

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

26HEMLOCK LLC
8934 RIVER RD

COLUMBUS GA 31904

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1794	C08 0079A	0.19	02		None
Property Description	Replat of prop of Wm V Patterson				
Property Address	415 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	32,905	38,836	0	
40% Assessed Value	0	13,162	15,534	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	15,534	8.512000	132.23
County School	0	0	15,534	16.990000	263.92
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

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ABERCROMBIE JD & LAURA N
132 PATTERSON ROAD
CUSSETA GA 31805

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ABERCROMBIE JESSE & TERESA PARRISH
37 Ridgeview Terr

Lagrange GA 30241

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
922	C04 0085		0.06	02		Yes-S4
Property Description						
Property Address	213 OSTEEN STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	41,105	48,399	0		
40% Assessed Value	0	16,442	19,360	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	6,918	12,442	8.512000	105.91
County School	0	12,918	6,442	16.990000	109.45
Cusseta	0	6,918	0	0.000000	0.00

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	928	C04 0091		0.09	02		None
	Property Description	SOUTH 1/2TOWN LOT # 13					
	Property Address	213 OSTEEN STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	1,127	1,127	0		
	40% Assessed Value	0	451	451	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	451	8.512000	3.84	
	County School	0	0	451	16.990000	7.66	
	Cusseta	0	0	0	0.000000	0.00	
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ACKERMAN JANIE
C/O DENNIS ROBERTS
2415 FREDERICA RD

SAINT SIMONS ISLAND GA 31522

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
37	005 0015		0.46	01		None
Property Description						
Property Address	105 MISSOURI RIVER ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	2,000	2,000	0		
40% Assessed Value	0	800	800	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	800	8.512000	6.81
County School	0	0	800	16.990000	13.59

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ADAMS ALBERTA & LEE OLIVER
3 CINDY LANE
BLOOMFIELD CT 06002

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	County	0	0	4,176	8.512000	35.55																																											
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
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ADAMS ALBERTA & LEE OLIVER
3 CINDY LANE
BLOOMFIELD CT 06002

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1478	012 0040		30.00	01		None
Property Description						
Property Address	535 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	48,233	48,233	0		
40% Assessed Value	0	19,293	19,293	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	19,293	8.512000	164.22
County School	0	0	19,293	16.990000	327.79

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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ADAMS CLAUDIA RENEE
100 FELICIA RUTH DRIVE
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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ADAMS ELIZABETH
322 WELLS ST

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1039	C07 0004	0.67	01		None
	Property Description	PARCEL B ROSSO SD				
	Property Address	322 WELLS STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	2,261	2,261	0	
	40% Assessed Value	0	904	904	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;					
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	904	8.512000	7.69
	County School	0	0	904	16.990000	15.36
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ADAMS ELIZABETH
322 WELLS STREET

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1042	C07 0007		0.18	01		Yes-S3
	Property Description						
	Property Address	322 WELLS STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	112,158	133,774	0		
40% Assessed Value	0	44,863	53,510	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	10,646	42,864	8.512000	364.86	
	County School	0	18,646	34,864	16.990000	592.34	
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Chattahoochee County Board of Assessors
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ADAMS TAMMY SIZEMORE
130 HENRY STREET
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1084	C08 0025	0.37	02		Yes-S1
Property Description	LOT 4; HK HARP SR SUBDIV LL79/80				
Property Address	130 HENRY STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	26,488	26,839	0	
40% Assessed Value	0	10,595	10,736	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,140	8,596	8.512000	73.17
County School	0	2,140	8,596	16.990000	146.05
Cusseta	0	2,140	0	0.000000	0.00

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ADAMS THURMAN C
108 WILSON ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	489	012A 0014		0.50	01		Yes-S1
	Property Description						
	Property Address	108 WILSON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	61,380	55,692	0		
40% Assessed Value	0	24,552	22,277	0			
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Reasons for Assessment Notice							
RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,000	20,277	8.512000	172.60	
	County School	0	2,000	20,277	16.990000	344.51	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ADDISON JOSEPH WAYNE & JENNIFER LYNNE
6803 BEAVER TRAIL

MIDLAND GA 31820

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1590	012C 0084		1.02	01		None
	Property Description	WINDY HILL SD LOT 13					
	Property Address	126 PAUL REVERE DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	11,118	11,118	0		
	40% Assessed Value	0	4,447	4,447	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	4,447	8.512000	37.85	
	County School	0	0	4,447	16.990000	75.55	
	The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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AKHRID RACHID
505 NORTH TILLMAN STREET

GLENNVILLE GA 30427

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
833	C03 0024	0.63	02		None
Property Description	LOT 14 BLK G TOWERVIEW LL 6 LD 33				
Property Address	145 PATTY DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	24,682	25,062	0	
40% Assessed Value	0	9,873	10,025	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	10,025	8.512000	85.33
County School	0	0	10,025	16.990000	170.32
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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ALDRIDGE HELEN
P O BOX 844

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	713	015B 0054		1.74	01		None
	Property Description	PLUM NEELY SUBDIVISION					
	Property Address	956 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	1,500	20,700	0		
	40% Assessed Value	0	600	8,280	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice New Residential Improvement added.; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	8,280	8.512000	70.48	
	County School	0	0	8,280	16.990000	140.68	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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ALDRIDGE LESA JO
PO BOX 395

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1056	C07 0025	0.34	01		Yes-S4
	Property Description	LOT D PROPERTY OF H K HARP				
	Property Address	314 WELLS STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	82,960	99,152	0	
	40% Assessed Value	0	33,184	39,661	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	10,477	29,184	8.512000	248.41
	County School	0	16,477	23,184	16.990000	393.90
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

ALEXANDER JR STANLEY B
4130 WILLIS STREET

CUSSETA GA 31805

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1095	C08 0037	0.24	02		None
Property Description					
Property Address					
197 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	76,820	91,324	0	
40% Assessed Value	0	30,728	36,530	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	36,530	8.512000	310.94
County School	0	0	36,530	16.990000	620.64
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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ALEXANDER MARY & STANLEY
5700 HASTINGS SQUARE

COLUMBUS GA 31909

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1187	C11 0024	0.36	02		Yes-S1
Property Description	BLOCK B LOT 10 DILLARD HTS				
Property Address	113 SUSAN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	8,612	8,612	0	
40% Assessed Value	0	3,445	3,445	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	1,445	8.512000	12.30
County School	0	2,000	1,445	16.990000	24.55
Cusseta	0	2,000	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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ALEXANDER MARY LENA
189 MCNAUGHTON ST

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1193	C11 0030		0.38	02		None
Property Description	BLOCK B LOT 4 DILLARD HTS					
Property Address	189 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	56,170	66,516	0		
40% Assessed Value	0	22,468	26,606	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	26,606	8.512000	226.47
County School	0	0	26,606	16.990000	452.04
Cusseta	0	0	0	0.000000	0.00

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ALEXANDER STANLEY
5700 HASTINGS SQUARE

COLUMBUS GA 31909

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1188	C11 0025		0.37	02		None
Property Description	BLOCK B LOT 9 DILLARD HTS					
Property Address	113 SUSAN STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	4,268	4,268	0		
40% Assessed Value	0	1,707	1,707	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,707	8.512000	14.53
County School	0	0	1,707	16.990000	29.00
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ALLEN BEVERLY A
116 MASSEY ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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	County	0	0	398	8.512000	3.39																																											
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ALLEN BEVERLY A
116 MASSEY ROAD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
88	005A 0055		2.10	01		None
Property Description						
Property Address	116 MASSEY ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	11,065	11,065		0	
40% Assessed Value	0	4,426	4,426		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,426	8.512000	37.67
County School	0	0	4,426	16.990000	75.20

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ALLEN BEVERLY A
116 MASSEY ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	98	005A 0065		0.98	01		None
	Property Description						
	Property Address	116 MASSEY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	6,727	6,727	0		
	40% Assessed Value	0	2,691	2,691	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,691	8.512000	22.91	
	County School	0	0	2,691	16.990000	45.72	
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ALLEN CHARLES W
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ALLEN CHARLES W
PO BOX 611

