUP ADJUSTMENT
2823/P93242 5-2022-1	ADT LLC	\$9,513	\$6,753	GROUP ADJUSTMENT

Brooks County Board of Tax Assessors

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Brewer Bentley Melvin DeShazor Ralph Manning

ACO/ACCT Number - Digest Year- Tax District	Owner	Original FMV	Final FMV	Reason for ACO
2824/P93255 6-2022-99	ADT LLC	\$4,414	\$3,484	GROUP ADJUSTMENT
2825/P93278 3-2022-2	HINES, ROBERT B & COURT	\$12,723	\$0	no boats located in brooks county
2826/R2279- 2022-2	HINES PROPERTIES LLC	\$90,430	\$89,430	CHARACTERISTICS CORRECTED
2827/R8188- 2022-2	JARVIS, J E JR	\$116,950	\$110,150	CHARACTERISTICS CORRECTED
2828/R9463- 2022-1	DESANTIAGO, XAVIER	\$144,300	\$48,400	CHARACTERISTICS CORRECTED
2829/R2340- 2022-2	SAPP, DEBORAH H & DANN	\$347,690	\$339,030	depreciation adjusted
2830/R11275- 2022-2	MOCK, ANTHONY FARRIS	\$107,170	\$84,970	STRUCTURAL DAMAGE TO HOME
2831/R3681- 2022-99	WISEBAKER, RICHARD A &	\$479,920	\$470,700	ADJUSTED PER APPEAL
2832/R4136- 2022-99	WILLIAMS, C RICHARD TRU	\$459,660	\$441,260	ADJUSTED PER APPEAL
2833/R2574- 2022-2	EGGERS, THOMAS A & NAN	\$320,400	\$293,800	CHANGES PER APPEAL
2834/R2580- 2022-2	DISHMAN, EMILYM	\$ 184,490	171010	IMPROVEMENT LOCATION CORRECTED
2835/R10802- 2022-2	DISHMAN, EMILYM	\$52,960	\$64,770	IMPROVEMENT LOCATION CORRECTED
2836/8047- 2022-99	RING-PERDUE, TAMMY	194300	179300	ADJUSTED PER APPEAL
2837/8093- 2022-99	WILLIAMS, C RICHARD TRU	186200	165200	ADJUSTED PER APPEAL
2838/2441- 2022-2	GREENE, JOHN W &	393650	313750	2021 299c value
2839/9216- 2022-2	SAPP, ROY & DALE	60682	64792	NEW CUVA
2840/9014- 2022-2	SUTTON, BILLYK	59883	58843	PORCH ADDED DEPRECIATION AJUSTED CUVA DENIED
2841/9433- 2022-2	NANKIN FARMS LLC	578420	556920	DEPRECIATION ADJUSTED
2842/605- 2022-2	BENTLEY, EVELYN KATHLEE	1213890	1164470	POND ADJ/DEPRECIATION ADJ
2843/609- 2022-2	DREW, SELVYNT	113430	104430	OVR REMOVED

Brooks County Board of Tax Assessors

610 South Highland Road Quitman, GA 31643 Tel. (229) 263-7920 assessors@brookscountytax.com

Brewer Bentley Melvin DeShazior Ralph Manning

ACO/ACCT Number - Digest Year- Tax District	Owner	Original FMV	Final FMV	Reason for ACO
2844/1540-2022-2	CRANE, JOE B II	471000	452700	DEPRECIATION/CHARACTERISTICS/APPEAL
2845/5315-2022-4	GAILEY, STANLEY & BREND	90350	60040	DEPRECIATION

We the undersigned members of the Brooks County Board of Tax Assessors do hereby approve the above listed determinations.


Brewer Bentley


Melvin DeShazior

Ralph Manning

AppealList

2021- BOE

#Error

LASTNAME	APPEAL YR	PIN ACCT	APLSTAT	APPEAL TYPE
ADVANCE STORES COMPANY INC	2021	196980	BOE	P
AGREE LIMITED PARTNERSHIP	2021	Q19 0202	BOE	R
COOK	2021	139W 0009B	BOE	R
DOLLAR TREE STORES INC. 7996	2021	933121	BOE	P
FAMILY DOLLAR STORES OF GEORGIA, LLC	2021	800865	BOE	P
GREENE	2021	080 00152	BOE	R
GREENE	2021	080 0015A	BOE	R
GUFFORD	2021	066 0013B	BOE	R
HOWARD	2021	050 0002	BOE	R
LITTLE	2021	Q15 0120A	BOE	R
LITTLE	2021	2594	BOE	M
MITCHELL	2021	Q21 0190A	BOE	R
MOSLEY	2021	Q17 0081	BOE	R
MOSLEY	2021	Q17 0086	BOE	R

Hearing scheduled 8/31/2022

AppealList

2022 - Active

#Error

LASTNAME	APPEAL YR	PIN ACCT	APLSTAT	APPEAL TYPE
AVIAGEN NORTH AMERICA, INC	2022	933116	ACTIVE	P
BLACKMON	2022	114 0027	ACTIVE	R
BLACKMON	2022	114 0012A	ACTIVE	R
BLACKMON	2022	114 0025A	ACTIVE	R
BRANCO FARMS, LLC	2022	050 0005	ACTIVE	R
BRANCO FARMS, LLC	2022	050 00051	ACTIVE	R
BRANCO FARMS, LLC	2022	051 0009A	ACTIVE	R
BRANCO FARMS, LLC	2022	050 0005A	ACTIVE	R
BRAZILL	2022	118 000110	ACTIVE	R
BROOK FOREST APARTMENTS, LTD	2022	Q9 0001C	ACTIVE	R
EKBLAW	2022	2637	ACTIVE	M
ELSBERRY	2022	Q27 0083	ACTIVE	R
GRAHAM	2022	113 0015B	ACTIVE	R
LEY	2022	Q26 00202	ACTIVE	R
LUKE	2022	139 0024	ACTIVE	R
MARTIN	2022	117 0008B	ACTIVE	R
MOBLEY, PATSY AS TRUSTEE	2022	097 0028B	ACTIVE	R
OHI ASSET (GA) VALDOSTA LLC	2022	135 0008	ACTIVE	R
SCRUGGS	2022	146 0023B	ACTIVE	R

