



2019 ANNUAL REPORT



BOARD OF ASSESSORS
ONE GOAL, ONE VALUE
CUSTOMER SERVICE



Message from the Board of Assessors

The Board of Assessors is proud to share its 2019 Annual Report of Chatham County which constitutes the annual state of our office.

Chatham County is the fifth largest county in the state of Georgia by way of parcel count. The Savannah/Hilton Head International Airport, the Georgia Port Authority, and local colleges such as The Savannah College of Arts and Design (SCAD), Savannah State University, and what is now known as Georgia Southern University – Armstrong Campus are major contributors to our economy. Chatham County is unique in the sense that its character and presence is influenced by a number of diverse communities, industries and growth. This would include a strong historic presence in the downtown areas of Savannah to the development of new homes in the decreasing rural areas such as Pooler and Port Wentworth from a residential perspective.

Commercially, Chatham County is influenced by a strong hospitality industry because of tourism, conferences, and development in areas such as downtown Savannah and Pooler. Industrially, the county is impacted by the deepening of the river coupled with the development of new warehouses, mainly in the annexed portions of Savannah.

Please accept this report as a reference guide which displays the importance of the services our office provides and its impact on the communities where we live and work. The Board of Assessors, through its staff, is charged with determining the fair and equitable value of all real and tangible personal property within the county. We pride ourselves on our outreach in the community and our extraordinary level of customer service, where our office motto is "One Goal, One Value, Customer Service".

Organizationally, the Board of Assessors office consists of the Residential, Commercial/Industrial, Personal Property, Support Services, and Quality Control divisions. For Tax Year 2019, a total of 116,756 real property notices and 9,939 personal property notices were mailed.

We look forward to the opportunity to respond to all questions, concerns or feedback.

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MISSION STATEMENT:

The Chatham County Board of Assessors is to submit a timely tax digest in accordance with Georgia Law and guidelines set forth by the Department of Revenue (DOR) with a superior level of customer service that maintains confidence among the taxpayers of Chatham County.

MEMBERSHIPS



Mission: To promote integrity and professionalism in assessment administration through education, leadership, and cooperation.

IAAO serves property assessment professionals worldwide from government jurisdictions and agencies as well as various business and academic communities.



CHATHAM COUNTY AT A GLANCE



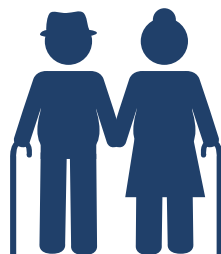
Total Population
289,195*



Total Residential Housing
125,680*



Median Household Income
\$52,215*



Senior Population
15.4%*



Veteran Population
23,658*



Median Gross Rent
\$993*

**U.S. Census Bureau*

QUICK STATS

104,844

Residential Parcels

77,300 Single Family Residence
10,584 Condominium/Townhouse
3,162 Multi-Family
675 Manufactured

12,146

**Commercial/Industrial
Parcels**

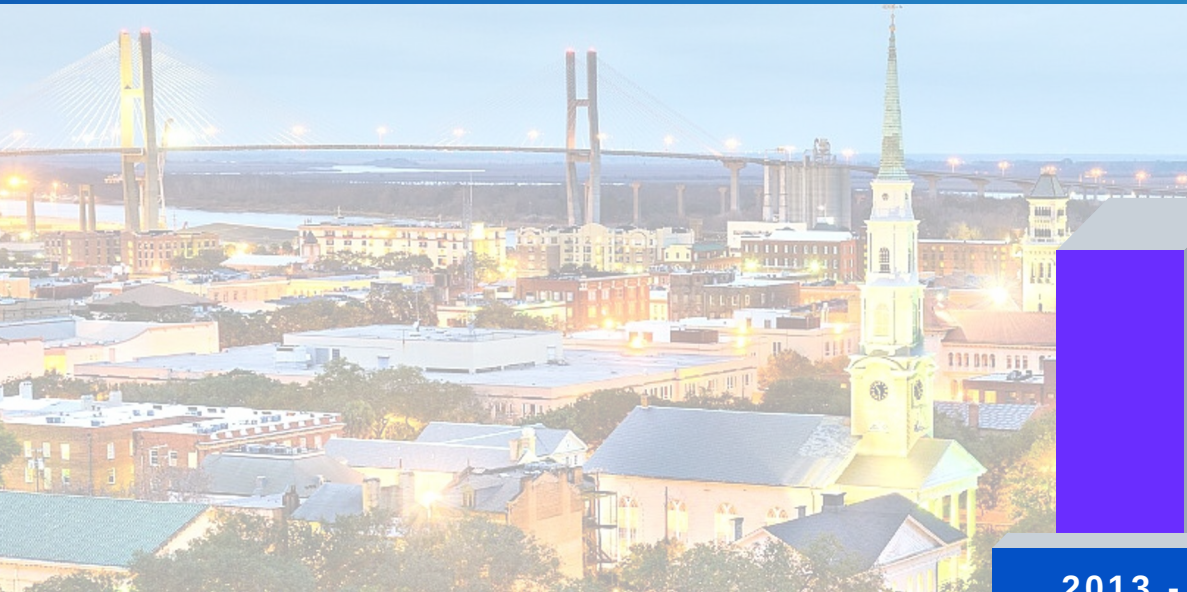
211 Apartments
200 Hospitality
730 Retail
1,448 Office
1,836 Industrial