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1024	C06 0028		1.16	01		None
	Property Description	BLOCK L LOTS 1112 TOWERVIEW					
	Property Address	108 MARLETTE DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	5,648	5,648	0		
	40% Assessed Value	0	2,259	2,259	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,259	8.512000	19.23	
	County School	0	0	2,259	16.990000	38.38	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ALLEN LISA L & BOBBY D
103 CORRAL DRIVE
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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215 McNaughton Street
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(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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ALLURI RAJU LLC
650 ALSTON STREET
RICHLAND GA 31825

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1599	C06 00410UT	13.72	01		None
	Property Description	LL 56 80 & 81 of the 33rd land district				
	Property Address	0				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	33,409	33,409	0	
	40% Assessed Value	0	13,364	13,364	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	13,364	8.512000	113.75
	County School	0	0	13,364	16.990000	227.05
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Chattahoochee County Board of Assessors
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650 ALSTON STREET
RICHLAND GA 31825

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1598	C06 0041IN	9.83	02		None
Property Description	LL 8081 5 & 6 of the 33rd District				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	26,386	26,386	0	
40% Assessed Value	0	10,554	10,554	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	10,554	8.512000	89.84
County School	0	0	10,554	16.990000	179.31
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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ANDERSON CHARLES E &
MARSHA DUENNE
160 LIBERTY HILL ROAD
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
568	013 0005		1.03	01		None
Property Description						
Property Address	198 LIBERTY HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	3,563	3,563	0		
40% Assessed Value	0	1,425	1,425	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,425	8.512000	12.13
County School	0	0	1,425	16.990000	24.21

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ANDERSON CHARLES E &
MARSHA DUENNE
160 LIBERTY HILL ROAD
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1570	012 0090		5.00	01		Yes-S3
Property Description						
Property Address	160 LIBERTY HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	198,242	231,371	0		
40% Assessed Value	0	79,297	92,548	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	15,252	77,296	8.512000	657.94
County School	0	23,252	69,296	16.990000	1177.34

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ANDERSON CHARLES E &
MARSHA DUENNE
160 LIBERTY HILL ROAD
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1571	012 0092		25.00	01		None
Property Description						
Property Address	0 LIBERTY HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	42,917	42,917	0		
40% Assessed Value	0	17,167	17,167	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	17,167	8.512000	146.13
County School	0	0	17,167	16.990000	291.67

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ANDERSON HOMER C
C/O WILHELMINA MUELLER
P.O. BOX 971

CUSSETA GA 31805-0585

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40% Assessed Value		0	21,157	21,157	0																																																			
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>0</td> <td>21,157</td> <td>8.512000</td> <td>180.09</td> </tr> <tr> <td>County School</td> <td>0</td> <td>0</td> <td>21,157</td> <td>16.990000</td> <td>359.46</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	0	21,157	8.512000	180.09	County School	0	0	21,157	16.990000	359.46																																
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																																		
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ANDERSON HOMER C
C/O WILHELMINA MUELLER
P.O. BOX 971

CUSSETA GA 31805-0585

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1117	C08 0059		0.14	02		None
Property Description						
Property Address	173 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	26,970	26,970	0		
40% Assessed Value	0	10,788	10,788	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	10,788	8.512000	91.83
County School	0	0	10,788	16.990000	183.29
Cusseta	0	0	0	0.000000	0.00

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The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

ANDERSON HOMER C
C/O WILHELMINA MUELLER
PO BOX 971

CUSSETA GA 31805-0585

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
467	012 0033		7.40	01		None
Property Description						
Property Address	159 BOX SPRINGS ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	133,107	140,447	0		
40% Assessed Value	0	53,243	56,179	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

PROPERTY REVIEW; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	56,179	8.512000	478.20
County School	0	0	56,179	16.990000	954.48

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

ANDERSON JASMINE
C/O PATRICIA PETERSON
177 MANTA RD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
284	010 0028		2.40	01		None
Property Description	TRACT 3E; RED OAK HILLS PROPERTY					
Property Address	177 MANTA ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	7,981	7,981	0		
40% Assessed Value	0	3,192	3,192	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,192	8.512000	27.17
County School	0	0	3,192	16.990000	54.23

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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ANDREWS WAYNE JACKSON
12036 EDDING COURT

JACKSONVILLE FL 32246-4016

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
774	C01 0036		0.26	02		None
Property Description						
Property Address	138 OLD LOUVALE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	49,465	58,738	0		
40% Assessed Value	0	19,786	23,495	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	23,495	8.512000	199.99
County School	0	0	23,495	16.990000	399.18
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

ARMOUR SHUMONICA L.
C/O CUSSETA FULLER CENTER
PO BOX 523

AMERICUS GA 31709

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1339	012 0077		1.00	01		Yes-S1
Property Description	LOT 102 SANDY SPRING SUBDIVISION					
Property Address	404 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	69,093	76,977		0	
40% Assessed Value	0	27,637	30,791		0	

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Reasons for Assessment Notice

RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	5,154	25,637	8.512000	218.22
County School	0	5,154	25,637	16.990000	435.57

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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ARMSTRONG JACOB & MELISSA
156 MANTA ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	281	010 0024		10.01	01		Yes-S1
	Property Description	PLATBOOK 3/246 & 3/261 TOTAL 10.01 AC					
	Property Address	156 MANTA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	232,579	270,149	0		
	40% Assessed Value	0	93,032	108,060	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	17,028	91,032	8.512000	774.86	
	County School	0	17,028	91,032	16.990000	1546.63	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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<http://www.qpublic.net/ga/chattahoochee>

ARNOLD ROBERT EDWARD & KAREN MARLENE
154 HWY26
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>2,000</td> <td>9,888</td> <td>8.512000</td> <td>84.17</td> </tr> <tr> <td>County School</td> <td>0</td> <td>2,000</td> <td>9,888</td> <td>16.990000</td> <td>168.00</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	2,000	9,888	8.512000	84.17	County School	0	2,000	9,888	16.990000	168.00																									
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																											
	County	0	2,000	9,888	8.512000	84.17																																											
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ARNOLD SHELTYE STEVEN JR
106 MUSTANG CT

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1473	010A 0145		1.29	01		None
	Property Description	LOT 18; BLOCK "C"; THE VILLAGE S/D					
	Property Address	106 MUSTANG COURT					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	120,170	150,342	0		
40% Assessed Value	0	48,068	60,137	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	60,137	8.512000	511.89	
	County School	0	0	60,137	16.990000	1021.73	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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ARTHUR MICHAEL L & MICHELLE ANN
128 JAMESTOWN ROAD

CUSSETA GA 31805

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
780	C01 0042	0.99	02		Yes-S5
Property Description					
Property Address	128 JAMESTOWN ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	175,601	208,865	0	
40% Assessed Value	0	70,240	83,546	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	83,546	0	8.512000	0.00
County School	0	83,546	0	16.990000	0.00
Cusseta	0	83,546	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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<http://www.qpublic.net/ga/chattahoochee>

ASH CATHERINE
C/O DANCIA BAERNCOFF
151 BONE RD
AMERICUS GA 31709

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
989	C05 0053		0.68	02		None
Property Description	Lot 38 and part of lot 37 Anderson S/D					
Property Address	147 ANDERSON ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	3,856	3,856	0		
40% Assessed Value	0	1,542	1,542	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,542	8.512000	13.13
County School	0	0	1,542	16.990000	26.20
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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ASHER RONALD P
147 TROTTERS RIDGE ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1314	010A 0122		1.20	01		Yes-S1
	Property Description	LOT 3; BLOCK "E"; THE VILLAGE S/D					
	Property Address	147 TROTTERS RIDGE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	144,437	181,645	0		
	40% Assessed Value	0	57,775	72,658	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	16,883	55,775	8.512000	474.76	
	County School	0	16,883	55,775	16.990000	947.62	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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ASKEW DERRICK
P O BOX 942

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1377	012C 0011		1.00	01		Yes-S1
	Property Description	LIBERTY HILL SD LOT 11					
	Property Address	110 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	120,376	120,376	0		
	40% Assessed Value	0	48,150	48,150	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,000	46,150	8.512000	392.83	
	County School	0	2,000	46,150	16.990000	784.09	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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ASPEOTES LAWERENCE M SR & LAWERENCE M
5413 ATKINS AVE