AppealList

2022 - 30 day

#Error

LASTNAME	APPEAL YR	PIN ACCT	APLSTAT	APPEAL TYPE
ADT LLC	2022	932424	30 DAY	P
ADT LLC	2022	932425	30 DAY	P
ADT LLC	2022	932556	30 DAY	P
BENTLEY	2022	023 0004A	30 DAY	R
BENTLEY	2022	023 0012B	30 DAY	R
BLACK, LARRY M JR PROPERTIES, LLC	2022	Q21 0134	30 DAY	R
BLACK, LARRY M JR PROPERTIES, LLC	2022	Q21 0135	30 DAY	R
BLANKUMSEE	2022	Q27 0104A	30 DAY	R
CRANE	2022	048 0023	30 DAY	R
DAVIS	2022	038 0020D	30 DAY	R
DISHMAN	2022	084 0010	30 DAY	R
DREW	2022	023 0006	30 DAY	R
EGGERS	2022	084 0005	30 DAY	R
FOLSOM	2022	MN5 0070	30 DAY	R
GAILEY	2022	P2 0090	30 DAY	R
GILBERT	2022	088 0037	30 DAY	R
GONZALES	2022	Q20 0064	30 DAY	R
GONZALES-BALDERAS	2022	Q20 0236	30 DAY	R
HINES PROPERTIES LLC	2022	075 0040	30 DAY	R
HINES PROPERTIES LLC	2022	MN5 00292	30 DAY	R
JARVIS	2022	019 0051B	30 DAY	R
LANE	2022	128 0029	30 DAY	R
LITTLE	2022	Q19 0004	30 DAY	R
MARSHALL, KENNETH R REVOCABLE TRUST &	2022	079 0011A	30 DAY	R
MARTIN	2022	BY1 0060	30 DAY	R
MCGOWAN	2022	093 0026	30 DAY	R
MOCK	2022	082 00056	30 DAY	R
MORRISON	2022	111 0002	30 DAY	R
NANKIN FARMS LLC	2022	127 00063	30 DAY	R
NEWTON	2022	134 0004B	30 DAY	R
RING-PERDUE	2022	T12 0001	30 DAY	R
SAPP	2022	078 0001A	30 DAY	R
SZOKE FAMILY REVOCABLE TRUST	2022	031 0030B	30 DAY	R
THOMPSON	2022	129 00072	30 DAY	R
THOMPSON	2022	129 0007	30 DAY	R
WHEELER	2022	039 0009	30 DAY	R
WHEELER	2022	079 0003	30 DAY	R
WHEELER	2022	079 0002	30 DAY	R
WILLIAMS	2022	139 0016	30 DAY	R
WILLIAMS	2022	Q21 0005	30 DAY	R
WILLIAMS, C RICHARD TRUST	2022	T15 0011	30 DAY	R
WISENBAKER	2022	121 0012B	30 DAY	R

AppealList

2022 - BOE

#Error

LASTNAME	APPEAL YR	PIN ACCT	APLSTAT	APPEAL TYPE
ABRAHAM	2022	T11 0068	BOE	R
ADAMS FAMILY TRUST	2022	061 0004A	BOE	R
ADKINS	2022	2633	BOE	M
AGREE LIMITED PARTNERSHIP	2022	Q19 0202	BOE	R
BELL	2022	Q20 0093	BOE	R
BELLA PROPERTIES, LLC	2022	139FA 0003	BOE	R
BENTLEY	2022	Q21 0117	BOE	R
BLACK, LARRY M JR PROPERTIES, LLC	2022	Q20 0267	BOE	R
BLANKUMSEE	2022	Q21 0083	BOE	R
BRADY	2022	128 00121	BOE	R
BRADYWOOD PLANTATION LLC	2022	127 0009	BOE	R
BRADYWOOD PLANTATION LLC	2022	127 0007A	BOE	R
COODY	2022	134 0023	BOE	R
COURSON	2022	140AC 0004	BOE	R
COWFORD HOLDINGS LLC	2022	Q20 0358	BOE	R
CROFT, JAJUAN W- LIFE ESTATE	2022	140AC 0023	BOE	R
CROSS	2022	121 00015	BOE	R
DAVIS	2022	146 0004C	BOE	R
DMK TRUST	2022	T11 0057B	BOE	R
FOY	2022	Q14 0179	BOE	R
FRAZIER	2022	Q19 0010	BOE	R
GANDY	2022	BK2 0042	BOE	R
GANDY	2022	021 0007A	BOE	R
GATES	2022	084 0002A	BOE	R
GOLDEN	2022	129 00071	BOE	R
GONZALES-BALDERAS	2022	Q20 0078	BOE	R
GUFFORD	2022	066 0013B	BOE	R
HEAD	2022	031 0024	BOE	R
HERNDON	2022	004 0001C	BOE	R
HIGHSMITH	2022	2639	BOE	M
HINES	2022	074 00201	BOE	R
HINES	2022	146 0003	BOE	R
HINES	2022	075 0047	BOE	R
HOLCOMB	2022	2634	BOE	M
HOLSENDOLPH	2022	049 002719	BOE	R
HOOKER	2022	Q17 0094	BOE	R
HOWARD	2022	050 0002	BOE	R
J & C EXCELLENT PROPERTIES	2022	037 0004A	BOE	R
LITTLE	2022	Q15 0120A	BOE	R
MCFARLAND	2022	091 0023	BOE	R
MOSLEY	2022	Q17 0086	BOE	R
O'NEAL	2022	139DA 0003	BOE	R
PATEL	2022	BY1 00672	BOE	R
PITTMAN	2022	Q20 0254	BOE	R

LASTNAME	APPEAL YR	PTN ACCT	APLSTAT	APPEAL TYPE
QUITMAN APPLIANCE SALES & SERVICE LLC	2022	Q14 0249	BOE	R
RDP HOLDINGS LLC	2022	122 00199	BOE	R
REYNOLDS	2022	090 00441	BOE	R
SAPP	2022	Q19 0165	BOE	R
SIMPSON	2022	BY1 0064	BOE	R
SIRMANS	2022	T11 0054	BOE	R
STITES	2022	139AC 0001A	BOE	R
TURNER	2022	084 00132	BOE	R
VELIZ	2022	Q21 0067	BOE	R
WHEAT	2022	MN5 0015	BOE	R
WHEELER	2022	023 00071	BOE	R
YATES	2022	2632	BOE	M



SALES RATIO STUDY • AUGUST 4, 2022

2021 State-Wide Equalized 100% Adjusted Property Tax Digest Report

Greg S. Griffin | State Auditor
Lee Thomas | Sales Ratio Division Director



DOAA
Georgia Department
of Audits & Accounts

2021 SALES RATIO STUDY

STATE-WIDE EQUALIZED 100% ADJUSTED PROPERTY TAX DIGEST REPORT

August 4, 2022

The following report includes the State-wide Equalized 100% Digest for school tax purposes from the Sales Ratio Study for calendar year 2021. Each digest is computed by school district and includes the established ratio and adjusted 100% digest of each district. These digests are subject to change resulting from hearings, arbitrations or legal actions.

