



2020 ANNUAL REPORT



BOARD OF ASSESSORS
ONE GOAL, ONE VALUE
CUSTOMER SERVICE



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Message from the Board of Assessors

The The Board of Assessors is proud to share its 2020 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 and COVID-19 has provided our department with many challenges, which forced us to re-evaluate departmental processes and procedures. While the impact of COVID-19 may not be reflected in the 2020 Digest due to the January 1st valuation date, we anticipate 2021 may tell a different story. With an emphasis on safety, by complying with the recommended protocols such as social distancing and mask mandate, the department continues to explore ways to engage with the public to provide the level of customer service that has come to be expected. One notable impact was the state mandated extension of the appeal period and application period of some specialized properties.

For tax year 2020, residential properties recorded a slight increase with new construction being the driving force in areas such as Pooler, Port Wentworth, and the downtown area. Commercially, Chatham County is significantly 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 continued development of new warehouses and expansion of a major industrial plant.

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. Even during the times that we are in, we pride ourselves on service to 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 2020, a total of 117,438 real property notices and 9,505 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



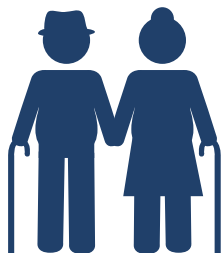
Total Population
289,430



Total Residential Housing
127,433



Median Household Income
\$54,911



Senior Population
16.0%



Veteran Population
23,208



Median Gross Rent
\$1,044

reported by the U.S. Census Bureau

QUICK STATS

103,747

Residential Parcels

80,235 Single Family Residence
10,873 Condominium/Townhouse
2,207 Multi-Family
696 Manufactured

11,502

**Commercial/Industrial
Parcels**

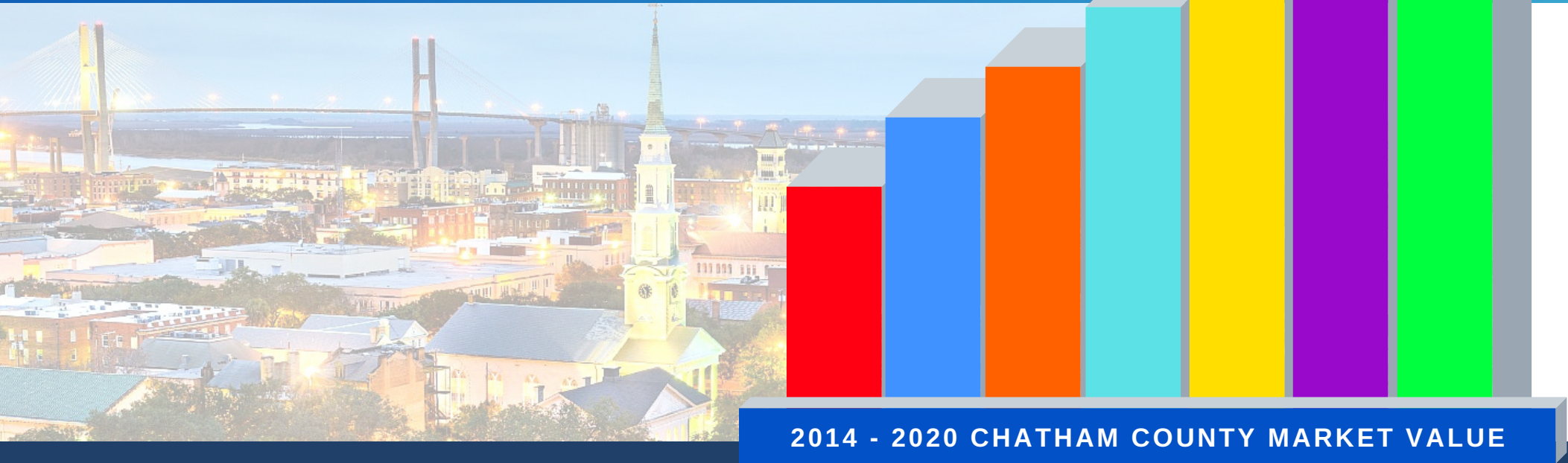
1,189 Apartments
250 Hospitality
3,282 Retail
1,892 Office
1,865 Industrial

23,129

**Tangible Personal
Property Accounts**

2020 CHATHAM COUNTY MARKET VALUE

\$47.5 BILLION



TAX ROLL YEAR	2014	2015	2016	2017	2018	2019	2020
CHATHAM COUNTY MARKET VALUE	\$35 B	\$36.4 B	\$37.3 B	\$38.8 B	\$41.9 B	\$44.8 B	\$47.5 B
CHATHAM COUNTY ASSESSED VALUE	\$14 B	\$14.6 B	\$14.9 B	\$15.5 B	\$16.8 B	\$17.9 B	\$19 B
NEW CONTRUCTION	\$220.7 M	\$185 M	\$209.6 M	\$445 M	\$708 M	\$618.1 M	\$966.1 M
NEW HOMES BUILT	809	917	919	872	942	844	910
REAL ESTATE PARCELS	114,079	114,435	115,050	115,700	116,233	116,990	117,675
PERSONAL PROPERTY ACCOUNTS	20,471	20,514	20,966	21,628	21,820	22,511	23,130