COLUMBUS GA 31909

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1982	012 0030A	84.09	01		None
Property Description	LL 181946 47 5TH LD 84.09 AC Parcel B				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	90,318	90,318	0	
40% Assessed Value	0	36,127	36,127	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	36,127	8.512000	307.51
County School	0	0	36,127	16.990000	613.80

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Chattahoochee County Board of Assessors
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AUSTIN ROBERT & AUDREY
137 GORDY MILL POND ROAD
CUSSETA GA 31805

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100% Appraised Value		0	38,272	38,272	0																																												
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>0</td> <td>15,309</td> <td>8.512000</td> <td>130.31</td> </tr> <tr> <td>County School</td> <td>0</td> <td>0</td> <td>15,309</td> <td>16.990000</td> <td>260.10</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	0	15,309	8.512000	130.31	County School	0	0	15,309	16.990000	260.10																									
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																											
	County	0	0	15,309	8.512000	130.31																																											
	County School	0	0	15,309	16.990000	260.10																																											

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

AVERETT JESSIE ESTATE
306 WELLS STREET
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1054	C07 0021022	0.69	01		None
Property Description	PARCEL 22 DISCRIBED AS LOT A H K HA RP				
Property Address	306 WELLS STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	57,867	68,640	0	
40% Assessed Value	0	23,147	27,456	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	27,456	8.512000	233.71
County School	0	0	27,456	16.990000	466.48

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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AVERETT LILLEAN
8030 GARRETT RD

MIDLAND GA 31820

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
405	010A 0109		0.96	01		None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	9,360	9,360		0	
40% Assessed Value	0	3,744	3,744		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,744	8.512000	31.87
County School	0	0	3,744	16.990000	63.61

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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AVERETT LILLEAN
8030 GARRETT RD

MIDLAND GA 31820

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
406	010A 0110		6.00	01		Yes-S4
Property Description						
Property Address	117 OLD GA HWY 280					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	42,682	47,622		0	
40% Assessed Value	0	17,073	19,049		0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	5,976	13,073	8.512000	111.28
County School	0	11,976	7,073	16.990000	120.17

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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AVERETT PHYLLIS
PO BOX 265

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	383	010A 0087	0.86	01		None
	Property Description					
	Property Address	117 OLD GA HWY 280				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	54,750	63,510	0	
	40% Assessed Value	0	21,900	25,404	0	
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Reasons for Assessment Notice						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	25,404	8.512000	216.24
	County School	0	0	25,404	16.990000	431.61
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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AVERETT PHYLLIS & HAROLD
8030 GARRETT RD

MIDLAND GA 31820

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
388	010A 0092	0.38	01		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	5,217	5,217	0	
40% Assessed Value	0	2,087	2,087	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,087	8.512000	17.76
County School	0	0	2,087	16.990000	35.46

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Cusseta GA 31805
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AZALEA TIMBERLAND LLC
c/o F & W FORESTRY SERVICES INC
PROPERTY TAX ADMINISTRATION
P O BOX 3349
ALBANY GA 31706-3349

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
129	007 0002		40.41	01		None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	41,969	41,969	0		
40% Assessed Value	0	16,788	16,788	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	16,788	8.512000	142.90
County School	0	0	16,788	16.990000	285.23

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Chattahoochee County Board of Assessors
215 McNaughton Street
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BAGGETT ANTHONY CHARLIE
P O BOX 921

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1222	C11 0059		0.24	02		Yes-S1
Property Description	PARCEL 1 ROSSO					
Property Address	130 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	62,406	74,628		0	
40% Assessed Value	0	24,962	29,851		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	4,196	25,655	8.512000	218.38
County School	0	4,196	25,655	16.990000	435.88
Cusseta	0	4,196	0	0.000000	0.00

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BAKER ARTHUR & MATTIE
297 MOORE STORE RD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BAKER CASSANDRA
P O BOX 274

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1515	012E 0009		1.37	01		None
	Property Description	CYPRESS MEADOWS FARM SUBDIV					
	Property Address	103 SWANSON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	33,797	34,276	0		
	40% Assessed Value	0	13,519	13,710	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	13,710	8.512000	116.70	
	County School	0	0	13,710	16.990000	232.93	
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BAKER DARRYL D & BELINDA C
1435 DOOLEY LANE
GROVETOWN GA 30813

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1396	013A 0008		1.00	01		None
	Property Description	LOT # 8					
	Property Address	0					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	9,000	9,000	0		
	40% Assessed Value	0	3,600	3,600	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,600	8.512000	30.64	
	County School	0	0	3,600	16.990000	61.16	
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BAKER JEARLEAN
259 FIRETOWER ROAD
CUSSETA GA 31805

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BAKER JOHNNY B & DELORES
839 GA HWY 520
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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BAKER JOHNNY B & DELORES
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CUSSETA GA 31805

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215 McNaughton Street
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
617	014 0023		30.25	01	2020	None
Property Description						
Property Address	843 GA HWY 520					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	143,277	143,277		15,857	
40% Assessed Value	0	57,311	57,311		6,343	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	13,858	0	43,453	8.512000	369.87
County School	13,858	0	43,453	16.990000	738.27

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
596	014 0004		30.75	01		None
Property Description						
Property Address	104 GA HWY 520					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	55,395	55,395		0	
40% Assessed Value	0	22,158	22,158		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	22,158	8.512000	188.61
County School	0	0	22,158	16.990000	376.46

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1416	013A 0035	1.00	01		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	9,000	9,000	0	
40% Assessed Value	0	3,600	3,600	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,600	8.512000	30.64
County School	0	0	3,600	16.990000	61.16

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1417	013A 0036	0.44	01		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,960	3,960	0	
40% Assessed Value	0	1,584	1,584	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,584	8.512000	13.48
County School	0	0	1,584	16.990000	26.91

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1418	013A 0037	0.41	01		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,690	3,690	0	
40% Assessed Value	0	1,476	1,476	0	

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The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,476	8.512000	12.56
County School	0	0	1,476	16.990000	25.08

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BAKER JOSEPH LEE
C/O CHERRIE BROOMFIELD
723 WILLIAMS AVE

PHENIX CITY AL 36869

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1419	013A 0038	0.41	01		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,690	3,690	0	
40% Assessed Value	0	1,476	1,476	0	

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1420	013A 0039	0.40	01		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,600	3,600	0	
40% Assessed Value	0	1,440	1,440	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,440	8.512000	12.26
County School	0	0	1,440	16.990000	24.47

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1421	013A 0040	0.40	01		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,600	3,600	0	
40% Assessed Value	0	1,440	1,440	0	

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Chattahoochee County Board of Assessors
215 McNaughton Street
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BAKER RODNEY L & VICKIE
2300 HILLGROVE COURT
MANSFIELD TX 76063

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
650	015A 0030		0.99	01		None
Property Description	LOT 28 INDIAN HILLS S/D					
Property Address	0 RED CANYON ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	9,504	9,504		0	
40% Assessed Value	0	3,802	3,802		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,802	8.512000	32.36
County School	0	0	3,802	16.990000	64.60

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BAKER S T
538 GA HWY 26
CUSSETA GA 31805

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BAKER WILLIAM JR (ETAL)
C/O CHARLOTTE BAKER
92A CATTLE RUN DR

PHENIX CITY AL 36867

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
598	014 0006		1.00	01		None
Property Description						
Property Address	106 GIBSON HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	64,757	77,016	0		
40% Assessed Value	0	25,903	30,806	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	30,806	8.512000	262.22
County School	0	0	30,806	16.990000	523.39

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
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BALDWIN LAWRENCE E &
GWENDOLYN R
265 BLUFF OAK DR
ROSWELL GA 30076

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
527	012B 0005		1.60	01		None
Property Description						
Property Address	556 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	14,400	14,400		0	
40% Assessed Value	0	5,760	5,760		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,760	8.512000	49.03
County School	0	0	5,760	16.990000	97.86