<u>CODE</u>	<u>SCHOOL DISTRICT</u>	<u>OVERALL RATIO</u>	<u>ADJUSTED 100% \$ DIGEST</u>
001	APPLING	31.99	3,218,313,799
002	ATKINSON	35.89	448,521,761
003	BACON	38.17	722,436,587
004	BAKER	38.13	352,329,131
005	BALDWIN	38.98	3,245,814,921
006	BANKS	37.37	1,876,952,853
007	BARROW	36.25	8,259,956,434
008	BARTOW	34.59	10,603,731,630
009	BEN HILL	38.00	1,105,167,209
010	BERRIEN	30.51	1,178,936,374
011	BIBB	39.24	12,204,741,068
012	BLECKLEY	39.34	733,324,394
013	BRANTLEY	29.50	1,040,814,173
014	BROOKS	40.22	1,203,941,759
015	BRYAN	38.90	4,994,650,071
016	BULLOCH	38.22	6,165,823,110
017	BURKE	39.29	16,249,066,814
018	BUTTS	37.78	2,236,586,371
019	CALHOUN	40.36	335,229,990
020	CAMDEN	36.94	4,941,143,654
021	CANDLER	38.82	747,587,618

2021 SALES RATIO STUDY

STATE-WIDE EQUALIZED 100% ADJUSTED PROPERTY TAX DIGEST REPORT

August 4, 2022

<u>CODE</u>	<u>SCHOOL DISTRICT</u>	<u>OVERALL RATIO</u>	<u>ADJUSTED 100% DIGEST</u>
022	CARROLL	38.13	7,995,094,811
023	CATOOSA	34.39	6,448,332,730
024	CHARLTON	29.47	980,258,912
025	CHATHAM	36.01	53,510,522,867
026	CHATTAHOOCHEE	34.87	172,441,674
027	CHATTOOGA	29.26	1,482,240,754
028	CHEROKEE	36.10	38,754,815,560
029	CLARKE	38.27	14,038,435,883
030	CLAY	38.55	288,544,761
031	CLAYTON	37.55	25,510,639,164
032	CLINCH	31.73	742,818,260
033	COBB	38.18	106,321,037,434
034	COFFEE	33.77	2,803,932,184
035	COLQUITT	38.91	2,870,409,367
036	COLUMBIA	38.09	17,697,375,493
037	COOK	32.85	1,318,646,495
038	COWETA	35.35	19,821,874,048
039	CRAWFORD	36.72	804,818,207
040	CRISP	38.11	1,886,466,829
041	DADE	37.05	1,569,583,571
042	DAWSON	35.93	5,155,430,951
043	DECATUR	39.04	2,578,217,198
044	DEKALB	37.02	92,213,251,449
045	DODGE	39.51	1,143,260,120
046	DOOLY	33.52	948,303,788
047	DOUGHERTY	38.11	5,728,716,620
048	DOUGLAS	37.06	16,472,756,566
049	EARLY	39.87	1,327,141,030
050	ECHOLS	33.69	316,053,976
051	EFFINGHAM	38.50	6,290,122,575

2021 SALES RATIO STUDY

STATE-WIDE EQUALIZED 100% ADJUSTED PROPERTY TAX DIGEST REPORT

August 4, 2022

<u>CODE</u>	<u>SCHOOL DISTRICT</u>	<u>OVERALL RATIO</u>	<u>ADJUSTED 100% \$ DIGEST</u>
052	ELBERT	40.39	1,672,503,132
053	EMANUEL	40.66	1,424,187,639
054	EVANS	32.75	776,023,411
055	FANNIN	30.35	6,207,867,177
056	FAYETTE	38.32	19,454,500,173
057	FLOYD	38.25	5,815,920,405
058	FORSYTH	38.82	42,418,021,931
059	FRANKLIN	34.35	2,464,744,672
060	FULTON	37.74	119,137,743,921
061	GILMER	35.88	5,244,501,350
062	GLASCOCK	39.07	238,369,774
063	GLYNN	37.14	17,135,826,881
064	GORDON	33.45	3,272,695,204
065	GRADY	33.80	1,781,381,744
066	GREENE	39.29	5,816,594,653
067	GWINNETT	37.20	118,083,036,883
068	HABERSHAM	36.35	4,322,682,734
069	HALL	37.48	19,895,994,855
070	HANCOCK	36.00	1,011,302,937
071	HARALSON	35.65	1,772,455,644
072	HARRIS	39.32	3,858,114,302
073	HART	34.13	3,450,979,122
074	HEARD	40.33	1,134,736,832
075	HENRY	38.25	28,429,200,190
076	HOUSTON	36.88	12,675,877,627
077	IRWIN	34.40	688,251,891
078	JACKSON	35.03	8,069,620,991
079	JASPER	39.86	1,350,750,538
080	JEFF DAVIS	39.02	1,035,793,156
081	JEFFERSON	38.24	1,320,298,227

2021 SALES RATIO STUDY

STATE-WIDE EQUALIZED 100% ADJUSTED PROPERTY TAX DIGEST REPORT

August 4, 2022

<u>CODE</u>	<u>SCHOOL DISTRICT</u>	<u>OVERALL RATIO</u>	<u>ADJUSTED 100% DIGEST</u>
082	JENKINS	34.66	694,704,916
083	JOHNSON	38.12	416,606,204
084	JONES	37.34	2,016,847,940
085	LAMAR	36.49	1,601,535,412
086	LANIER	34.21	530,581,665
087	LAURENS	33.72	2,695,747,289
088	LEE	38.37	2,993,924,426
089	LIBERTY	36.62	4,687,135,206
090	LINCOLN	36.32	878,546,478
091	LONG	34.30	1,018,083,270
092	LOWNDES	35.55	5,133,013,357
093	LUMPKIN	34.81	3,589,167,760
094	MACON	32.42	1,112,629,440
095	MADISON	33.10	2,672,786,903
096	MARION	39.27	515,580,424
097	MCDUFFIE	38.04	1,801,184,612
098	MCINTOSH	35.71	1,479,365,267
099	MERIWETHER	38.28	1,666,503,496
100	MILLER	33.69	573,175,410
101	MITCHELL	38.86	1,557,146,659
102	MONROE	39.76	4,315,482,184
103	MONTGOMERY	38.27	508,649,948
104	MORGAN	37.30	2,960,581,324
105	MURRAY	36.37	3,243,511,586
106	MUSCOGEE	36.76	16,608,640,890
107	NEWTON	38.23	10,162,091,271
108	OCONEE	37.90	6,745,848,881
109	OGLETHORPE	34.51	1,323,573,551
110	PAULDING	37.17	16,811,160,031
111	PEACH	36.52	2,158,104,747