2020 CHATHAM COUNTY MARKET VALUE BY TAXING AUTHORITY

COUNTY (UNINCORPORATED) **\$21.5 BILLION**

SAVANNAH **\$16.9 BILLION**

POOLER **\$4.2 BILLION**

TYBEE **\$1.6 BILLION**

PORT WENTWORTH **\$1.3 BILLION**

GARDEN CITY **\$1.3 BILLION**

BLOOMINGDALE **\$351 MILLION**

THUNDERBOLT **\$110 MILLION**

VERNONBURG **\$58 MILLION**

**OUR APPRAISERS ARE
EXPERIENCED CERTIFIED
PROFESSIONALS**

46

**APPRAISAL STAFF
& SUPERVISORS**

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.

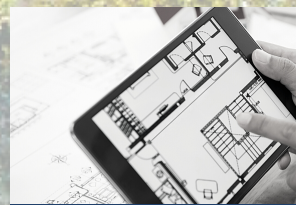
The Georgia Certification Program objectives are:

- 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.



18

APPRAISER IV



12

APPRAISER III

**538 YEARS OF
EXPERIENCE**



7

APPRAISER II



9

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**

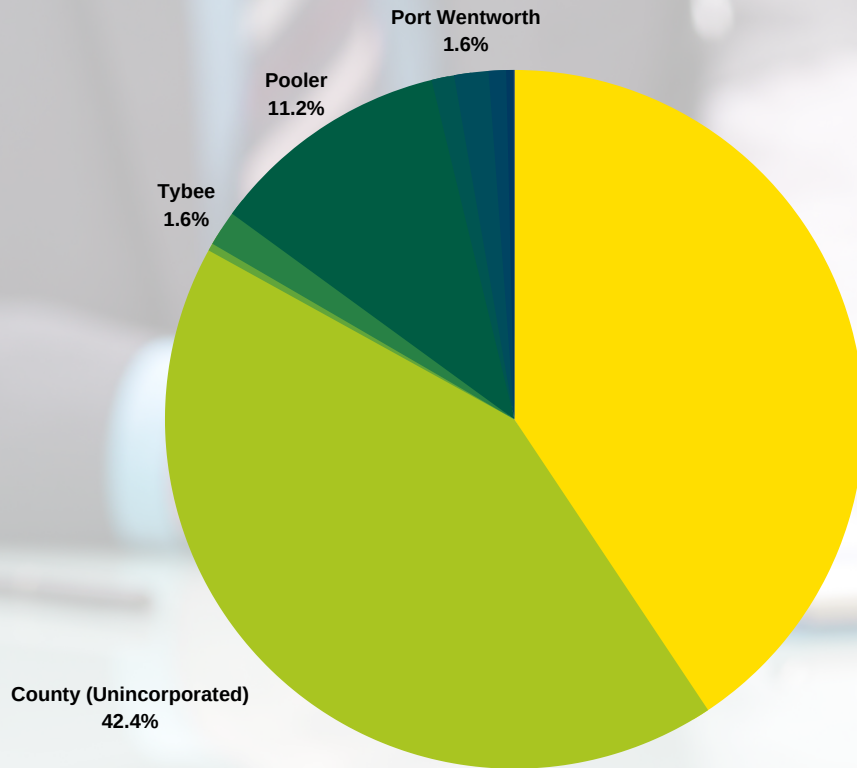
45 days from the date of the NOA