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BALDWIN LAWRENCE E &
GWENDOLYN R
265 BLUFF OAK DR
ROSWELL GA 30076

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
528	012B 0006		3.12	01		None
Property Description						
Property Address	0 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	19,656	19,656	0		
40% Assessed Value	0	7,862	7,862	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,862	8.512000	66.92
County School	0	0	7,862	16.990000	133.58

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BANKS ELOISE
c/o MEREDITH BANKS
5013 AARON LANE
COLUMBUS GA 31907

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
391	010A 0095		0.79	01		None
Property Description						
Property Address	131 OLD FRIENDSHIP ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	76,371	95,790	0		
40% Assessed Value	0	30,548	38,316	0		

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Reasons for Assessment Notice

COMBINED PARCELS; Parcel acreage changed.; Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	38,316	8.512000	326.15
County School	0	0	38,316	16.990000	650.99

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BANKS ELOISE
c/o MEREDITH BANKS
5013 ARRON LANE
COLUMBUS GA 31907

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
392	010A 0096		0.41	01		Yes-S1
Property Description						
Property Address	135 OLD FRIENDSHIP ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	65,821	77,707	0		
40% Assessed Value	0	26,328	31,083	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	6,754	24,329	8.512000	207.09
County School	0	6,754	24,329	16.990000	413.35

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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BANKS IRVIN W. & WILLIE MAE
947 GA HWY 26
CUSSETA GA 31805

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215 McNaughton Street
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BANKSTON TERESA
194 LAFAYETTE ROAD

CUSSETA GA 31805

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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>14,004</td> <td>69,507</td> <td>8.512000</td> <td>591.64</td> </tr> <tr> <td>County School</td> <td>0</td> <td>14,004</td> <td>69,507</td> <td>16.990000</td> <td>1180.92</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	14,004	69,507	8.512000	591.64	County School	0	14,004	69,507	16.990000	1180.92																																
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																																		
	County	0	14,004	69,507	8.512000	591.64																																																		
	County School	0	14,004	69,507	16.990000	1180.92																																																		

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BARFIELD CHARLES GLENN
131 MASSEY ROAD
PO BOX 102

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																							
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead																	
	114	005A 0082		1.34	01		None																	
	Property Description																							
	Property Address	131 MASSEY ROAD																						
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *																			
	100% Appraised Value	0	5,308	5,308	0																			
	40% Assessed Value	0	2,123	2,123	0																			
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".																							
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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																			
County	0	0	2,123	8.512000	18.07																			
County School	0	0	2,123	16.990000	36.07																			
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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131 MASSEY ROAD
PO BOX 102

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2024	005A 0045A		1.60	01		None
	Property Description						
	Property Address	131 MASSEY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	10,291	10,291	0		
C	40% Assessed Value	0	4,116	4,116	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	4,116	8.512000	35.04	
	County School	0	0	4,116	16.990000	69.93	
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Chattahoochee County Board of Assessors
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BARNES LEHMAN
C/O MICHAEL BARNES
PSC 517 BX RC
APO AP 96517-1000

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
567	013 0004		18.78	01		None
Property Description						
Property Address	0 LIBERTY HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	38,916	38,916	0		
40% Assessed Value	0	15,566	15,566	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	15,566	8.512000	132.50
County School	0	0	15,566	16.990000	264.47

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BARNES LEHMAN
C/O MICHAEL BARNES
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
573	013 0010		27.00	01		None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	88,465	88,465	0		
40% Assessed Value	0	35,386	35,386	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	35,386	8.512000	301.21
County School	0	0	35,386	16.990000	601.21

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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BARNES MATTIE E ESTATE
C/O JOSEPH GARDNER
212 LIBERTY HILL RD

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
566	013 0003		1.00	01		None
Property Description						
Property Address	231 LIBERTY HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	3,562	3,562	0		
40% Assessed Value	0	1,425	1,425	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,425	8.512000	12.13
County School	0	0	1,425	16.990000	24.21

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Chattahoochee County Board of Assessors
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BARRICKS JERRY W.
253 GA HWY 137
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
186	009A 0001	1.00	01		None
Property Description	LOT #1; SURVEY OF FRANK HICKMAN				
Property Address	253 GA HWY 137				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	123,827	133,320	0	
40% Assessed Value	0	49,531	53,328	0	

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Reasons for Assessment Notice

RESIDENCE DEPRECIATED; New Accessory Improvement added.; PROPERTY REVIEW; Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	53,328	8.512000	453.93
County School	0	0	53,328	16.990000	906.04

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BARTO ROBERT & NAOMI HARTMAN
C/O CAROL HAMMERBACHER
PO BOX 794
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
747	C01 0004		0.25	02		None
Property Description						
Property Address	102 OLD CUSSETA ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	17,239	19,571	0		
40% Assessed Value	0	6,896	7,828	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,828	8.512000	66.63
County School	0	0	7,828	16.990000	133.00
Cusseta	0	0	0	0.000000	0.00

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BATTLE QUENTIN D.
125 OLD HWY 280
CUSSETA GA 31805

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
401	010A 0105		1.52	01		Yes-S1
Property Description	PLATBOOK 2 FOLIO 225					
Property Address	125 OLD GA HWY 280					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	73,846	86,307		0	
40% Assessed Value	0	29,538	34,523		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	6,984	27,539	8.512000	234.41
County School	0	6,984	27,539	16.990000	467.89

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BAUBLITZ KATHRYN K & DUANE M HERNDON JR
145 BOX SPRINGS ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1649	012 0013A		14.95	01		Yes-S1
	Property Description						
	Property Address	145 BOX SPRINGS ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	53,397	57,539	0		
	40% Assessed Value	0	21,359	23,016	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,189	20,827	8.512000	177.28	
	County School	0	2,189	20,827	16.990000	353.85	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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BEAUDIN JAMES T & CHRISTINA L
201 PRINCIPAL DRIVE

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1261	C13 0017	2.57	02		None
Property Description	2.57 AC LL4 LD 33 LOT 11 CHATCO ESTATES				
Property Address	201 PRINCIPAL DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	132,601	157,123	0	
40% Assessed Value	0	53,040	62,849	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	62,849	8.512000	534.97
County School	0	0	62,849	16.990000	1067.80
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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BEAUDIN MATHEW J
201 PRINCIPAL DR

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1264	C13 0020		2.19	02		None
Property Description						
Property Address	188 PRINCIPAL DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	8,760	8,760		0	
40% Assessed Value	0	3,504	3,504		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,504	8.512000	29.83
County School	0	0	3,504	16.990000	59.53
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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BECK LINDA L
113 GORDY MILL POND

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
864	C04 0026		0.35	02		Yes-S1
Property Description						
Property Address	104 MOORE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	71,954	84,775	0		
40% Assessed Value	0	28,782	33,910	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	7,128	26,782	8.512000	227.97
County School	0	7,128	26,782	16.990000	455.03
Cusseta	0	7,128	0	0.000000	0.00

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215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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BECKFORD MATTHEW
P.O. BOX 110657

PALM BAY FL 32909

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1549	004 0020		3.00	01		None
Property Description	PARCEL "C" PLATBOOK 4 / FOLIO 31					
Property Address	170 GA HWY 26					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	11,328	11,328		0	
40% Assessed Value	0	4,531	4,531		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,531	8.512000	38.57
County School	0	0	4,531	16.990000	76.98

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BEECHER RONNIE M
26 SILVER LAKE POINT

SANFORD NC 27332

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1971	012C 0110		1.87	01		None
	Property Description	1.87 ACRES LL 50 LD 5 LOT 18R					
	Property Address	648 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	14,960	14,960	0		
40% Assessed Value	0	5,984	5,984	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	5,984	8.512000	50.94	
	County School	0	0	5,984	16.990000	101.67	
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BEHNKE GORDON
108 PATTY DRIVE

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
838	C03 0029		0.99	02		None
Property Description						
Property Address	108 PATTY DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	30,966	30,966		0	
40% Assessed Value	0	12,386	12,386		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	12,386	8.512000	105.43
County School	0	0	12,386	16.990000	210.44
Cusseta	0	0	0	0.000000	0.00

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BELL DORIS
P O BOX 636
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