2021 SALES RATIO STUDY

STATE-WIDE EQUALIZED 100% ADJUSTED PROPERTY TAX DIGEST REPORT

August 4, 2022

<u>CODE</u>	<u>SCHOOL DISTRICT</u>	<u>OVERALL RATIO</u>	<u>ADJUSTED 100% \$ DIGEST</u>
112	PICKENS	39.37	4,203,184,596
113	PIERCE	34.30	1,560,909,065
114	PIKE	33.16	1,842,512,035
115	POLK	34.48	3,452,928,104
116	PULASKI	34.17	715,975,218
117	PUTNAM	37.36	4,382,811,485
118	QUITMAN	39.42	190,652,544
119	RABUN	32.68	5,426,222,346
120	RANDOLPH	38.30	526,125,354
121	RICHMOND	35.23	17,428,952,170
122	ROCKDALE	36.51	9,667,200,903
123	SCHLEY	38.17	316,820,521
124	SCREVEN	39.64	1,098,656,530
125	SEMINOLE	38.21	802,807,236
126	SPALDING	37.34	5,350,703,916
127	STEPHENS	33.72	2,238,489,381
128	STEWART	35.85	475,160,242
129	SUMTER	38.39	1,930,468,875
130	TALBOT	38.61	629,586,051
131	TALIAFERRO	41.19	168,145,968
132	TATTNALL	37.21	1,270,768,951
133	TAYLOR	38.40	660,584,131
134	TELFAIR	36.84	780,060,816
135	TERRELL	39.80	786,012,863
136	THOMAS	38.19	2,372,075,525
137	TIFT	34.53	3,670,214,515
138	TOOMBS	36.48	1,253,603,514
139	TOWNS	37.00	2,687,084,317
140	TREUTLEN	40.06	325,272,799
141	TROUP	38.09	7,298,698,884

2021 SALES RATIO STUDY

STATE-WIDE EQUALIZED 100% ADJUSTED PROPERTY TAX DIGEST REPORT

August 4, 2022

<u>CODE</u>	<u>SCHOOL DISTRICT</u>	<u>OVERALL RATIO</u>	<u>ADJUSTED 100% DIGEST</u>
142	TURNER	33.55	658,754,894
143	TWIGGS	35.57	888,018,179
144	UNION	33.70	5,236,163,418
145	UPSON	34.07	2,141,298,251
146	WALKER	33.02	4,798,633,918
147	WALTON	39.54	9,285,221,255
148	WARE	36.71	2,391,498,660
149	WARREN	38.14	507,743,184
150	WASHINGTON	37.23	1,862,239,772
151	WAYNE	34.61	2,345,605,424
152	WEBSTER	38.28	253,074,134
153	WHEELER	37.48	380,533,442
154	WHITE	32.55	3,399,852,738
155	WHITFIELD	34.25	6,082,961,481
156	WILCOX	39.81	510,054,020
157	WILKES	37.81	976,254,292
158	WILKINSON	37.27	1,011,422,483
159	WORTH	34.58	1,501,298,316

2021 SALES RATIO STUDY

STATE-WIDE EQUALIZED 100% ADJUSTED PROPERTY TAX DIGEST REPORT

August 4, 2022

<u>CODE</u>	<u>SCHOOL DISTRICT</u>	<u>OVERALL RATIO</u>	<u>ADJUSTED 100% DIGEST</u>
200	ATLANTA (DEKALB)	37.02	7,327,301,030
201	ATLANTA (FULTON)	37.74	95,879,677,273
202	BREMEN (CARROLL)	38.13	86,900,301
203	BREMEN (HARALSON)	35.65	723,828,710
204	BUFORD (GWINNETT)	37.20	4,339,598,054
205	BUFORD - HALL	37.48	1,216,612,153
206	CALHOUN	33.45	3,552,964,821
207	CARROLLTON	38.13	3,138,597,695
208	CARTERSVILLE	34.59	3,889,942,980
209	CHICKAMAUGA	33.02	376,762,902
210	COMMERCE	35.03	974,642,206
211	DALTON	85.63	4,515,895,193
212	DECATUR	46.28	5,354,517,048
213	DUBLIN	33.72	1,837,315,489
214	GAINESVILLE	93.69	6,813,847,228
215	JEFFERSON	35.03	2,941,324,226
216	MARIETTA	38.18	10,430,564,593
217	PELHAM	38.86	130,002,237
218	ROME	38.25	3,862,523,737
219	SOCIAL CIRCLE (NEWTON)	38.23	2,568,782
220	SOCIAL CIRCLE (WALTON)	39.54	672,059,742
221	THOMASVILLE	38.19	1,968,016,471
222	TRION	29.26	196,440,800
223	VALDOSTA	35.55	4,798,649,822
224	VIDALIA (MONTGOMERY)	38.27	28,666,387
225	VIDALIA (TOOMBS)	36.48	1,042,830,162
SUB-TOTAL-CITIES			\$ 166,102,050,042
SUB-TOTAL-COUNTIES			1,189,231,818,257
100% STATE DIGEST			\$ 1,355,333,868,299



2021 SALES RATIO STUDY • AUGUST 4, 2022

Brooks County

Georgia

Greg S. Griffin | State Auditor
Lee Thomas | Sales Ratio Division Director



DOAA
Georgia Department
of Audits & Accounts



DEPARTMENT OF AUDITS AND ACCOUNTS

SALES RATIO DIVISION

270 Washington Street, S.W.
Atlanta, Georgia 30334-8400

GREG S. GRIFFIN
STATE AUDITOR
(404) 656-2174

LEE THOMAS
DIRECTOR
(404) 656-0494

August 4, 2022

As required by Georgia Code 48-5-274, the State Auditor's office hereby delivers to each county and independent school system, the 2021 100% Statewide Equalized Adjusted School Property Tax Digest Report. These digests are subject to change resulting from hearings, arbitrations, or legal requirements. Also included with the report are the Statistical and Computation reports for each school system.

The digests were based on property transfers during 2021. These transfers were supplemented by appraisals. The values of these sales and appraisals were matched to assessments on the 2021 county tax digest.