22,511

**Tangible Personal
Property Accounts**

2019 CHATHAM COUNTY MARKET VALUE

\$44.8 BILLION



2013 - 2019 CHATHAM COUNTY MARKET VALUE

TAX ROLL YEAR	2013	2014	2015	2016	2017	2018	2019
CHATHAM COUNTY MARKET VALUE	\$34.2 B	\$35 B	\$36.4 B	\$37.3 B	\$38.8 B	\$41.9 B	\$44.8 B
CHATHAM COUNTY ASSESSED VALUE	\$13.6 B	\$14 B	\$14.6 B	\$14.9 B	\$15.5 B	\$16.8 B	\$17.9 B
NEW CONTRUCTION	\$217.1 M	\$220.7 M	\$185 M	\$209.6 M	\$445 M	\$708 M	\$618.1 M
NEW HOMES BUILT	813	809	917	919	872	942	844
REAL ESTATE PARCELS	113,670	114,079	114,435	115,050	115,700	116,233	116,990
PERSONAL PROPERTY ACCOUNTS	19,959	20,471	20,514	20,966	21,628	21,820	22,511

2019 CHATHAM COUNTY MARKET VALUE BY TAXING AUTHORITY

COUNTY (UNINCORPORATED) \$20.2 BILLION

SAVANNAH \$16.1 BILLION

POOLER \$3.8 BILLION

TYBEE \$1.6 BILLION

PORT WENTWORTH \$1.2 BILLION

GARDEN CITY \$1.2 BILLION

BLOOMINGDALE \$338 MILLION

THUNDERBOLT \$276 MILLION

VERNONBURG \$59.2 MILLION

IMAGE: FORSYTH PARK

APPRAISAL EXCELLENCE

OUR APPRAISERS ARE EXPERIENCED, CERTIFIED PROFESSIONALS

The Georgia Department of Revenue is required to instruct, operate, and administer courses of instruction to provide for the training and continuing education of county tax officials.

The Georgia Certification Program objectives are:

To encourage the recognition of assessment administration in local government as a profession established upon an identifiable body of knowledge and to offer courses of study through which such knowledge may be acquired;

To foster and maintain high educational and ethical standards in the practice of assessment administration;

To assist the local assessors and staff by establishing a program that builds professionalism; and

To provide recognition for assessors, appraisers and staff.