BEMBERY BARBARA JEAN ETAL
5358 WOODRUFF FARM ROAD
APT 309

COLUMBUS GA 31907

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
2045	012 0020C	4.19	01		None
Property Description	4.19 AC LL 49 LD 5				
Property Address	182 LIBERTY HILL ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	13,232	13,232	0	
40% Assessed Value	0	5,293	5,293	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,293	8.512000	45.05
County School	0	0	5,293	16.990000	89.93

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Chattahoochee County Board of Assessors
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BENEFIELD FRANCES B (LIFE ESTATE)
C/O JIMMY VANADORE ESTATE
HEATHER BUNDSUHH / PERSONAL REP
2332 JANET DRIVE
ST JOHNS FL 32259

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
470	012 0036	10.36	01		None
Property Description					
Property Address	415 GA HWY 137				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	23,280	23,280	0	
40% Assessed Value	0	9,312	9,312	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	9,312	8.512000	79.26
County School	0	0	9,312	16.990000	158.21

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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C/O JIMMY VARNADORE ESTATE
HEATHER BUNDSHUH / PERSONAL REP
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
445	012 0009		95.82	01		None
Property Description						
Property Address	415 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	119,411	119,733	0		
40% Assessed Value	0	47,764	47,893	0		

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Reasons for Assessment Notice

NADA Value Table Updated;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	47,893	8.512000	407.67
County School	0	0	47,893	16.990000	813.70

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Annual Assessment Notice Date: 6/20/2025

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
466	012 0032	0.99	01		None
Property Description	.99 ac survey of part of LL 118 LD 5th				
Property Address	0 GA HWY 137				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	2,673	2,673	0	
40% Assessed Value	0	1,069	1,069	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,069	8.512000	9.10
County School	0	0	1,069	16.990000	18.16

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215 McNaughton Street
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BENNETT WILLIAM O'DONNELL & ALAVIA JUNE
137 OLD GA HWY 280

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
396	010A 0100		1.08	01		Yes-S1
Property Description	LL 19 & 46 LD 33					
Property Address	137 OLD GA HWY 280					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	53,419	53,419	0		
40% Assessed Value	0	21,368	21,368	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	19,368	8.512000	164.86
County School	0	2,000	19,368	16.990000	329.06

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BENNETT WILLIE J
113 HEALINGS ROAD
HOPKINS SC 29061

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
539	012B 0021	10.00	01		None
Property Description					
Property Address	0 GA HWY 137				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	26,710	26,710	0	
40% Assessed Value	0	10,684	10,684	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	10,684	8.512000	90.94
County School	0	0	10,684	16.990000	181.52

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113 HEALINGS ROAD
HOPKINS SC 29061

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	540	012B 0022	1.34	01		None
	Property Description					
	Property Address	0 GA HWY 137				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	12,060	12,060	0	
	40% Assessed Value	0	4,824	4,824	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".					
Reasons for Assessment Notice						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	4,824	8.512000	41.06
	County School	0	0	4,824	16.990000	81.96
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BENNETT WILLIE J
113 HEALINGS SPRING ROAD
HOPKINS SC 29061

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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BENSON A E MRS
% JOHN LYNN
P O BOX 419
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
983	C05 0047		0.54	02		Yes-S1
Property Description	LOT 19 ANDERSON S/D					
Property Address	135 WILHELMINA DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	29,984	34,954	0		
40% Assessed Value	0	11,994	13,982	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	3,988	9,994	8.512000	85.07
County School	0	3,988	9,994	16.990000	169.80
Cusseta	0	3,988	0	0.000000	0.00

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BENTON GARY V
P O BOX 176
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	461	012 0026		12.00	01		Yes-S1
	Property Description						
	Property Address	752 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	182,465	207,098	0		
	40% Assessed Value	0	72,986	82,839	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	14,878	67,961	8.512000	578.48	
	County School	0	14,878	67,961	16.990000	1154.66	
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BICKEL THOMAS & LISA
149 BOX SPRINGS ROAD

CUSSETA GA 31805

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BICKEL TOMMY LEE
505 BROAD STREET

CUSSETA GA 31805

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1249	C13 0005		0.31	02		Yes-S4
Property Description						
Property Address	505 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% <u>Appraised</u> Value	0	38,784	44,707		0	
40% <u>Assessed</u> Value	0	15,514	17,883		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	6,369	11,514	8.512000	98.01
County School	0	12,369	5,514	16.990000	93.68
Cusseta	0	6,369	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BIDDLE NICHOLAS
125 MUSTANG DRIVE
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1310	010A 0131		0.50	01		Yes-S1
	Property Description	LOT 6A; BLOCK "C"; THE VILLAGE S/D					
	Property Address	125 MUSTANG DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	112,609	142,348	0		
40% Assessed Value	0	45,044	56,939	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	13,896	43,043	8.512000	366.38	
	County School	0	13,896	43,043	16.990000	731.30	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BIDDLE TIMOTHY
243 WELLS STREET

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	351	010A 0051	3.63	01		None
	Property Description	LOT 3 BLOCK "B"; THE FARM S/D				
	Property Address	119 TROTTERS RIDGE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	149,705	182,981	0	
40% Assessed Value	0	59,882	73,192	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Structure Characteristics Corrected; Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	73,192	8.512000	623.01
	County School	0	0	73,192	16.990000	1243.53
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BIDDLE TIMOTHY D
243 WELLS STREET

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	555	012B 0038		10.00	01		None
	Property Description						
	Property Address	564 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	12,500	12,500	0		
	40% Assessed Value	0	5,000	5,000	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	5,000	8.512000	42.56	
	County School	0	0	5,000	16.990000	84.95	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BIDDLE TIMOTHY D
243 WELLS STREET

CUSSETA GA 31805

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1050	C07 0016		0.18	02		Yes-S1
Property Description						
Property Address	243 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	27,498	32,331	0		
40% Assessed Value	0	10,999	12,932	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	3,933	8,999	8.512000	76.60
County School	0	3,933	8,999	16.990000	152.89
Cusseta	0	3,933	0	0.000000	0.00

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The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BIGGERS DEMETRICE DELORES

115 LIBERTY HILL ROAD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1383	012C 0048049	2.05	01		Yes-S5
Property Description	skyline s/d lots 4 & 5				
Property Address	115 LIBERTY HILL ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	440,125	523,501	0	
40% Assessed Value	0	176,050	209,400	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	155,162	54,238	8.512000	461.67
County School	0	155,162	54,238	16.990000	921.50

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

BLACK SYLVIA B
P O BOX 303

COLUMBUS GA 31902-0303

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1093	C08 0035	0.30	02		None
Property Description					
Property Address	114 MT OLIVE STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,400	4,400	0	
40% Assessed Value	0	1,760	1,760	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,760	8.512000	14.98
County School	0	0	1,760	16.990000	29.90
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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BLACKMON ERMA & TROY DALE WILLIAMS
133 LIBERTY HILL ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1387	012C 0052		1.01	01		Yes-S3
	Property Description	SKYLINE SD LOT 8					
	Property Address	133 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	105,688	123,677	0		
40% Assessed Value	0	42,275	49,471	0			
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Reasons for Assessment Notice							
Accessory Improvement deleted.; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	9,675	39,796	8.512000	338.74	
	County School	0	17,675	31,796	16.990000	540.21	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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215 McNaughton Street
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BLALOCK ROBERT ETAL
715 31ST STREET

PHENIX CITY AL 36867

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
354	010A 0055	0.60	01		None
Property Description	LOT 1 BLOCK "A" THE FARM S/D				
Property Address	0 TROTTERS RIDGE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	6,600	6,600	0	
40% Assessed Value	0	2,640	2,640	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,640	8.512000	22.47
County School	0	0	2,640	16.990000	44.85

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

BOBJOE LLC
20 ALPINE DR.
NEWNAN GA 30263

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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BOBJOE LLC
20 ALPINE DRIVE
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1963	010 0073		194.24	01		None
	Property Description	LL 347484950 PLAT BOOK 04/228					
	Property Address	0					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	263,789	263,789	0		
	40% Assessed Value	0	105,516	105,516	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	105,516	8.512000	898.15	
	County School	0	0	105,516	16.990000	1792.72	
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BOBO JAMES C
116 RANCH ROAD
CUSSETA GA 31805