**Appeal
Period**

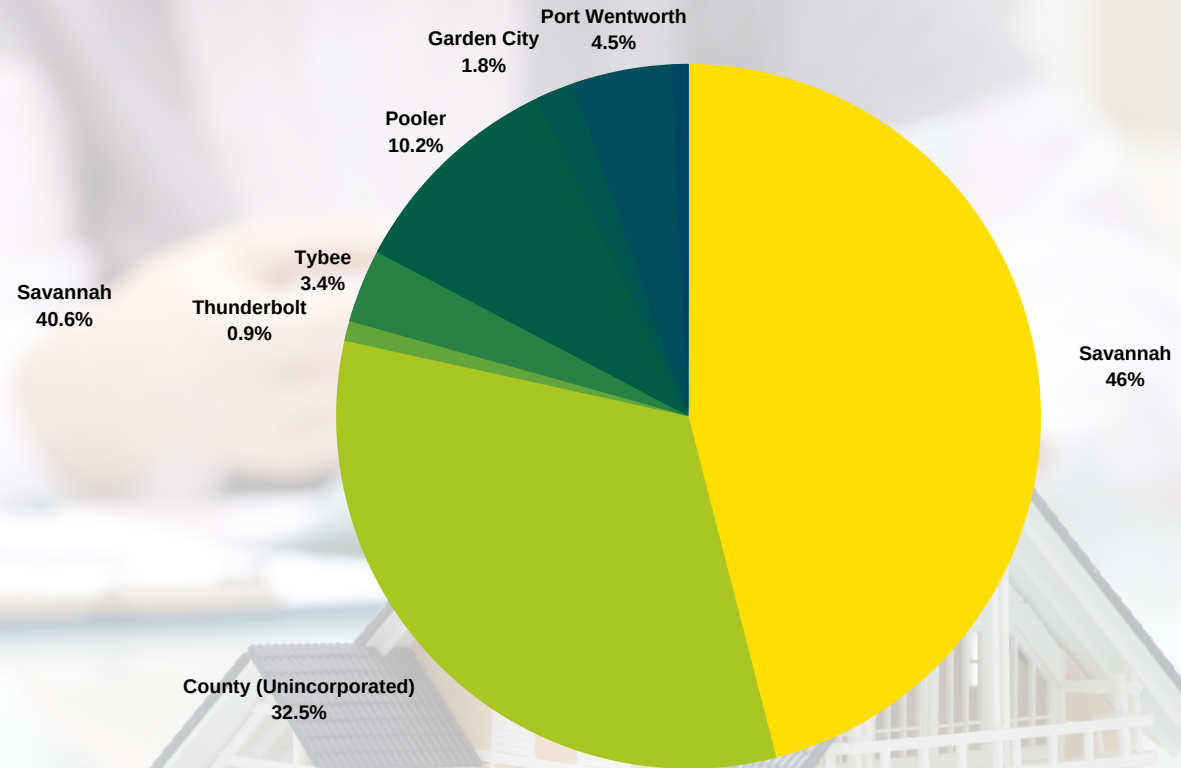
No later than September 1

**Digest
Submission**

SUPPORT SERVICES

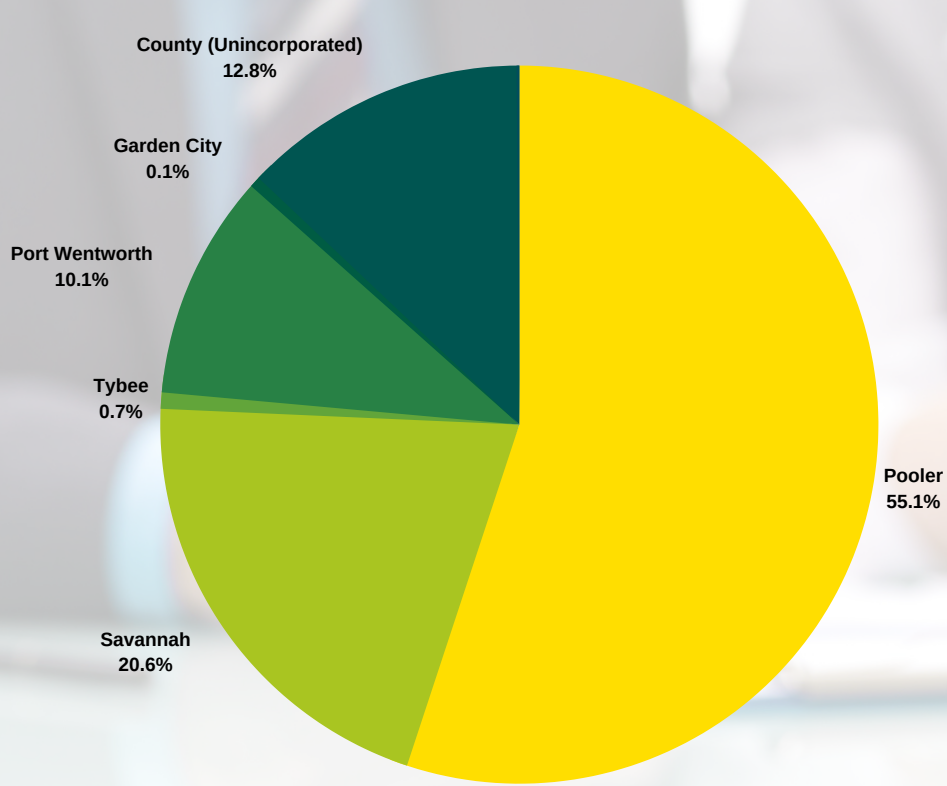


HOMESTEAD APPLICATIONS
3,712

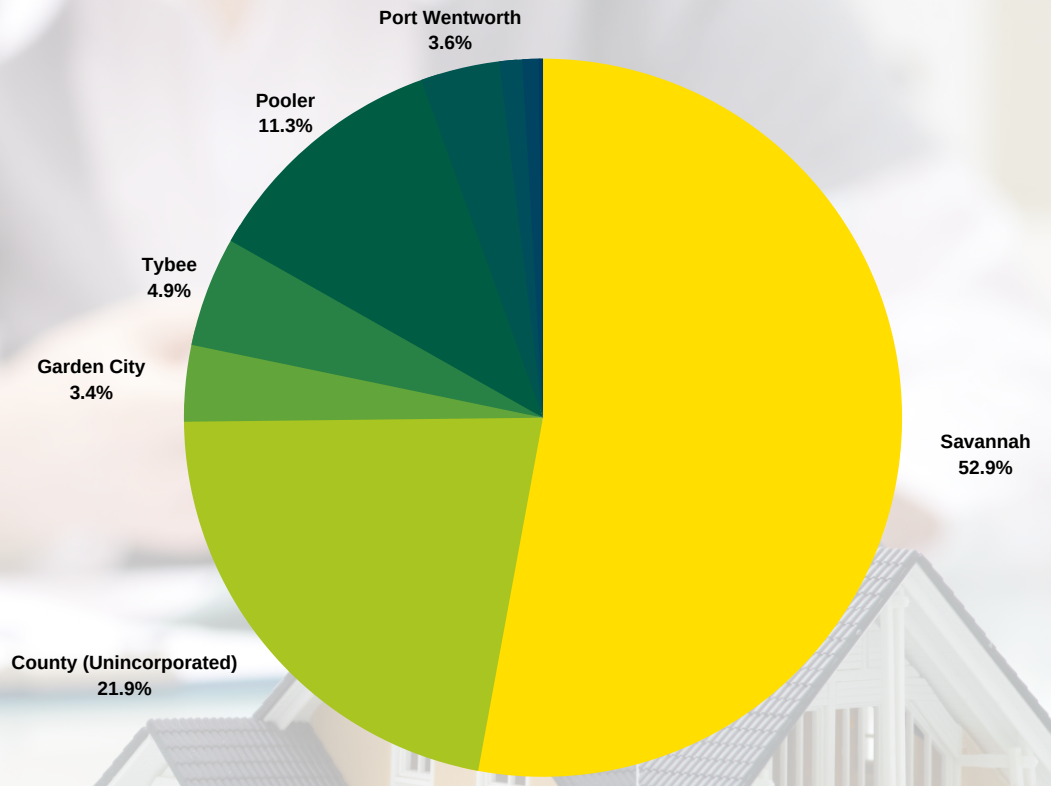


PROPERTY TRANSFERS
10,929

SUPPORT SERVICES



NEW PARCELS
819



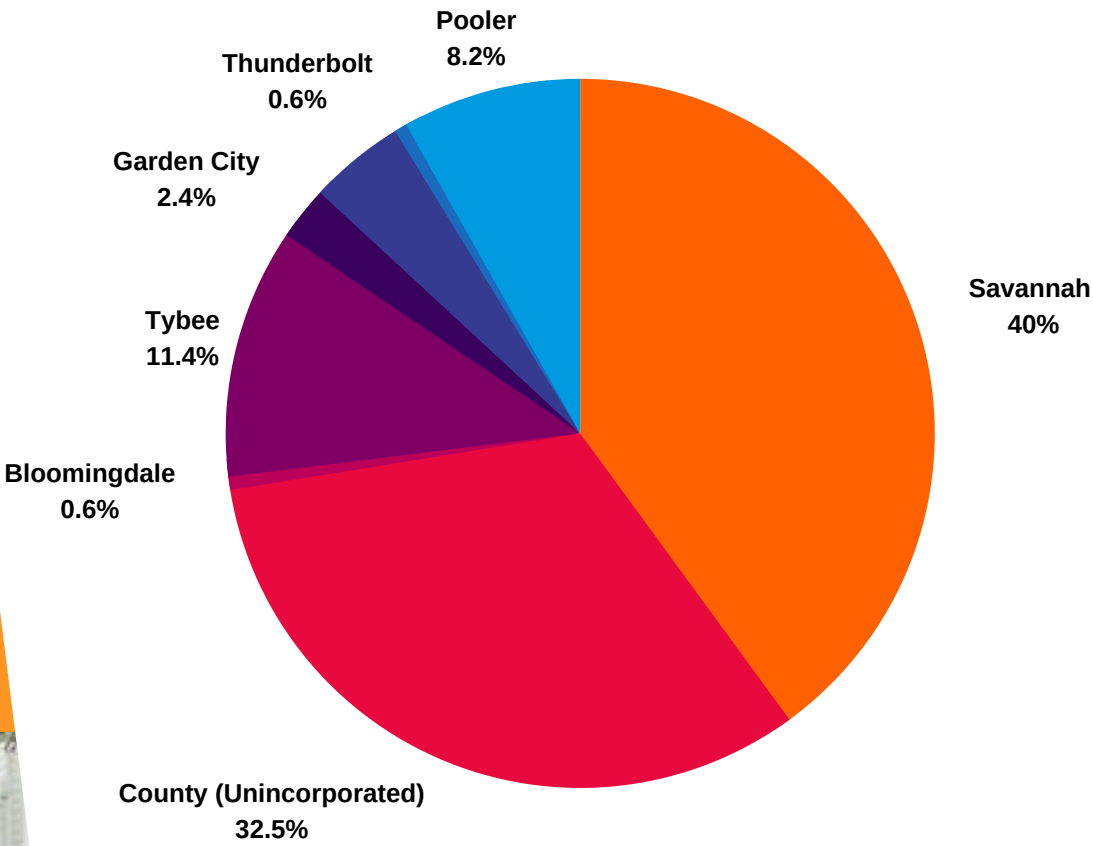
APPEALS
3,233
REAL PROPERTY - 2,894
PERSONAL PROPERTY - 339