44

APPRAISAL STAFF & SUPERVISORS

18
APPRAISER IV

12
APPRAISER III

7
APPRAISER II

7
APPRAISER I



APPRAISAL TIMELINE

Deadline April 1

**Real & Personal
Property Returns**

Deadline April 1 (for current tax year)
Applications are accepted year-round

**Homestead
Exemptions**

No later than July 1

**Mail Notice
of Assessment**

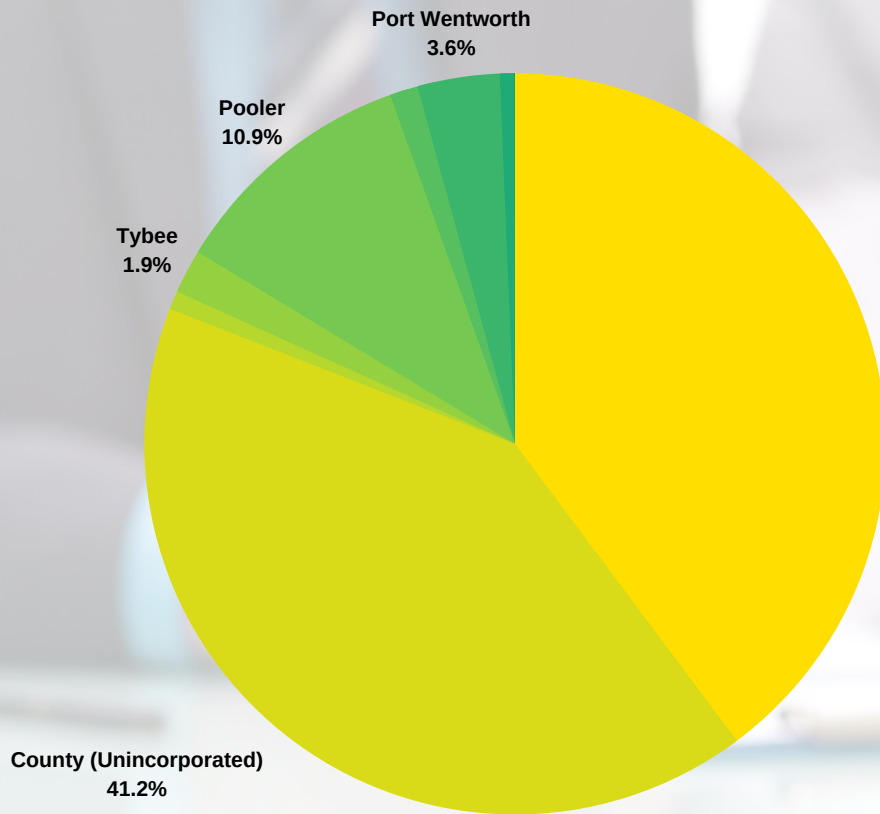
45 days from the date of the NOA

**Appeal
Period**

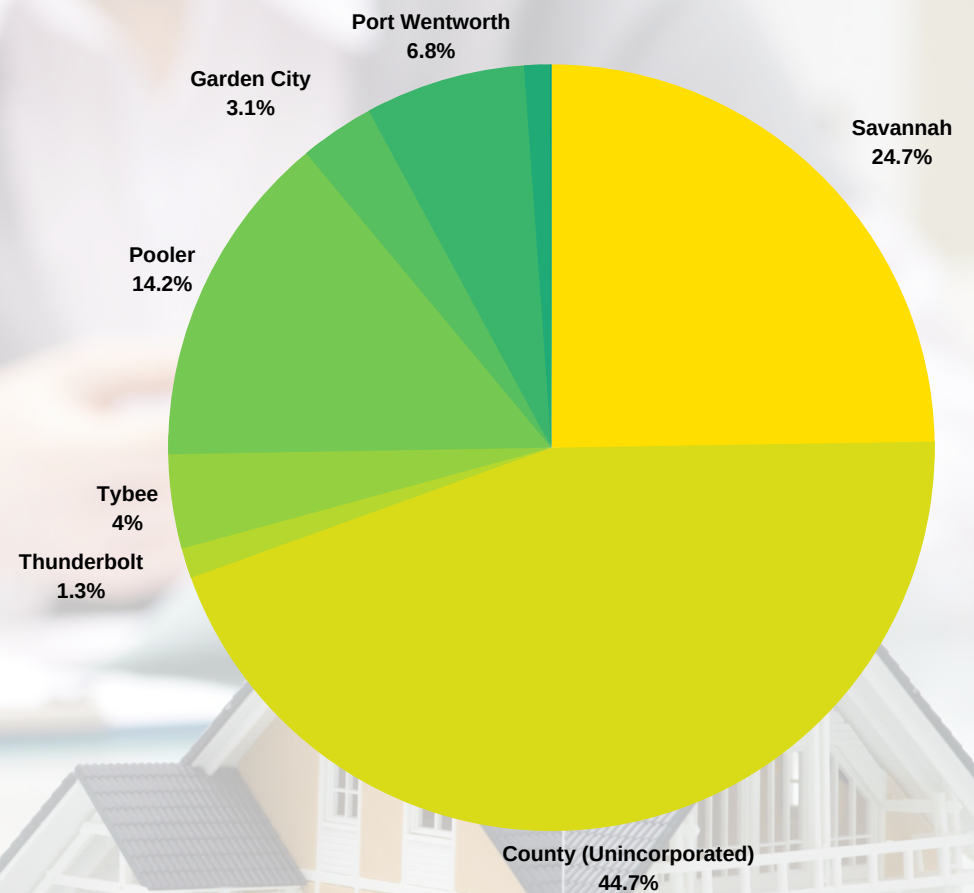
No later than September 1

**Digest
Submission**

SUPPORT SERVICES

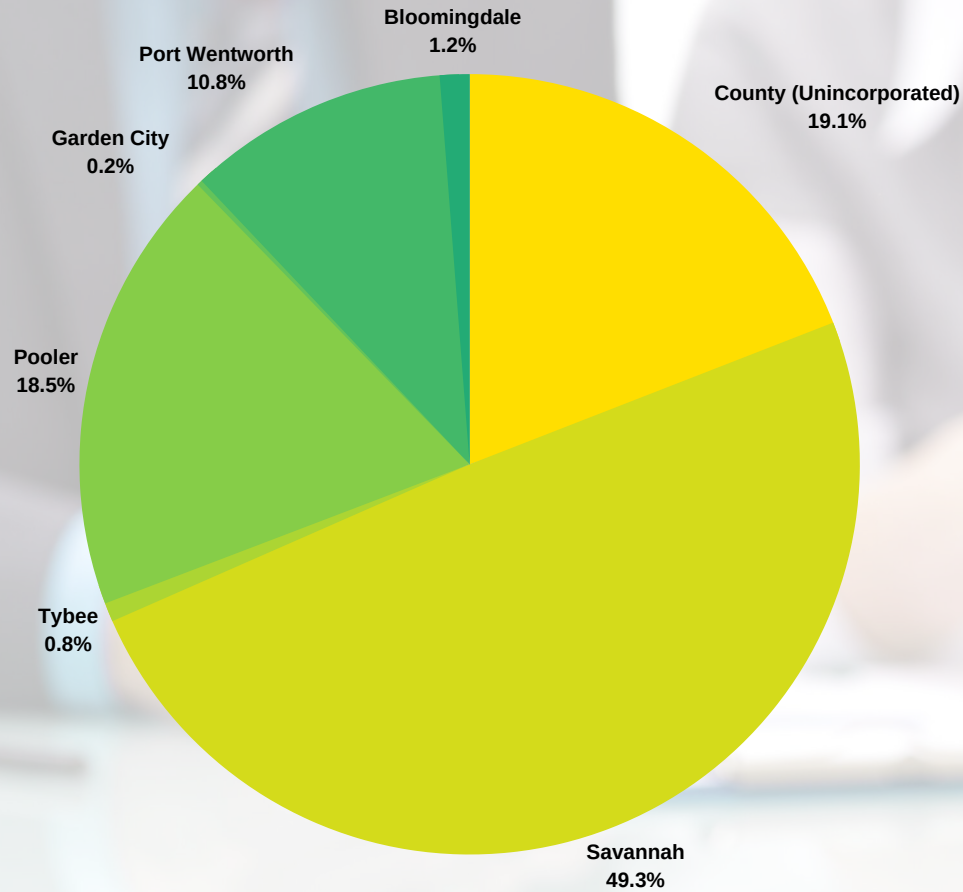


HOMESTEAD APPLICATIONS
4,888

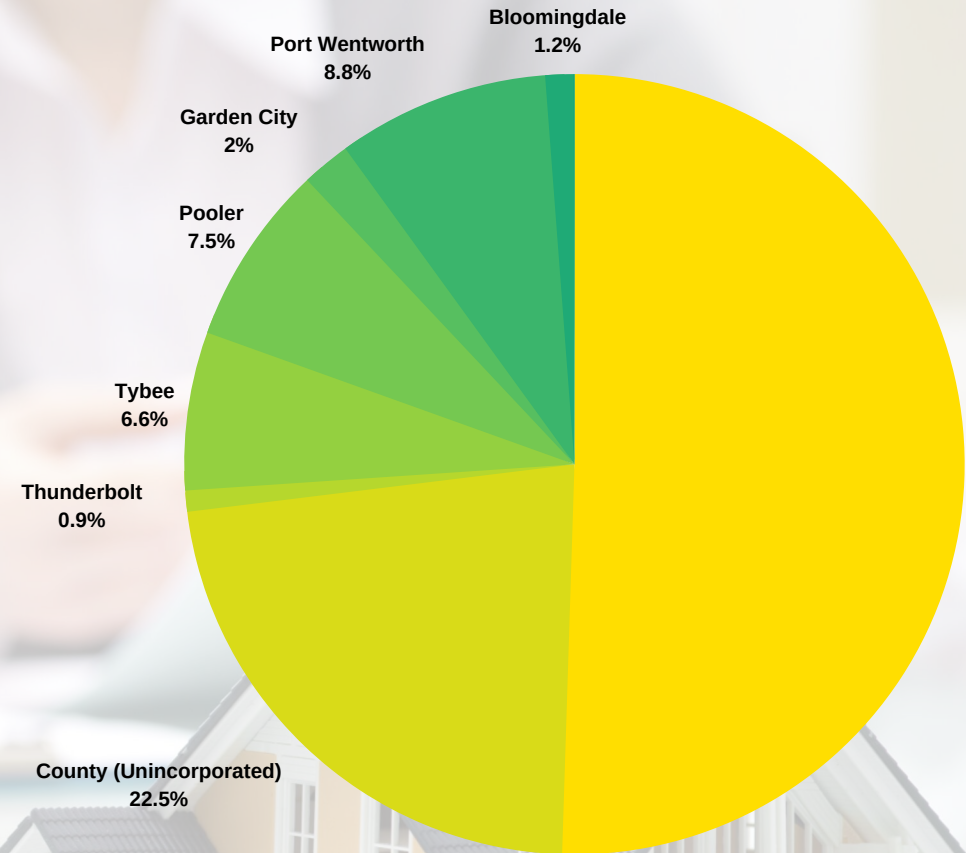


PROPERTY TRANSFERS
10,653