Each county governing authority, each governing authority of a municipality having an independent school system and each local board of education will have a right, upon written request made within 30 days after receipt of the digest information, to refer the question of correctness of the current equalized adjusted school property tax digest of the local school system to:

Department of Audits and Accounts
Sales Ratio Division
Lee Thomas, Director
270 Washington Street, S.W.
Atlanta, GA 30334-8400

A hearing will be scheduled upon receipt of request. If you have any questions concerning your right for a hearing, please contact Lee Thomas, Director at (404)-656-0494.

If there are any adjustments made due to hearings or arbitrations, a finalized report will be delivered upon completion of all hearings and/or arbitrations. Any counties that have not requested a hearing should consider this their final report.



DEPARTMENT OF AUDITS AND ACCOUNTS
SALES RATIO DIVISION
2021 SALES RATIO STUDY

014 - BROOKS COUNTY

COMPUTATION SHEET

1. STUDY DATA

NUMBER OF SAMPLES IN STUDY.....	82
OVERALL RATIO.....	40.22

2. ADJUSTED 100% DIGEST COMPUTATIONS

<u>PROPERTY CLASS</u>	<u>ASSESSMENT</u>	<u>RATIO</u>	<u>100% VALUE</u>
REAL PROPERTY =	<u>286,461,859</u>	÷ 40.22 %	= <u>712,280,595</u>
PERSONAL PROPERTY =	<u>61,205,862</u>	÷ 40.22 %	= <u>152,186,919</u>
CURRENT USE PROPERTY =	<u>76,157,700</u>	÷ 40.00 %	= <u>190,394,250</u>
MOTOR VEHICLES =	<u>7,217,010</u>	÷ 40.00 %	= <u>18,042,525</u>
100% VALUE FOR LOCALLY ASSESSED PROPERTY			<u>1,072,904,289</u>

3. 100% VALUE COMPUTATIONS

LOCALLY ASSESSED PROPERTY	1,072,904,289
PUBLIC UTILITY PROPERTY	124,831,313
TIMBER	6,206,157
QUALIFIED TIMBER PROPERTY	0
TOTAL 100% ADJUSTED COUNTY DIGEST	1,203,941,759



DEPARTMENT OF AUDITS AND ACCOUNTS

SALES RATIO DIVISION

2021 SALES RATIO STUDY

REVENUE STATISTICS REPORT

014-BROOKS COUNTY

2021 DIGEST - RATIO ANALYSIS

CLASS	#SAMPLES	LCI	UCI	MEDIAN	AGGREGATE	COD	PRD
RESIDENTIAL	60	35.85	41.25	38.22	37.39	16.69	106.06
AGRICULTURAL	12	36.73	46.65	42.41	39.69	13.95	109.10
COMMERCIAL	82	36.61	41.25	38.65	37.60	16.91	106.66
INDUSTRIAL	82	36.61	41.25	38.65	37.60	16.91	106.66

PROPERTY CLASS RATIO CALCULATION

CLASS	2021 ASSESSMENTS	RATIO	M/A	PROJECTED DIGEST	% OF DIGEST
RESIDENTIAL	183,149,901	37.39	A	489,892,543	26.28%
AGRICULTURAL	381,364,563	42.41	M	899,165,892	54.72%
COMMERCIAL	43,614,115	37.60	A	116,004,629	6.26%
INDUSTRIAL	40,585,060	37.60	A	107,947,962	5.82%
PUBLIC UTILITY	48,269,599	40.00		120,673,998	6.93%
QUALIFIED TIMBER	0	0.00		0	0.00%
TOTAL	696,983,238	40.20		1,733,685,024	100.00%



DEPARTMENT OF AUDITS AND ACCOUNTS

SALES RATIO DIVISION

2021 SALES RATIO STUDY

014-BROOKS COUNTY

PUBLIC UTILITY EQUALIZATION RATIO CALCULATION

CLASS	2021 ASSESSMENT	RATIO	M/A	PROJECTED DIGEST
RESIDENTIAL	172,029,788	37.39	A	460,148,271
AGRICULTURAL	381,364,563	42.41	M	899,165,892
COMMERCIAL	43,614,115	37.60	A	116,004,629
INDUSTRIAL	40,585,060	37.60	A	107,947,962
TOTAL	637,593,526	40.27		1,583,266,754