3,339 *RESIDENTIAL PERMITS*

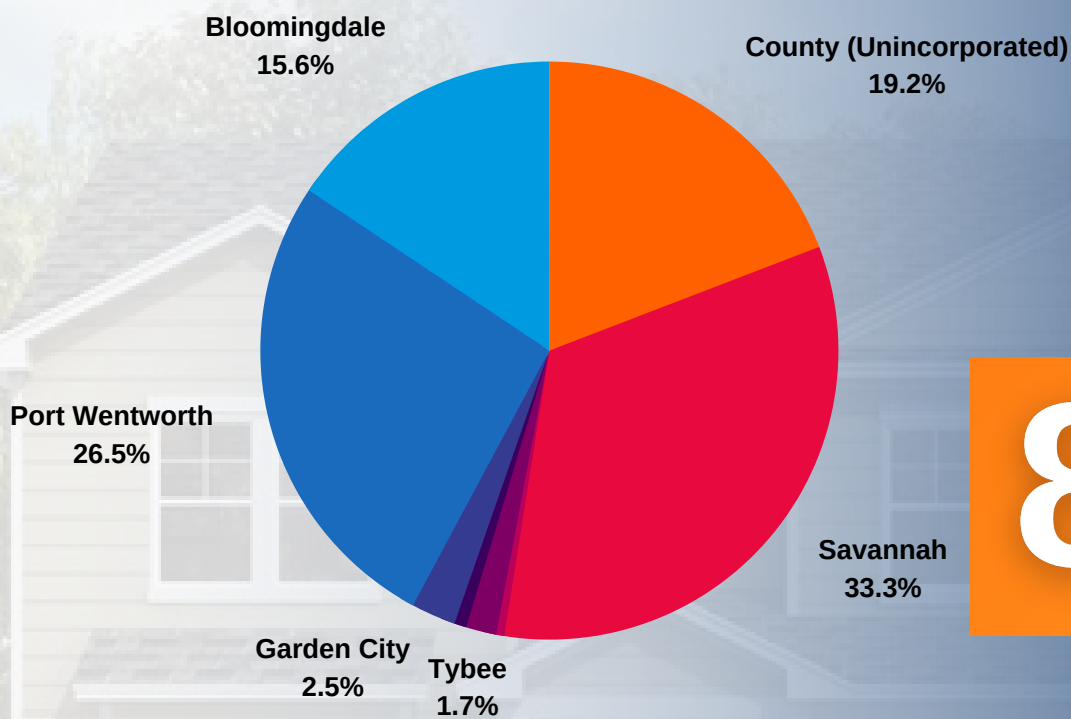


BY MUNICIPALITY



OVERALL 12.9% DECREASE FROM 2019

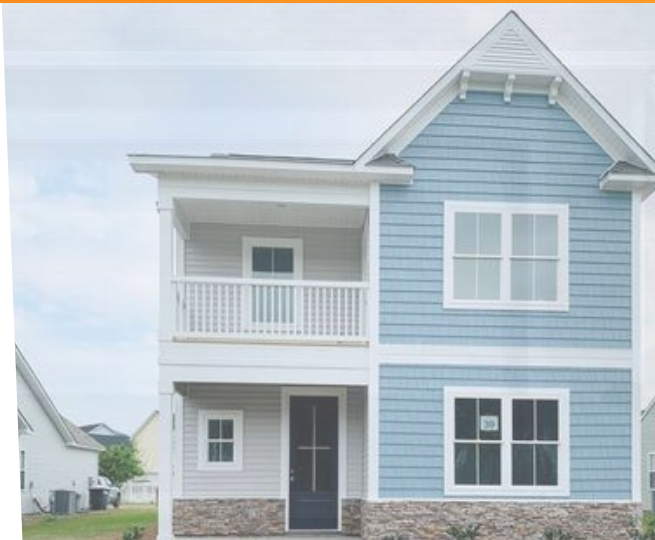
NEW CONSTRUCTION



882

RESIDENTIAL HOMES BUILT
\$191.8 MILLION

County (Unincorporated)	\$48.6 Million
Savannah	\$59.1 Million
Thunderbolt	\$1 Million
Tybee	\$4.9 Million
Pooler	\$57 Million
Garden City	\$2 Million
Port Wentworth	\$18.6 Million
Bloomingdale	\$604,800