SUPPORT SERVICES



NEW PARCELS
896



APPEALS
4,032

REAL PROPERTY - 3,663
PERSONAL PROPERTY - 369

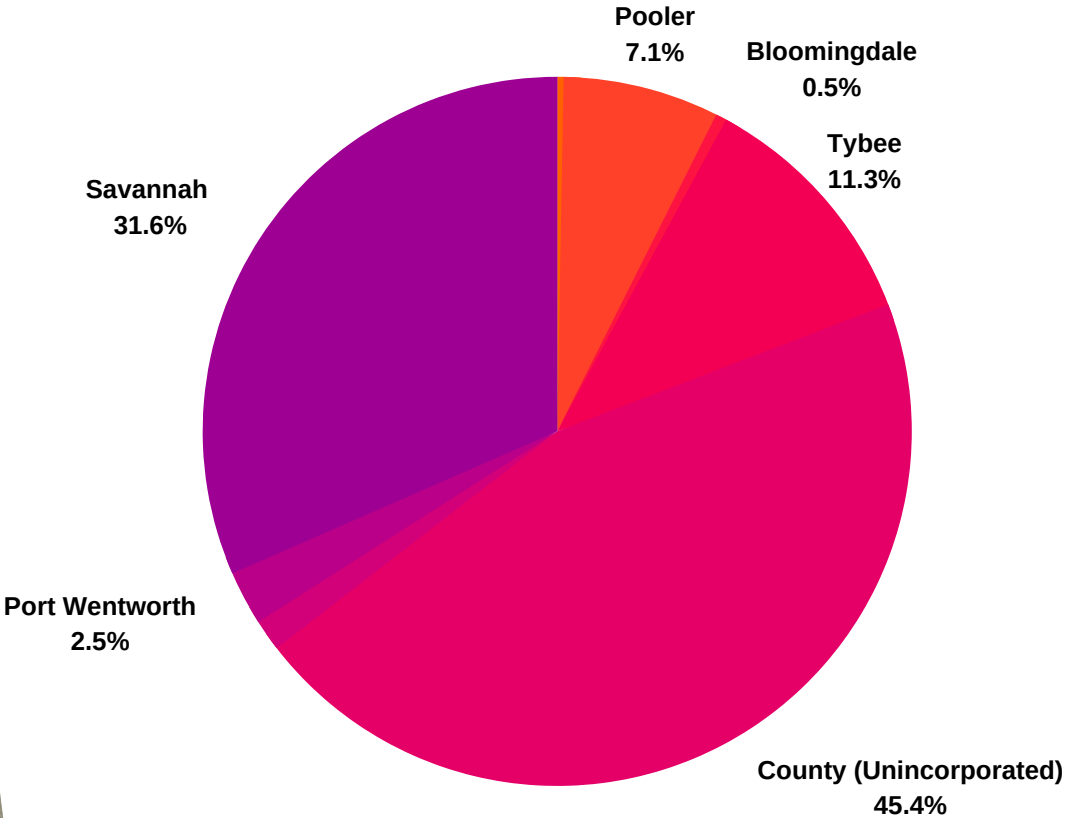
RESIDENTIAL



3,834 *RESIDENTIAL PERMITS*

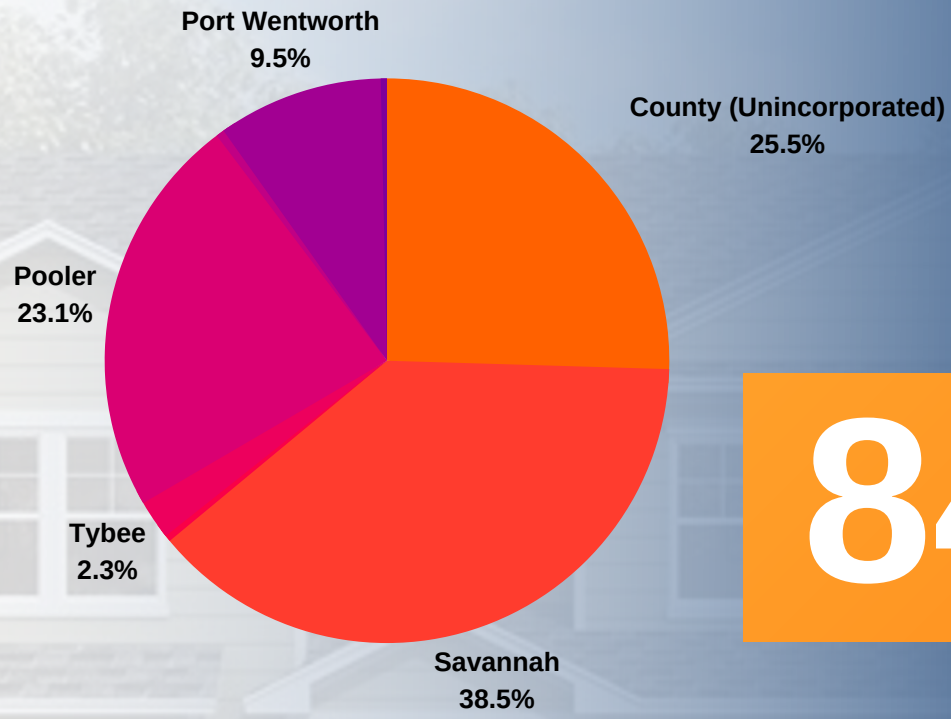


BY MUNICIPALITY



OVERALL 8% DECREASE FROM 2018

NEW CONSTRUCTION



County (Unincorporated)	\$58.5 Million