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BODNAR JR MICHAEL
106 MARTHA LOOP
CUSSETA GA 31805

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BOGARD ANTOINE
3965 SEDGWICK
BRONX NY 10483

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
847	C04 0009		0.20	02		None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	1,587	1,587		0	
40% Assessed Value	0	635	635		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	635	8.512000	5.41
County School	0	0	635	16.990000	10.79
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BOLAND ALFRED PATRICK
753 GA HWY 520

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	417	011 0002		1.20	01		None
	Property Description	1.20 AC LL 13 LD 33					
	Property Address	753 GA HWY 520					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	70,921	84,193	0		
	40% Assessed Value	0	28,368	33,677	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	33,677	8.512000	286.66	
	County School	0	0	33,677	16.990000	572.17	
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215 McNaughton Street
Cusseta GA 31805
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BOLES SCOTTY LEE & CHRISTINA MARIE
1244 MONFORT ROAD
LAWRENCEVILLE GA 30045

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BOND BETTY
115 BAKER CIRCLE

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
915	C04 0078		0.13	02		Yes-S1
Property Description						
Property Address	115 BAKER CIRCLE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	15,043	17,648	0		
40% Assessed Value	0	6,017	7,059	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	3,042	4,017	8.512000	34.19
County School	0	3,042	4,017	16.990000	68.25
Cusseta	0	3,042	0	0.000000	0.00

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BONNER CAROLINA
112 WEST COLEMAN DR.

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1586	012C 0080	1.27	01		None
Property Description	WINDY HILL SD LOT 9				
Property Address	112 WEST COLEMAN DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	29,786	34,048	0	
40% Assessed Value	0	11,914	13,619	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	13,619	8.512000	115.92
County School	0	0	13,619	16.990000	231.39

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BOUTWELL VIRGINIA ANN
BETTY JO SMICE & JAMES T MCKENZIE JR
C/O GLYNDA ROBERTS
2415 FREDERICA RD
SAINT SIMONS ISLAND GA 31522

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1060	C08 0001		1.31	02		None
Property Description						
Property Address	109 LOKIE LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	5,998	5,998	0		
40% Assessed Value	0	2,399	2,399	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,399	8.512000	20.42
County School	0	0	2,399	16.990000	40.76
Cusseta	0	0	0	0.000000	0.00

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BOWDEN KYLE ROBERT
146 MANTA ROAD

CUSSETA GA 31805

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BOWDEN SARA F & WILLIE J
147 JAMESTOWN ROAD

CUSSETA GA 31805

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
770	C01 0032		6.12	02		Yes-S5
Property Description						
Property Address	147 JAMESTOWN ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	74,166	84,342	0		
40% Assessed Value	0	29,666	33,737	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	33,737	0	8.512000	0.00
County School	0	33,737	0	16.990000	0.00
Cusseta	0	33,737	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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BOZE WALTER A SR
% WALTER J BOZE
P O BOX 261

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
386	010A 0090	0.26	01		None
Property Description					
Property Address	144 OLD GA HWY 280				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	37,009	42,386	0	
40% Assessed Value	0	14,804	16,954	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	16,954	8.512000	144.31
County School	0	0	16,954	16.990000	288.05

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BRADLEY BRIAN P & JANINE B
251 LAFAYETTE ROAD
CUSSETA GA 31805

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2204 WINDING WOODS DR
TUCKER GA 30084

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BRADLEY EVELYN D & LINDA A HUGHES
2204 WINDING WOOD DRIVE
TUCKER GA 30084

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1046	C07 0011		0.20	01		None
Property Description						
Property Address	320 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	67,706	80,316	0		
40% Assessed Value	0	27,082	32,126	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	32,126	8.512000	273.46
County School	0	0	32,126	16.990000	545.82

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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BRADLEY THERESA
232 FIRETOWER ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BRANCO CAMERON & MONTANA
107 HERO TRAIL

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1924	010B 0023	1.28	01		Yes-S1
	Property Description	LOT 23 RED OAK PLANTATION S/D				
	Property Address	107 HERO TRAIL				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	252,192	320,419	0	
	40% Assessed Value	0	100,877	128,168	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	29,291	98,877	8.512000	841.64
	County School	0	29,291	98,877	16.990000	1679.92
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215 McNaughton Street
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BRASWELL FRED JR
2131 PIEDMONT LAKE RD

PINE MOUNTAIN GA 31822

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
247	009B 0020		3.00	01		None
Property Description						
Property Address	426 GA HWY 26					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	182,460	216,912	0		
40% Assessed Value	0	72,984	86,765	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	86,765	8.512000	738.54
County School	0	0	86,765	16.990000	1474.14

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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BRASWELL MARY
P O BOX 823
CUSSETA GA 31805

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BRASWELL ROSINA
C/O STEPHEN RAY - CONSERVATOR
100 SOUTHERN WAY
SUITE B
COLUMBUS GA 31904

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
248	009B 0021		46.66	01		Yes-S1
Property Description						
Property Address	317 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	187,813	202,543	0		
40% Assessed Value	0	75,125	81,017	0		

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Reasons for Assessment Notice

RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	7,892	73,125	8.512000	622.44
County School	0	7,892	73,125	16.990000	1242.39

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Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BRASWELL ROSINA & MICHELSON PATRICK
& JOAN
317 HWY 137
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
185	009 0062		50.75	01		None
Property Description						
Property Address	296 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	163,210	174,280	0		
40% Assessed Value	0	65,284	69,712	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	69,712	8.512000	593.39
County School	0	0	69,712	16.990000	1184.41

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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BRELAND III PAUL HARVEY
739 GA HWY 26

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	523	012B 0001		2.00	01		None
	Property Description						
	Property Address	584 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	84,281	95,425	0		
	40% Assessed Value	0	33,712	38,170	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	38,170	8.512000	324.90	
	County School	0	0	38,170	16.990000	648.51	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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215 McNaughton Street
Cusseta GA 31805
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BREWER LEWIS STAFFORD ETAL
242 GORDY MILL POND ROAD

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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BREWER LEWIS STAFFORD ETAL
242 GORDYMILL POND ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1935	010 0070		1.00	01		None
	Property Description	1.00 AC PT OF LOT 6W RED OAK HILLS					
	Property Address	0 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	4,189	4,189	0		
	40% Assessed Value	0	1,676	1,676	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,676	8.512000	14.27	
	County School	0	0	1,676	16.990000	28.48	
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BREWER WOODS PARTNERS LLC
276 PATTERSON ROAD

CUSSETA GA 31805

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BREWER WOODS PARTNERS LLC
276 PATTERSON ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	730	017 0008		915.25	01	2022	None
	Property Description						
	Property Address	276 PATTERSON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	771,041	771,041	515,511		
	40% Assessed Value	0	308,416	308,416	206,204		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	102,212	0	206,204	8.512000	1755.21	
	County School	102,212	0	206,204	16.990000	3503.41	
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BREWER WOODS PARTNERS LLC
3323 EAGLE WATCH DRIVE

WOODSTOCK GA 30189

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
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BRIDGE DONNA HORNE
PO BOX 951
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
871	C04 0033	0.25	02		Yes-S4
Property Description	SURVEY OF PART OF KING ESTATE				
Property Address	141 OLD CUSSETA ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	34,221	35,022	0	
40% Assessed Value	0	13,688	14,009	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	4,320	9,689	8.512000	82.47
County School	0	10,320	3,689	16.990000	62.68
Cusseta	0	4,320	0	0.000000	0.00

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Chattahoochee County Board of Assessors
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BRIDGES KIARA S
106 SABBATH LANE
CUSSETA GA 31805

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BRIGHTON HUNTING CLUB
% KIETH KENDRICK
472 HALL ROAD

TIFTON GA 31794

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
590	013 0028		1.00	01		None
Property Description	1 acre lot					
Property Address	336 LIBERTY HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	7,229	7,982	0		
40% Assessed Value	0	2,892	3,193	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,193	8.512000	27.18
County School	0	0	3,193	16.990000	54.25

