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.
CHATHAM COUNTY AT A GLANCE

Total Population 289,195*
Median Household Income $52,215*
Veteran Population 23,658*

Total Residential Housing 125,680*
Senior Population 15.4%*
Median Gross Rent $993*

QUICK STATS

Residential Parcels 104,844
- 77,300 Single Family Residence
- 10,584 Condominium/Townhouse
- 3,162 Multi-Family
- 675 Manufactured

Commercial/Industrial Parcels 12,146
- 211 Apartments
- 200 Hospitality
- 730 Retail
- 1,448 Office
- 1,836 Industrial

Tangible Personal Property Accounts 22,511

*Some data reported may be subject to change.

*U.S. Census Bureau
## 2019 Chatham County Market Value

### 2013 - 2019 Chatham County Market Value

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Chatham County Market Value</td>
<td>$34.2 B</td>
<td>$35 B</td>
<td>$36.4 B</td>
<td>$37.3 B</td>
<td>$38.8 B</td>
<td>$41.9 B</td>
<td>$44.8 B</td>
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<tr>
<td>Chatham County Assessed Value</td>
<td>$13.6 B</td>
<td>$14 B</td>
<td>$14.6 B</td>
<td>$14.9 B</td>
<td>$15.5 B</td>
<td>$16.8 B</td>
<td>$17.9 B</td>
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<tr>
<td>New Construction</td>
<td>$217.1 M</td>
<td>$220.7 M</td>
<td>$185 M</td>
<td>$209.6 M</td>
<td>$445 M</td>
<td>$708 M</td>
<td>$618.1 M</td>
</tr>
<tr>
<td>New Homes Built</td>
<td>813</td>
<td>809</td>
<td>917</td>
<td>919</td>
<td>872</td>
<td>942</td>
<td>844</td>
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<tr>
<td>Real Estate Parcels</td>
<td>113,670</td>
<td>114,079</td>
<td>114,435</td>
<td>115,050</td>
<td>115,700</td>
<td>116,233</td>
<td>116,990</td>
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<tr>
<td>Personal Property Accounts</td>
<td>19,959</td>
<td>20,471</td>
<td>20,514</td>
<td>20,966</td>
<td>21,628</td>
<td>21,820</td>
<td>22,511</td>
</tr>
</tbody>
</table>

*Some data reported may be subject to change.*
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

*Some data reported may be subject to change.*
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.

APPRAISAL STAFF & SUPERVISORS

44

18 APPRAISER IV

12 APPRAISER III

7 APPRAISER II

7 APPRAISER I

*Some data reported may be subject to change.
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

No later than September 1

45 days from the date of the NOA
Appeal Period

Digest Submission
**Homestead Applications**

- County (Unincorporated): 41.2%
- Savannah: 39.8%
- Pooler: 10.9%
- Tybee: 1.9%

**Property Transfers**

- County (Unincorporated): 44.7%
- Savannah: 24.7%
- Pooler: 14.2%
- Tybee: 4%
- Garden City: 3.1%
- Thunderbolt: 1.3%
NEW PARCELS
896

APPEALS
4,032
REAL PROPERTY - 3,663
PERSONAL PROPERTY - 369

*Some data reported may be subject to change.
3,834 RESIDENTIAL PERMITS

BY MUNICIPALITY

- Savannah: 31.6%
- County (Unincorporated): 45.4%
- Tybee: 11.3%
- Pooler: 7.1%
- Bloomingdale: 0.5%
- Port Wentworth: 2.5%

OVERALL 8% DECREASE FROM 2018

*Some data reported may be subject to change.
NEW CONSTRUCTION

844 RESIDENTIAL HOMES BUILT
$184.4 MILLION

*Some data reported may be subject to change.*

<table>
<thead>
<tr>
<th>Location</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>County (Unincorporated)</td>
<td>$58.5 Million</td>
</tr>
<tr>
<td>Savannah</td>
<td>$58.7 Million</td>
</tr>
<tr>
<td>Thunderbolt</td>
<td>$958,600</td>
</tr>
<tr>
<td>Tybee</td>
<td>$9.9 Million</td>
</tr>
<tr>
<td>Pooler</td>
<td>$44 Million</td>
</tr>
<tr>
<td>Garden City</td>
<td>$557,200</td>
</tr>
<tr>
<td>Port Wentworth</td>
<td>$11.2 Million</td>
</tr>
<tr>
<td>Bloomingdale</td>
<td>$419,600</td>
</tr>
</tbody>
</table>

Port Wentworth 9.5%
Pooler 23.1%
Tybee 2.3%
Savannah 38.5%
County (Unincorporated) 25.5%
COMMERCIAL/INDUSTRIAL

810 COMMERCIAL/INDUSTRIAL PERMITS

OVERALL 8% INCREASE FROM 2018

BY MUNICIPALITY

- Savannah 48.9%
- County (Unincorporated) 23.5%
- Garden City 10.2%
- Pooler 9.8%
- Tybee 4%

*Some data reported may be subject to change.*
COMMERCIAL/INDUSTRIAL

NEW CONSTRUCTION

154 COMMERCIAL/INDUSTRIAL DEVELOPMENT
$435.7 MILLION

- Savannah: $190 Million (38.5%)
- County (Unincorporated): $84.9 Million (25.5%)
- Pooler: $110.7 Million (23.1%)
- Port Wentworth: $14.5 Million (9.5%)
- Garden City: $14.5 Million (9.5%)
- Tybee: $4.5 Million (2.3%)

*Some data reported may be subject to change.*
PERSONAL PROPERTY

NUMBER OF TPP ACCOUNTS

22,511

BUSINESSES

$8.4 BILLION

BOATS

$138.2 MILLION

AIRPLANES

$44.1 MILLION

*Some data reported may be subject to change.
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.

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.

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.

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.

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.

The source of this information was provided from ACCG at the link provided below:
https://www.accg.org/docs/policy/FINAL%20Legislative%20Update%202019_05_17.pdf
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

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

I am highly impressed by the customer service I received.
- Taxpayer, 5/21/2019

CLERICAL & ADMINISTRATIVE STAFF MEMBERS
WITH 182 YEARS OF EXPERIENCE

ESTIMATED AVERAGE TIME
12 MINUTES TO COMPLETE A HOMESTEAD APPLICATION

One Goal, One Value
Customer Service
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 Members
Terry Tolbert - Chairman
James A. Gunter - Vice-Chairman
Laura Hegstrom - Secretary
Betty Ellington - Member

Roderick Conley - Chief Appraiser

222 W. Oglethorpe Avenue Suite 222
(Entrance on Jefferson St.)
Savannah, Georgia 31401

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

Office: 912-652-7271