Savannah	\$58.7 Million
Thunderbolt	\$958,600
Tybee	\$9.9 Million
Pooler	\$44 Million
Garden City	\$557,200
Port Wentworth	\$11.2 Million
Bloomington	\$419,600

844 RESIDENTIAL HOMES BUILT
\$184.4 MILLION



810 COMMERCIAL/INDUSTRIAL PERMITS

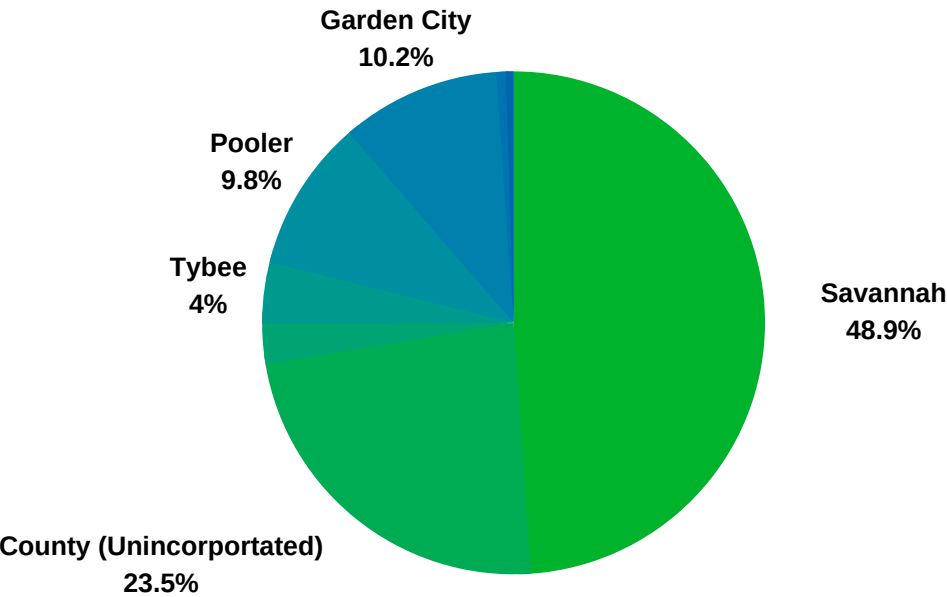


IMAGE: MEMORIAL HOSPITAL (EMERGENCY ROOM ENTRANCE)