2021 Sales Ratio Study

014 - BROOKS COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot-Land Dist Map/Parcel-SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
00207	COMPASS ROSE VENTURE LLC ARNOLD TERRIN DEWAYNE	TURKEY RIDGE LN-307-12 093 004218-18	04/23/21 1.27	823 1953	RES VAC	\$ 13,515	\$ 6,240	46.17
00672	BAILEY RICKY	199 QUAIL DR 139QA 0006	1.20		RES IMP	\$ 176,403	\$ 63,920	36.24
00044	ARRENDALE CHAD L BEECHER JARED LLOYD	1585 GUESS RD-236-12 118 0008B	02/04/21 5.32	822 1006	RES IMP	\$ 242,353	\$ 85,960	35.47
00668	BELLE ANDREW C	2530 GROOVERVILLE RD 017 0006B	2.00		RES IMP	\$ 139,372	\$ 51,120	36.68
00181	COOK CURTIS DANIEL BOWLAND STEPHEN MICHAEL	210 PINEDALE CIR-106-12 140AC 0014	04/12/21	823 1543	RES IMP	\$ 88,321	\$ 33,408	37.83
00470	SWA PROPERTIES LLC BOYD ALLEN/BOYD JEANNIE S	111 SCREVEN E-12 Q20 03411	09/27/21 0.05	828 282	COM IMP	\$ 64,953	\$ 18,320	28.21
00136	MICHAEL TERRY BRADY ALFORD TIMOTHY/BRADY ANNETTE M	2186 MADISON HWY-125-15 128 00122-TRACT 2	03/18/21 1.00	823 511	RES IMP	\$ 24,239	\$ 10,960	45.22
00353	HAMLIN DIANNE E BRANCO SCOTT/BRANCO DAWN D	1787 BARWICK-397-12 065 0009	07/15/21 0.90	826 280	RES IMP	\$ 126,316	\$ 36,224	28.68
00184	MCCLOUD WHITNEY E BRINSON LANEKA	903 BOUNDARY W-350-12 Q19 00619	04/08/21 0.23	823 1370	RES IMP	\$ 86,830	\$ 28,044	32.30
00679	BROOKS KENNETH BENJAMIN	405 JEFFERSON N Q21 0058	0.16		RES IMP	\$ 60,582	\$ 19,600	32.35
00238	MANNINO ZACKARY COLE BROOKSHIRE ROSCOE ALAN/BROOKSHIRE	13063 ADEL HWY-282-12 112 00023	04/30/21 3.03	824 131	RES IMP	\$ 205,855	\$ 69,028	33.53
00199	EDMONDSON STEVE BRUCE DALTON HEATH	MOUNT CARMEL CHURCH RD-337-12 077 0004	04/20/21 171.55	823 1835	AGR VAC	\$ 574,396	\$ 202,840	35.31
00204	BANKS KELLIE CARTER AMY/CARTER JUSTIN A	68 LAUREL OAK DR-105-12TH 139K 0008-8	04/23/21 0.57	823 1933	RES IMP	\$ 140,111	\$ 57,660	41.14
00401	FULLER JORDAN P CHARRON JOSEPH	415 WEST DR-105-12 139 0090-LOT 7, BLK E, COUNTRY	08/03/21 1.58	826 717	RES IMP	\$ 212,003	\$ 81,972	38.67
00055	COMPASS ROSE VENTURE L L C CODY GARY	TURKEY RIDGE LN-307-12 093 004215-LOT 15 TURKEY RIDGE	02/10/21 1.71	822 1248	RES VAC	\$ 14,461	\$ 6,240	43.15
00674	COON DOG VENTURES LLC	11693 TROUPEVILLE RD 146 00112	1.50		COM IMP	\$ 161,204	\$ 89,960	55.81
00686	CTTN COTTON FARMS LLC	TROUPEVILLE RD 122 0023A	28.50		AGR VAC	\$ 77,052	\$ 32,840	42.62
00684	DANIEL A NIEWOEHNER/PATTI P	OLD THOMASVILLE RD 020 002210	19.00		AGR VAC	\$ 68,400	\$ 26,000	38.01
00155	PARKER RICHARD A DAVIS GEORGE	510 WASHINGTON N Q20 0224-PORT T BLK 26	03/30/21 0.12	823 843	COM IMP	\$ 33,785	\$ 13,600	40.25
00685	DEAN DOYLE SR/SANDRA	SPAIN RD 077 00041	20.57		AGR VAC	\$ 74,052	\$ 26,960	36.41
00404	DAVIS JIMMIE DECKER HEATHER KAYE	1783 BARWICK-397-12 065 0027	08/13/21 0.90	827 46	RES IMP	\$ 56,103	\$ 26,480	47.20
00316	FLUKER FRANCINA B ENGLISH CAROLYN E	1209 COURT N ST-350-12 Q27 0075	06/18/21 1.00	825 817	RES IMP	\$ 106,686	\$ 62,368	58.46
00227	LIZZIE LEIGHS LLC FOLSOM MICHAEL THOMAS/FOLSOM RACHEL	12767 GA HWY 122-324-12 087 0020	05/06/21 3.00	824 188	RES IMP	\$ 66,741	\$ 32,572	48.80
00105	COMPASS ROSE VENTURE LLC GOSIER JEJUAN	413 TURKEY RIDGE LN-307-12 093 004213-13	03/10/21 1.01	823 125	RES VAC	\$ 14,090	\$ 6,240	44.29
00436	ADCOCK CHRISTOPHER GOSIER JOHNNY/MATHEWS SHANEKA	5703 DIXIE BARWICK-452-13 022 00231-TRACT 1	09/03/21 3.35	827 628	RES IMP	\$ 22,521	\$ 12,920	57.37
00009	FORTE ANGIE S GRIFFIN III JOSHUA L	664 VALDOSTA HWY-414-12 058 00201	01/13/21 7.71	822 449	RES IMP	\$ 435,227	\$ 158,556	36.43
00363	BUTLER MODENE B GTALLEY FARMS LLC	12818 BARWICK RD-472,473-13 023 0007	07/23/21 21.00	826 512	AGR IMP	\$ 150,996	\$ 64,520	42.00
00018	TENERY JR RODNEY G HARPER KIMBERLY M	51 GREEN LAKE CIRCLE-173-12 135 0031-LT 2 GREEN ACRES	01/25/21 1.00	822 708	RES IMP	\$ 151,548	\$ 52,888	34.90
00478	CORDER WILL HAYNES JAMES	812 COURT N-12 Q27 0005	09/28/21 0.36	828 342	RES IMP	\$ 127,082	\$ 39,924	31.42