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BRITT GREGORY R & MICHELLE L
461 LEE ROAD 2110

SALEM AL 36874

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
2053	006 0006		6.94	01		None
Property Description	6.94 AC LL 118 LD 33 PARCEL 1					
Property Address	103 RIVERBEND ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	38,317	23,401		0	
40% Assessed Value	0	15,327	9,360		0	

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Reasons for Assessment Notice

LAND SPLIT; Parcel acreage changed.;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	9,360	8.512000	79.67
County School	0	0	9,360	16.990000	159.03

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BRITT GREGORY R & MICHELLE L
461 LEE ROAD 2110

SALEM AL 36874

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
2055	006 0006B		6.94	01		None
Property Description	6.94 AC LL 118 LD 33 PARCEL 2					
Property Address	101 RIVERBEND ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	0	23,401	0		
40% Assessed Value	0	0	9,360	0		

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County School	0	0	9,360	16.990000	159.03

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BROOME PROPERTIES, LP
P.O. BOX 38
DONALSONVILLE GA 39845

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
958	C05 0022	0.43	02		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	5,626	5,626	0	
40% Assessed Value	0	2,250	2,250	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,250	8.512000	19.15
County School	0	0	2,250	16.990000	38.23
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BROWN ANNIE DORIS
P.O BOX 5293

COLUMBUS GA 31906

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
493	012A 0018	0.32	01		None
Property Description	PARCEL "A" PART OF LOT 24 SEC 2 H.V. MIL LER				
Property Address	0 CHURCH STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	2,880	2,880	0	
40% Assessed Value	0	1,152	1,152	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,152	8.512000	9.81
County School	0	0	1,152	16.990000	19.57

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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BROWN BILLY & SARAH
132 PINE STREET

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1825	C01 0013		0.53	02		None
Property Description	.53 AC LL 81 LD 6					
Property Address	132 PINE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	162,057	193,434	0		
40% Assessed Value	0	64,823	77,374	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	77,374	8.512000	658.61
County School	0	0	77,374	16.990000	1314.58
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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BROWN DOMINIQUE
2022 COUNTRY CLUB RD

BUENA VISTA GA 31803

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1045	C07 0010		0.37	01		None
Property Description						
Property Address	323 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	71,167	83,753	0		
40% Assessed Value	0	28,467	33,501	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	33,501	8.512000	285.16
County School	0	0	33,501	16.990000	569.18

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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BROWN EDGAR
C/O AUDRA WELKER
128 MARLETTE DR
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1029	C06 0033	0.64	01		None
Property Description	BLOCK L LOT 3 TOWERVIEW				
Property Address	128 MARLETTE DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	22,154	22,491	0	
40% Assessed Value	0	8,862	8,996	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,996	8.512000	76.57
County School	0	0	8,996	16.990000	152.84

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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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BROWN GREGORY
P O BOX 632

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
907	C04 0069	0.38	02		None
Property Description	PART OF LOT 11TOWN OF CUSSETA				
Property Address	202 OSTEEN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	2,787	2,787	0	
40% Assessed Value	0	1,115	1,115	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,115	8.512000	9.49
County School	0	0	1,115	16.990000	18.94
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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BROWN IRA NEAL
P.O. BOX 734
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																																																																																			
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BROWN JAKIE T.
2252 HAVENTREE COURT

LAWRENCEVILLE GA 30043

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1253	C13 0009		0.23	02		None
Property Description						
Property Address	517 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	16,568	19,323	0		
40% Assessed Value	0	6,627	7,729	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,729	8.512000	65.79
County School	0	0	7,729	16.990000	131.32
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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BROWN JAMES M.
1017 DOVEFIELD CT

COLUMBUS GA 31904

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	615	014 0021		19.31	01		None
	Property Description	SURVEY JAMES MAXWELL 8/25/2009					
	Property Address	0 SMITH ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	23,282	23,282	0		
40% Assessed Value	0	9,313	9,313	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	9,313	8.512000	79.27	
	County School	0	0	9,313	16.990000	158.23	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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BROWN JANICE
P.O. BOX 734
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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<http://www.qpublic.net/ga/chattahoochee>

BROWN JC JR
P O BOX 653
CUSSETA GA 31805

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BROWN LATRESE
PO BOX 901
CUSSETA GA 31805

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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>0</td> <td>1,980</td> <td>8.512000</td> <td>16.85</td> </tr> <tr> <td>County School</td> <td>0</td> <td>0</td> <td>1,980</td> <td>16.990000</td> <td>33.64</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	0	1,980	8.512000	16.85	County School	0	0	1,980	16.990000	33.64																																
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																																		
	County	0	0	1,980	8.512000	16.85																																																		
	County School	0	0	1,980	16.990000	33.64																																																		

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BROWN REGINALD
2022 COUNTRY CLUB ROAD

BUENA VISTA GA 31803

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1205	C11 0042	3.40	02		None
Property Description	TRACK "4"; DEEDBOOK "O"/263				
Property Address	109 GA HWY 137				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	102,783	120,418	0	
40% Assessed Value	0	41,113	48,167	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	48,167	8.512000	410.00
County School	0	0	48,167	16.990000	818.36
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

BROWN TABITHA R
802 GA HWY 26
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	629	015A 0011		1.12	01		None
	Property Description						
	Property Address	802 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	96,018	107,630	0		
40% Assessed Value	0	38,407	43,052	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	43,052	8.512000	366.46	
	County School	0	0	43,052	16.990000	731.45	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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County property records are available online at:
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BROWN TERRY & VICKIE
P O BOX 263
CUSSETA GA 31805

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1189	C11 0026	0.36	02		Yes-S3
Property Description	BLOCK B LOT 8 DILLARD HTS				
Property Address	105 SUSAN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	10,957	10,957	0	
40% Assessed Value	0	4,383	4,383	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	2,383	8.512000	20.28
County School	0	4,383	0	16.990000	0.00
Cusseta	0	2,000	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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BROWN WILLIE A JR
171 PRINCIPAL DRIVE

CUSSETA GA 31805

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
193	009A 0008		4.18	02		None
Property Description	LOT 14 & 15 CHATTCO SCHOOL ESTATES					
Property Address	169 PRINCIPAL DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	43,286	43,435	0		
40% Assessed Value	0	17,314	17,374	0		

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	17,374	8.512000	147.89
County School	0	0	17,374	16.990000	295.18
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BROWN WILLIE JAMES
4256 EXTER DR

DUMPRIES VA 22025

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1199	C11 0036	0.35	02		None
Property Description	BLOCK A LOT 4 DILLARD HTS				
Property Address	165 MCNAUGHTON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	59,915	71,090	0	
40% Assessed Value	0	23,966	28,436	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	28,436	8.512000	242.05
County School	0	0	28,436	16.990000	483.13
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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BRUCE TYLER SAMUEL ETAL
390 MONICAS WAY

WETUMPKA AL 36092

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
215 McNaughton Street
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(706)989-3249

Official Tax Matter - 2025 Tax Year

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<http://www.qpublic.net/ga/chattahoochee>

BRYANT CHARLES EARL & ANNIE LOIS BRYANT
P.O. BOX 476
400 HIGHWAY 137
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1338	012 0076		1.07	01		Yes-S1
Property Description	LOT 1A SANDY SPRING SUBDIVISION					
Property Address	400 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	125,942	130,577		0	
40% Assessed Value	0	50,377	52,231		0	

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Reasons for Assessment Notice

RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	3,854	48,377	8.512000	411.79
County School	0	3,854	48,377	16.990000	821.93

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BRYANT LARRY & GAIL WALTON
C/O BOB DOWDY
4829 TURNBERRY LANE

COLUMBUS GA 31909

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1357	012C 0016		1.10	01		None
Property Description	LIBERTY HILL SD LOT 16					
Property Address	107 JOHN HANCOCK DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	25,902	25,768		0	
40% Assessed Value	0	10,361	10,307		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	10,307	8.512000	87.73
County School	0	0	10,307	16.990000	175.12

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
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BUCHER DAVID F & NIKKI S
471 OLD LOUVALE ROAD

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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BUCHER DAVID F & NIKKI S
471 OLD LOUVALE ROAD