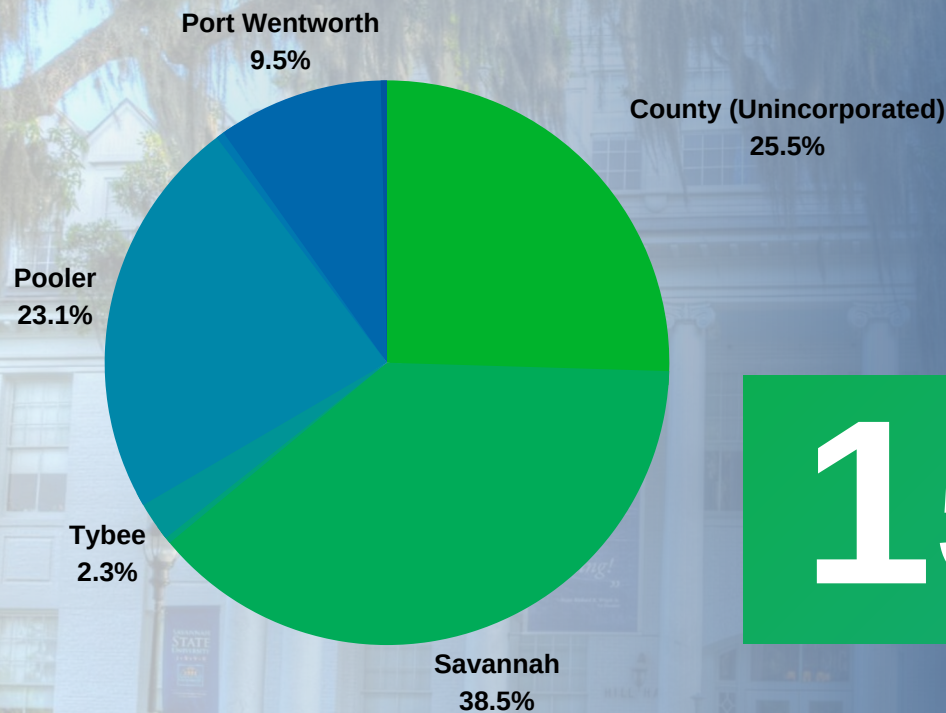


OVERALL 8% INCREASE FROM 2018

BY MUNICIPALITY



NEW CONSTRUCTION



County (Unincorporated)	\$190 Million
Savannah	\$84.9 Million
Thunderbolt	\$3.7 Million
Pooler	\$110.7 Million
Garden City	\$10.2 Million
Port Wentworth	\$14.5 Million
Bloomington	\$21.7 Million

154

COMMERCIAL/INDUSTRIAL
DEVELOPMENT
\$435.7 MILLION



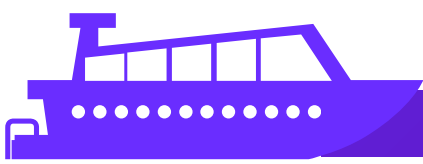
PERSONAL PROPERTY

NUMBER OF TPP ACCOUNTS

22,511



BUSINESSES
\$8.4 BILLION



BOATS
\$138.2 MILLION



AIRPLANES
\$44.1 MILLION



IMAGE: CHATHAM COUNTY MOSQUITO CONTROL

LEGISLATIVE UPDATE

HB 183 – TAX APPEAL PROCEDURES *EFFECTIVE JULY 1, 2019*

This legislation clarifies that an appeal of a property tax assessment may be filed regardless of whether the owner has previously filed a return for that property in that tax year.