2021 Sales Ratio Study

014 - BROOKS COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot--Land Dist Map/Parcel--SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
00387	DDH CLAY GROUP LLC HENRY ARNOLD J/PARKER SONYA S	BROOKFIELD-105-12 139 0064--LOT 7, BLK D, COUNTRY	07/08/21 1.58	826 907	RES IMP	\$ 29,289	\$ 15,792	53.92
00033	D BJ FLETCHER PROPERTIES LLLP HIERS TIMOTHY F	ADEL HWY-286-12 091 0018--TRACTS 1,2,3	02/02/21 51.70	822 931	AGR VAC	\$ 158,895	\$ 78,640	49.49
00670	HIERS TIMOTHY M	184 WILLIAMS RD 088 00232	1.22		RES IMP	\$ 195,679	\$ 71,500	36.54
00244	DSV SPV3 LLC HILL GLENDA F	311 COFFEE STREET-13 BK2 0016	05/10/21 0.42	824 458	RES IMP	\$ 75,261	\$ 24,240	32.21
00158	LOFTON MATTHEW LOFTON AND HINES DAVELYNE LEEANN	3193 OLD THOMASVILLE RD 020 0021	03/30/21 17.02	823 1010	AGR VAC	\$ 42,193	\$ 18,480	43.80
00028	ELDERS SHAUN T HOLLIS TAMMY H/HOLLIS KEVIN E	BCT GIN RD RD-240-12 110 00121	01/29/21 15.60	822 851	RES VAC	\$ 35,657	\$ 17,600	49.36
00448	PLEDGER JR ROBIN THOMAS HOLMES TIFFANY C	101 CAMELLIA-388-12 Q18 0050--LOTS 21, 22 BLK C WEST	09/10/21 0.84	827 812	RES IMP	\$ 172,609	\$ 79,500	46.06
00285	HARRINGTON EVERETT L HUMPHRIES NONA C	95 LAUREL OAK DR-105-12 139K 0006	06/02/21 0.62	825 101	RES IMP	\$ 169,054	\$ 65,320	38.64
00017	PARKER RICHARD A HUNNELL WILLIAM THOMAS/PERRYMAN-	310 E BARTOW ST-12 Q20 0224EX--PORT BLK 26	01/15/21 0.12	822 525	RES IMP	\$ 39,494	\$ 13,280	33.63
00471	SMITH NATHAN E HUNTER SHIQUAN	70 MEADOW LARK LN-105-12 139K 0012--LOT 12, GREEN MEADOW	09/24/21 0.48	828 91	RES IMP	\$ 133,022	\$ 57,880	43.51
00123	DUCK BRIAN K J-HAJ ENTOURAGE LLC	8515 BARWICK-519-12 034 00201	03/16/21 2.00	823 638	RES IMP	\$ 244,717	\$ 66,440	27.15
00219	MCCULLER JAMES JANNEY DIANNE B/JANNEY CARL G	3960 MOULTRIE-353-12 077 00081	04/30/21 1.00	823 2135	RES IMP	\$ 223,756	\$ 60,560	27.07
0683	JOHNSON REMER/JOANN	251 HINES LN T5 0037A	1.00		RES IMP	\$ 118,769	\$ 44,968	37.86
00179	COWART CHARLES KEENE ROBERT	JAMAR TRL-199-12TH J1 0067--3/E	04/07/21	823 1368	RES VAC	\$ 11,436	\$ 4,960	43.37
00671	KELLER BRENDA ANN	128 HILLTOP CIR 139J 0021	0.82		RES IMP	\$ 139,700	\$ 51,840	37.11
00071	EDWARDS SHAQUANTA KESH PROPERTIES LLC	701 JOHNSON E ST-349-12 Q15 0049	02/12/21 0.34	822 1493	RES IMP	\$ 28,869	\$ 11,980	41.50
00335	BUCKLES ROSSIE KEY CHADWICK TYLER	165 WOODGATE DRIVE-432-13TH P2 0012	06/25/21 0.67	825 1216	RES IMP	\$ 33,058	\$ 13,360	40.41
00297	SATTECH PRECISION AGRICULTURE LONGHORN LAND DEVELOPERS LLC	908 WASHINGTON N-12 Q27 0115-83, 84, 85 PART OF 50, 51	06/04/21 1.65	825 238	COM IMP	\$ 73,170	\$ 39,920	54.56
00667	LOWE JANICE F	2434 DUNN RD Q18 0052	0.52		RES IMP	\$ 138,496	\$ 47,092	34.00
00149	HARRELL JR JACK E LUONG NHUT	809 LAFAYETTE E ST-12 Q21 0077B-8, 9	03/26/21 0.18	823 1040	RES IMP	\$ 49,635	\$ 20,640	41.58
00342	BEECHER HERSHEL MARASCO RICHARD A/MARASCO LEZLIE B	704 PINE-350-12 Q20 0321	07/09/21 2.37	826 145	RES IMP	\$ 167,199	\$ 68,600	41.03
00029	JARVIS JANICE M MARTINEZ FERNANDO A PENNA	308 LAKE E-388-12 Q13 0060	01/29/21 1.13	822 868	RES IMP	\$ 63,360	\$ 24,440	38.57
00027	JORDAN MARGARET J MCGHEE JIM	417 WASHINGTON N-12 Q20 0279	01/29/21 0.28	822 866	RES IMP	\$ 24,369	\$ 12,660	51.95
00687	MORGAN RONNIE C/ANN MARIE REVOCABLE	SINGHAL RD 075 00141	32.06		AGR VAC	\$ 86,677	\$ 32,120	37.06
00063	CATHY RAYMOND BLANTON OLIVER MARY JO	5470 TROUPEVILLE-200-12 123 00096--LOT 6, BLOCK 'A'	02/12/21 1.00	822 1266	RES VAC	\$ 12,509	\$ 4,200	33.58
00170	STEPHENSON JR HORACE W ORTIZ ANNET DAMARIS CASIANO/VELASQUEZ	ROUNDTREE RD RD-41-15 073 000130--TRACTS 30, 31	04/12/21 12.05	823 1463	RES VAC	\$ 34,145	\$ 21,040	61.62
0680	OSTEEN-MCCARD MOTORS INC	701 SCREVEN E ST Q21 0072	1.00		COM IMP	\$ 252,865	\$ 72,840	28.81
00677	PARRIS ROBERT M/CINDY-TRUSTEES	807 OLD MADISON RD Q15 0109	1.50		RES IMP	\$ 127,697	\$ 43,128	33.77
00678	PATEL HARDIK	1302 SCREVEN W ST Q19 0228	0.57		COM IMP	\$ 175,045	\$ 73,004	41.71