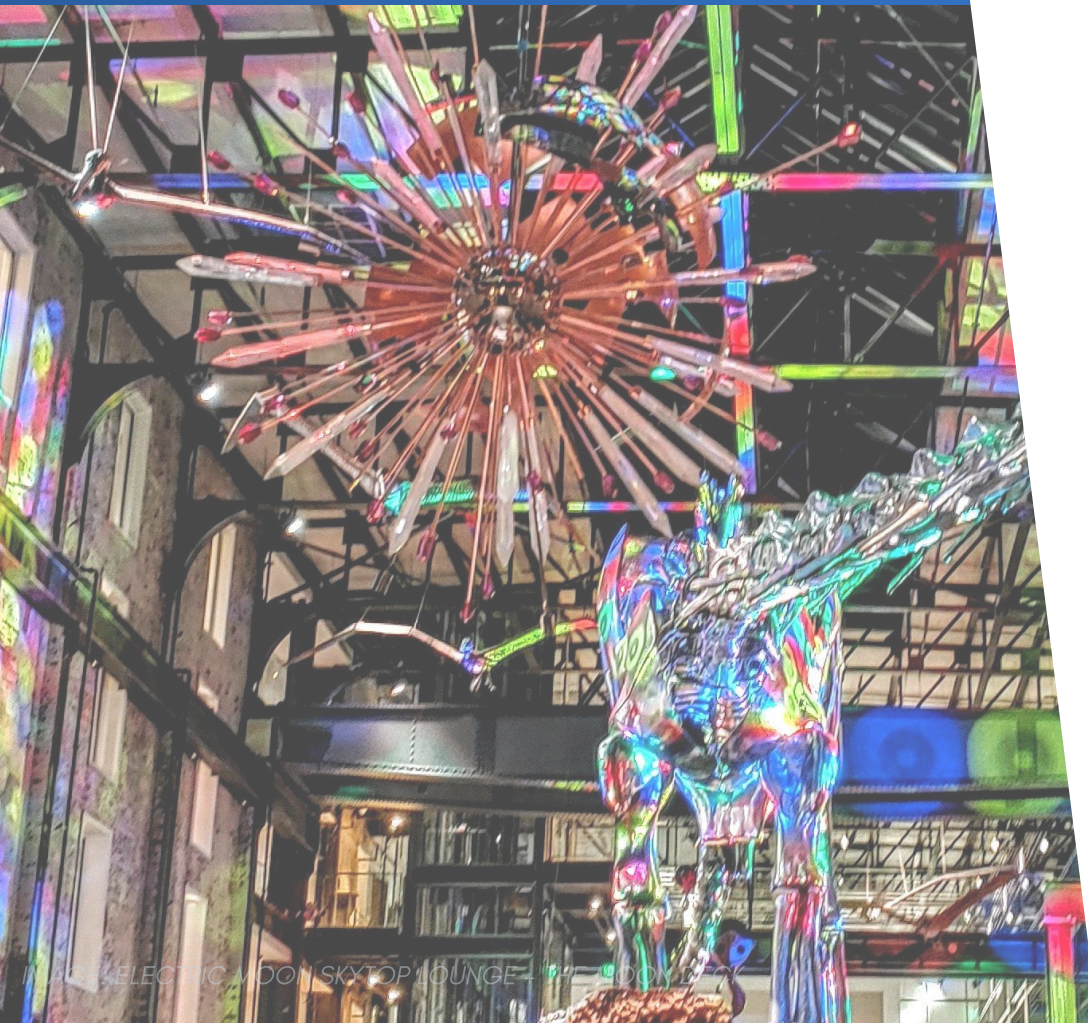
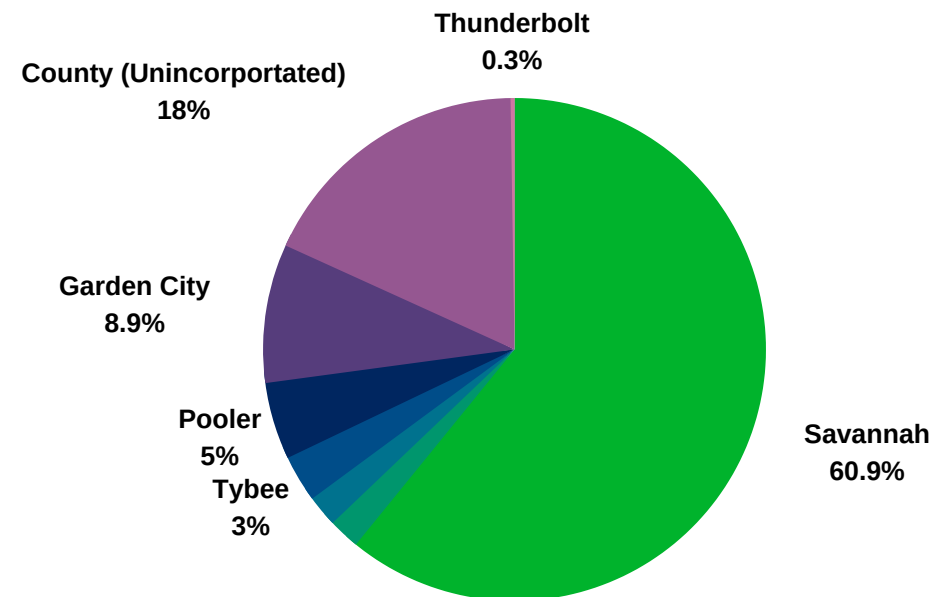
COMMERCIAL/INDUSTRIAL