HB 344 - HABITAT FOR HUMANITY *EFFECTIVE MAY 2, 2019*

This bill would exempt from property tax properties held by a 501(c) (3) corporation for building/repairing single-family homes that are then financed by that corporation to individuals via no-interest loans. In the event any property is not ultimately financed in that manner, all back taxes will be due. This bill is tailored specifically for Habitat for Humanity. **It is subject to referendum approval in November 2020.**

HB 405 - LEVEL 1 FREEPORT - REMANUFACTURE OF GOODS *EFFECTIVE JULY 1, 2019*

This bill amends the Level 1 Freeport Exemption to include goods held for remanufacture and repair. The bill would also allow such goods to be held by the taxpayer's affiliates without losing the exemption.

HB 406 - JOINT DEVELOPMENT PROJECT REPORTING *EFFECTIVE JULY 1, 2019*

This legislation requires joint development authorities with revenue-sharing agreements among participating local governments to provide the state with an annual report of all properties owned by the authority and all contracts regarding tax abatements, payment in lieu of taxes PILOT payments, leaseback agreements, and revenue-sharing agreements, along with information necessary to accurately determine the tax digest for each participating local government. The state auditor will then provide an annual report to each tax commissioner of an affected county so that each tax commissioner may finalize the tax digest.

HB 507 - CRITERIA FOR DETERMINATION OF VALUE *EFFECTIVE JANUARY 1, 2020*

This bill changes certain terminology regarding the use of income data by tax assessors in the valuation of real property. If income data is available, it shall be considered (changed from utilized) in determining the fair market value of income-producing property.

CUSTOMER SERVICE

OUR STAFF IS COMMITTED TO DELIVERING A SUPERIOR LEVEL OF CUSTOMER SERVICE TO OUR TAXPAYERS.

Absolutely wonderful [clerical staff]. Took time to explain the process to me, when to apply, and how to look up information on your site.

- Taxpayer, 3/25/2019

Thank you for your kind assistance.

- Taxpayer, 6/21/2018

I am highly impressed by the customer service I received.

- Taxpayer, 5/21/2019

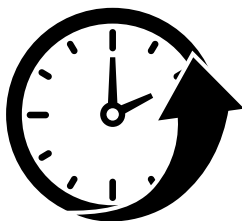
Today was excellent, friendly and fast. There was also a couple ahead of me filing for the homestead exemption and [clerical staff] took the time to explain the process to them in a very professional and courteous manner. We need more like her in the government service.

Taxpayer, 9/11/2018



13 CLERICAL & ADMINISTRATIVE STAFF MEMBERS

WITH 182 YEARS OF EXPERIENCE



12 MINUTES TO COMPLETE A HOMESTEAD APPLICATION

ESTIMATED AVERAGE TIME

**One Goal, One Value
Customer Service**

COMMUNITY OUTREACH

"SERVICE TO OTHERS IS THE RENT YOU PAY FOR YOUR ROOM HERE ON EARTH."

- MUHAMMAD ALI

CHATHAM COUNTY BOARD OF ASSESSORS STAFF HOST SEMINARS AND WORKSHOPS THROUGHOUT THE COUNTY ABOUT TOPICS THAT ARE IMPORTANT TO OUR COMMUNITIES.

Staff hosted homestead exemption seminars for local churches and civic organizations.



Staff had the opportunity to engage with the community and allowed taxpayers to ask questions regarding exemptions and important deadlines.



COMMUNITY OUTREACH

“EACH ONE OF US CAN MAKE A DIFFERENCE. TOGETHER WE MAKE CHANGE.”

- BARBARA MIKULSKI

Staff doing their part by bridging the gap with the community and other stakeholders by offering an understanding of our office and how it may impact the community and county services.



COMMUNITY OUTREACH

"ALONE WE CAN DO SO LITTLE; TOGETHER WE CAN DO SO MUCH."

- HELEN KELLER

Staff provided guidance and offered insight to those that attended the housing fair.

Other Outreach Activities:



6th District B.L.O.C.K. Party

Camp Explore

Career Day

Career on Wheels

CEMA Prepare-A-Thon

Garden City Housing Fair

Homestead Exemption Seminars





BOARD OF ASSESSORS
**ONE GOAL, ONE VALUE
CUSTOMER SERVICE**

Visit us online
www.BOA.ChathamCounty.org

Board Members

Terry Tolbert - Chairman
James A. Gunter - Vice-Chairman
Laura Hegstrom - Secretary
Betty Ellington - Member

Roderick Conley - Chief Appraiser

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Savannah, Georgia 31401

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8:00 a.m. - 5:00 p.m. Monday - Friday

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