2021 Sales Ratio Study

014 - BROOKS COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot-Land Dist Map/Parcel-SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
00675	PATEL SAUMIL A	13890 GA 122 HWY BY1 00672	1.24		COM IMP	\$ 255,245	\$ 100,480	39.37
00398	MARSH KIMBERLY PETERSEN SHANNON	133 OLD HOME PL-105-12 139R 0015-LOT 15, QUAIL RUN SUBD,	08/09/21 0.75	826 835	RES IMP	\$ 170,204	\$ 54,904	32.26
00447	MOODY CALVIN C PLEDGER LEANNA/PLEDGER JR ROBIN	1089 REEDY CREEK RD-261-12 108 0011ZZ-TRACTS 1, 2	09/10/21 39.55	827 781	AGR IMP	\$ 391,630	\$ 138,252	35.30
00682	PRIDGEN CONTRACTING CO	1701 HOLLOWAY DR Q22 0003F	4.00		IND IMP	\$ 514,194	\$ 148,040	28.79
00206	GODWIN BEVERLY PRIEST BREANNA N/PRIEST RICHARD B	811 COURT N-12 Q27 0027	04/23/21 0.36	823 1902	RES IMP	\$ 103,620	\$ 36,544	35.27
00230	BENTLEY H PROPERTIES LLC RAMRAJ ADESH	1000 WASHINGTON N-12 Q27 0092A	05/10/21 0.20	824 309	COM IMP	\$ 40,941	\$ 16,080	39.28
00073	KNIGHT KASEY RIOS ELADIO	2429 TROUPEVILLE RD-260-12 108 0021P	02/01/21 12.06	822 1443	RES IMP	\$ 408,279	\$ 201,240	49.29
00175	SHEA PROPERTIES LLC ROBINSON JR JOHN MARKHAM/ROBINSON	REDWOOD LN-379, 404-12 079 00127-LOT 7 BLOCK A	04/08/21 1.24	823 1493	RES VAC	\$ 12,613	\$ 4,880	38.69
00008	PROVOST THOMAS SISK JEFFREY CHARLES/SISK WENDY L	WILDWOOD-381-12 078 0017A	01/08/21 1.40	822 400	RES IMP	\$ 41,734	\$ 9,860	23.63
00676	SMALLWOOD GREGORY BERNARD ETAL	12 HITCH ST MN5 0042	0.83		RES IMP	\$ 174,404	\$ 57,408	32.92
00673	SMITH AMANDA R/JAMES R HILL	198 PINEDALE CIR 140AC 0015	0.75		RES IMP	\$ 101,591	\$ 37,932	37.34
00347	CLOSSON LUKE E SOUTHEAST RESEARCH ASSOCIATES LLC A	BARWICK RD RD-397, 432-12 065 000615-LTS 9,11-15	07/09/21 26.58	826 142	AGR VAC	\$ 55,917	\$ 23,600	42.21
00117	PRESBYTERIAN HOME QUITMAN RETIREMENT SPRAY PROPERTIES LAND AND TIMBER LLC	GROOVERVILLE RD-23-14 039 00281	03/16/21 22.00	823 410	AGR VAC	\$ 37,903	\$ 23,760	62
00087	CHARENTE DAVID WALTER STANLEY MATTHEW ALLEN/STANLEY JESSIE	3799 OLD THOMASVILLE-502-13 020 00214	02/26/21 8.27	822 1775	RES IMP	\$ 327,612	\$ 109,600	33.45
00345	WILFORK DOROTHY J SWANN KYLE T/SWANN SARAH J	JACKSON ROAD-355-12 078 0009B	07/01/21 48.66	826 119	AGR VAC	\$ 97,049	\$ 52,360	53.95
00060	SWANN ANDY TAYLOR JR CHARLES W/TAYLOR CHANDI N	200 CAMELLIA-388-12 Q12 0038-LOT 27, BLK A, WEST ACRES	02/11/21 0.30	822 1222	RES IMP	\$ 168,556	\$ 53,676	31.84
00325	BAILEY JR DONNIE THE PIERCE GROUP INVESTMENTS LLC	415 MEADOW LARK LN-105-12 139H 0013	06/25/21	826 64	RES IMP	\$ 144,946	\$ 49,960	34.47
00465	ROBERTS DAVID K THOMPSON DOUGLAS BRIAN/THOMPSON	2035 COUNTY LINE STREET-431-13 P2 0056	09/24/21 0.80	828 512	RES IMP	\$ 152,356	\$ 43,076	28.27
00209	SWILLEY LAMAR TOUCHTON ZACHARY/PATEL JAY	16870 GA HIGHWAY 122-228-12 117 00121	04/20/21 5.09	823 2037	RES IMP	\$ 31,627	\$ 19,424	61.42
00161	BAPTISTE JEANNOT VIVIAN DEAROMANCE JACKSON AND	926 BARTOW E ST-12 Q21 0116	04/02/21 0.24	823 1147	RES IMP	\$ 17,465	\$ 8,200	46.95
00669	WALDEN SAMUEL KEITH	5455 GA 122 HWY 031 0014	1.00		COM IMP	\$ 100,479	\$ 33,000	32.84
00211	HART MICHAEL W WARREN JESSICA L MCCARTHY	39 GRACE DRIVE-200-12 123 0008A	04/27/21 1.76	823 1973	RES IMP	\$ 67,320	\$ 27,836	41.35
00433	MARTINEZ DANIEL WASHINGTON DAVID/WASHINGTON	405 MEADOW LARK LN-105-12 139H 0012-LOT 12, GREEN MEADOW	09/01/21	827 513	RES IMP	\$ 113,232	\$ 47,840	42.25
00072	GUNTER ELTON C YENSER SHIRLEY J	28 SUNSET RD-126-12 T15 0030	02/04/21 0.57	822 1426	RES IMP	\$ 99,753	\$ 38,920	39.02

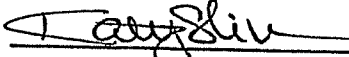
* Adjusted as necessary for items such as: standing timber, personal property, intangibles, time, etc.

STATE OF GEORGIA
COUNTY OF BROOKS

CERTIFICATION

This is to certify that the attached notice of undeliverable property assessment notices was posted in the main public hall of the Brooks County Courthouse on June 15, 2022 and remained posted until July 15th, 2021. This certification is done pursuant to O.C.G.A. §48-5-306(c).

This 15th day of July, 2022.



KATHY SHIVER, PROBATE JUDGE



www.vc3.com

803-733-7333

1301 Gervais Street, Suite 1800, Columbia, SC, SC 29201

Quote VC3Q23170

Valid through August 27, 2022

Prepared For:

Brooks County, GA
Wayne Waldron
Phone: 1-229-263-7920
610 South Highland Road
Quitman, GA 31643
wwaldron@brookscountyga.gov

Prepared By:

Jessica Zubizarreta
Account Manager
Phone: (912) 292-4664
Fax:
Email: jessica.zubizarreta@vc3.com



For the full presentation proposal, click here to view or download the PDF version of this quote. You can sign and fax this in, or you can save time by simply electronically accepting this quote below.

Line Item Detail

Table with 5 columns: Qty, Description, Picture, Unit Price, Ext Price. Contains 2 line items: Dell 24 Monitor - E2422HS and OptiPlex 5000 Small Form Factor.

SubTotal: \$1,807.77
Shipping: \$0.00
Sales Tax: \$0.00
Total: \$1,807.77

Acceptance Detail

Order Confirmation

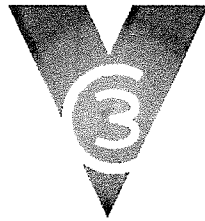
We reserve the right to cancel orders arising from errors, inaccuracies, or omissions.

I agree to the terms and conditions of the above document and PDF attachment with an electronic signature below.

IP Address 66.19.90.98

PO Number 180777
(Optional: Enter PO Number as your reference only.)

Comments



VC3

Assess | Improve | Manage
Information Technology

VC3 Inc.
1301 Gervais Street Suite 1800
Columbia, South Carolina 29201

Phone: 803-733-7333
Fax: 803-733-5888

QUOTE

Customer:
Brooks County, GA 610 South Highland Road Quitman, GA 31643 United States

Account Manager	Date	Quote #	Terms
Jessica Zubizarreta	Jul 28, 2022	VC3Q23170	Net 15

Line	Qty	Description	Unit Price	Ext. Price
1	1	Dell 24 Monitor - E2422HS	\$246.36	\$246.36
2	1	OptiPlex 5000 Small Form Factor **Estimated Ship Date: July 11, 2022	\$1,561.41	\$1,561.41

Total	\$1,807.77
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Shipping and sales tax not included.

*** Hardware will be invoiced upon ordering.

This Quote is part of, and incorporated into, the Master Services Agreement between Customer and VC3, Inc., and is subject to the terms and conditions of the Agreement and any definitions contained in the Agreement. If any provision of this Quote conflicts with the Agreement, the terms and conditions of this quote shall control.

Printed Name

Signature

Date