1,588 COMMERCIAL/INDUSTRIAL
PERMITS

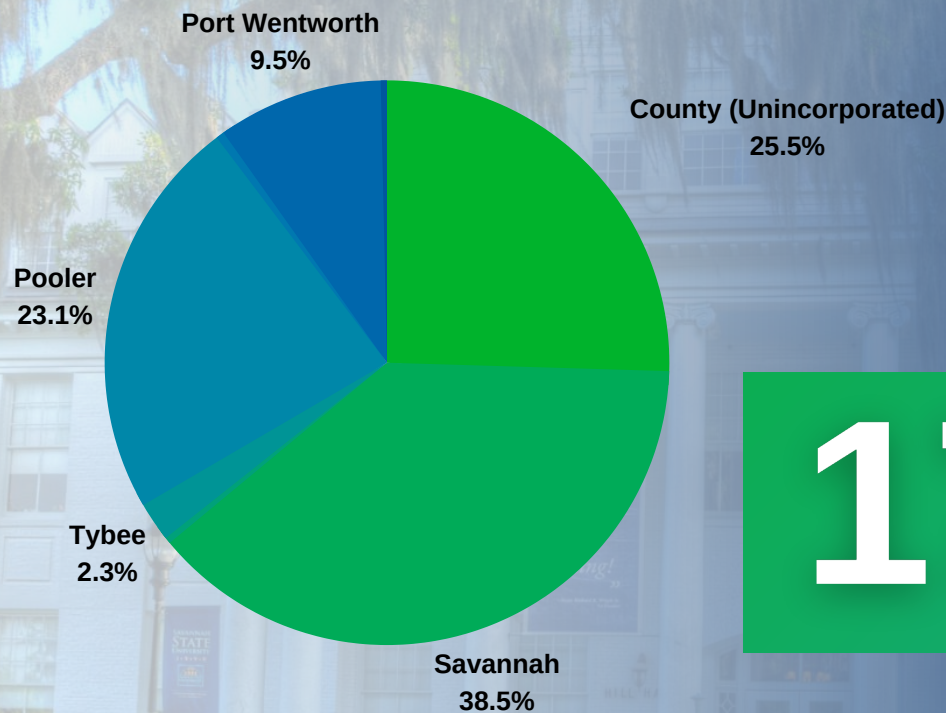


OVERALL 49% INCREASE FROM 2019

BY MUNICIPALITY



NEW CONSTRUCTION



County (Unincorporated)	\$144.8 Million
Savannah	\$222.7 Million
Pooler	\$136.5 Million
Garden City	\$7.8 Million
Port Wentworth	\$33.9 Million
Bloomingdale	\$6.4 Million

172 COMMERCIAL/INDUSTRIAL DEVELOPMENT
\$552.1 MILLION



PERSONAL PROPERTY

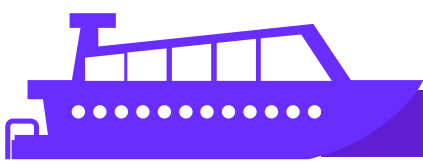
NUMBER OF TPP ACCOUNTS

23,129



BUSINESSES

\$14.1 BILLION



BOATS

\$136.4 MILLION



AIRPLANES

\$36.6 MILLION



IMAGE: CHATHAM COUNTY MOSQUITO CONTROL



IMAGE: SAVANNAH RIVERBOAT CRUISES

SB 410 – ATTORNEY'S FEES IN TAX APPEAL CASES/VIRTUAL BOARD OF EQUALIZATION HEARINGS



This legislation provides that, if a taxpayer appeals a property assessment to superior court and the final value is 85% or less of the board of assessors' value, the taxpayer's reasonable attorney's fees must be paid by the board of assessors. Under prior law, such attorney's fees are payable if such value is set by the board of equalization. Additionally, any further court appeal of an award of attorney's fees must be specifically approved by the county governing authority. This legislation also authorizes virtual board of equalization hearings in tax appeal cases where all parties consent.

EFFECTIVE JULY 22, 2020

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

She was knowledgeable, kind and above all professional.
- Taxpayer, 1/20/2020

So helpful and made the process so easy, it was quick in & out.
- Taxpayer, 2/14/2020

She was very nice, polite and knowledgeable.
- Taxpayer, 6/17/2020

I found (clerical staff) a delight to speak with today.
- Taxpayer, 4/17/2020

I could not have received better service.
- Taxpayer, 2/6/2020



13 CLERICAL & ADMINISTRATIVE STAFF MEMBERS

WITH 234 YEARS OF EXPERIENCE



12 MINUTES TO COMPLETE A HOMESTEAD APPLICATION

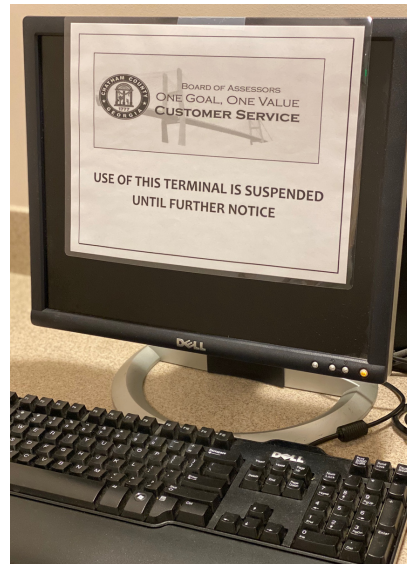
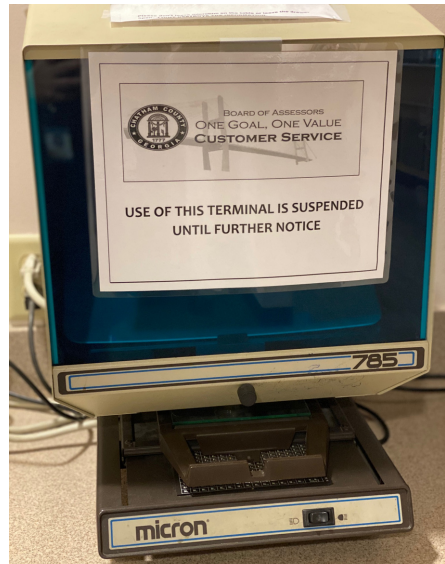
ESTIMATED AVERAGE TIME

**One Goal, One Value
Customer Service**

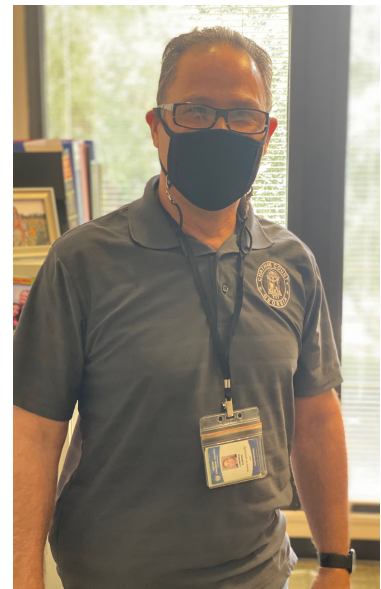
The Chatham County Board of Assessors maintains a COVID secure workplace

The Chatham County Board of Assessors promotes workplace hygiene.

Social distancing is encouraged.



The use of terminals have been suspended until further notice. Previously, these terminals were used by the public and staff to search for Property Record Cards.





THE CHATHAM COUNTY BOARD OF ASSESSORS

The Chatham County Tax Commissioner and Board of Assessors Consolidated Site

WWW.CHATHAMTAX.ORG



Property Record Search

- Billing Information
- Property Assessment Information



Sales Search



E-FILE

For more information call (912) 652-7271



THE CHATHAM COUNTY BOARD OF ASSESSORS



In tax year 2020, the Chatham County Board of Assessors introduced SMARTFILE, our online filing system for mailing address changes, appeals, homestead exemptions, and personal property returns.



SMARTFILE allows taxpayers to complete the necessary forms online, attach required documentation, and submit electronically.



When you consider parking fees and the traffic in and out of downtown Savannah, this valuable online tool provides taxpayers with an option to save both time and money by allowing them to electronically file within the comfort of their home.



BOARD OF ASSESSORS
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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

222 W. Oglethorpe Avenue, Suite 113
(Entrance on Jefferson St.)
Savannah, Georgia 31401

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

Office: (912) 652-7271