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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BUCHER II DAVID FRANK
473 OLD LOUVALE ROAD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
118	005A 0086	3.00	01		Yes-S1
Property Description	LOT1 BLOCK "V" TOWERVIEW				
Property Address	473 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	95,522	111,442	0	
40% Assessed Value	0	38,209	44,577	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	8,368	36,209	8.512000	308.21
County School	0	8,368	36,209	16.990000	615.19

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BUCKEYE LODGE OF CUSSETA, LLC
204 HUDSON ROAD
CUSSETA GA 31805

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BUCKNER ALVIN
C/O PHYLLIS FISHER
1021 LEE ROAD
212
PHENIX CITY AL 36870

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
304	010A 0001	9.30	01		None
Property Description					
Property Address	111 OLD GA HWY 280				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	60,240	66,770	0	
40% Assessed Value	0	24,096	26,708	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	26,708	8.512000	227.34
County School	0	0	26,708	16.990000	453.77

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BUCKNER ALVIN
C/O PHYLLIS FISHER
1021 LEE ROAD 212

PHENIX CITY AL 36870

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
597	014 0005		22.07	01		None
Property Description						
Property Address	111 GA HWY 520					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	40,265	40,265	0		
40% Assessed Value	0	16,106	16,106	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	16,106	8.512000	137.09
County School	0	0	16,106	16.990000	273.64

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1157	C09 0013		0.55	02		None
Property Description	LOT 5 RICH SD					
Property Address	472 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	5,840	5,840	0		
40% Assessed Value	0	2,336	2,336	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,336	8.512000	19.88
County School	0	0	2,336	16.990000	39.69
Cusseta	0	0	0	0.000000	0.00

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215 McNaughton Street
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BUCKNER ELWOOD
101 OLD HWY 280
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1721	010A 0001A		0.50	01		Yes-S4
	Property Description						
	Property Address	101 OLD GA HWY 280					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	6,522	7,374	0		
40% Assessed Value	0	2,609	2,950	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,950	0	8.512000	0.00	
	County School	0	2,950	0	16.990000	0.00	
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CUSSETA GA 31805

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BUCKNER EUGENE EST
c/o DEBRA BUCKNER
2922 W. GILMORE AVE
NORTH LAS VEGAS NV 89032

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

BUCKNER EUGENE EST
C/O DEBRA BUCKNER BELL
2922 W GILMORE AVE
NORTH LAS VEGAS NV 89032

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1251	C13 0007	0.81	02		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	6,555	6,555	0	
40% Assessed Value	0	2,622	2,622	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,622	8.512000	22.32
County School	0	0	2,622	16.990000	44.55
Cusseta	0	0	0	0.000000	0.00

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BULLOCK BILLY & DOROTHY
5424 WOODRUFF FARM ROAD
APT B217

COLUMBUS GA 31907

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BURGAMY EDGAR & MARY FRANCES
PO BOX 294

CUSSETA GA 31805

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P O BOX 294

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BURGAMY EDGAR L JR
P O BOX 294
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
866	C04 0028		1.11	02		Yes-S3
Property Description	PLATBOOK 2 FOLIO 208					
Property Address	109 MOORE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	103,691	121,391	0		
40% Assessed Value	0	41,476	48,556	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	9,080	39,476	8.512000	336.02
County School	0	17,080	31,476	16.990000	534.78
Cusseta	0	9,080	0	0.000000	0.00

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1834	C04 0028A	1.00	02		None
Property Description	1 ACRE LOT				
Property Address	0 MOORE STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	11,949	11,949	0	
40% Assessed Value	0	4,780	4,780	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,780	8.512000	40.69
County School	0	0	4,780	16.990000	81.21
Cusseta	0	0	0	0.000000	0.00

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BURGAMY EDGAR L JR
P O BOX 294

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	39	005A 0002		2.00	01		None
	Property Description						
	Property Address	0					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	7,772	7,772	0		
	40% Assessed Value	0	3,109	3,109	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,109	8.512000	26.46	
	County School	0	0	3,109	16.990000	52.82	
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
867	C04 0029		0.40	02		None
Property Description						
Property Address	103 MOORE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	20,375	23,875	0		
40% Assessed Value	0	8,150	9,550	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	9,550	8.512000	81.29
County School	0	0	9,550	16.990000	162.25
Cusseta	0	0	0	0.000000	0.00

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BURGAMY EDGAR LEON &
MARY FRANCIS
P O BOX 294
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
865	C04 0027		0.34	02		None
Property Description						
Property Address	0 MOORE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	3,500	3,500	0		
40% Assessed Value	0	1,400	1,400	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,400	8.512000	11.92
County School	0	0	1,400	16.990000	23.79
Cusseta	0	0	0	0.000000	0.00

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BURGAMY GILBERT E
138 RANCH ROAD
CUSSETA GA 31805

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100% Appraised Value	0	32,830	32,830	0																																													
40% Assessed Value	0	13,132	13,132	0																																													
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>0</td> <td>13,132</td> <td>8.512000</td> <td>111.78</td> </tr> <tr> <td>County School</td> <td>0</td> <td>0</td> <td>13,132</td> <td>16.990000</td> <td>223.11</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	0	13,132	8.512000	111.78	County School	0	0	13,132	16.990000	223.11																									
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																											
	County	0	0	13,132	8.512000	111.78																																											
	County School	0	0	13,132	16.990000	223.11																																											

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BURGAMY GILBERT EUGENE
P O BOX 309
CUSSETA GA 31805-0309

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
277	010 0020		20.00	01		Yes-S1
Property Description						
Property Address	138 RANCH ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	236,521	291,886	0		
40% Assessed Value	0	94,608	116,754	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

CONSERVATION USE COVENANT ENDED; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	26,546	90,208	8.512000	767.85
County School	0	26,546	90,208	16.990000	1532.63

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BURGAMY JAMES E MR & MRS
P O BOX 309

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	783	C01 0046		0.37	02		None
	Property Description						
	Property Address	114 JAMESTOWN ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	31,696	37,149	0		
	40% Assessed Value	0	12,678	14,860	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	14,860	8.512000	126.49	
	County School	0	0	14,860	16.990000	252.47	
	Cusseta	0	0	0	0.000000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BURGAMY JAMES E MR & MRS
P O BOX 309

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	792	C01 0055	0.17	02		None
	Property Description					
	Property Address	114 JAMESTOWN ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	1,697	1,697	0	
	40% Assessed Value	0	679	679	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
Reasons for Assessment Notice						
Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	679	8.512000	5.78
	County School	0	0	679	16.990000	11.54
	Cusseta	0	0	0	0.000000	0.00
	The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.					
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BURGAMY RONNIE & MARTHA
P O BOX 540
CUSSETA GA 31805

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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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
47	005A 0010		2.55	01		Yes-S4
Property Description						
Property Address	132 MASSEY ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	95,655	112,815	0		
40% Assessed Value	0	38,262	45,126	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	10,864	34,262	8.512000	291.64
County School	0	16,864	28,262	16.990000	480.17

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

BURGAMY RONNIE E
& MARTHA
P O BOX 540
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
43	005A 0006		2.43	01		None
Property Description						
Property Address	132 MASSEY ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	9,328	9,328	0		
40% Assessed Value	0	3,731	3,731	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,731	8.512000	31.76
County School	0	0	3,731	16.990000	63.39

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215 McNaughton Street
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BURGIN LAND LIMITED
P.O. BOX 60

CUTHBERT GA 39840

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
595	014 0003	200.71	01	2015	None
Property Description	LL 176 LD 32 200.71 AC				
Property Address	0 FIRETOWER ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	216,248	216,248	149,417	
40% Assessed Value	0	86,499	86,499	59,767	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	26,732	0	59,767	8.512000	508.74
County School	26,732	0	59,767	16.990000	1015.44

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
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BURKES-HOOKS MARNIE & ROSIE B. MUHAMMAD
4268 HODGE ROAD

MEMPHIS TN 38109

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100% Appraised Value		0	7,320	7,320	0																																																			
40% Assessed Value		0	2,928	2,928	0																																																			
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>0</td> <td>2,928</td> <td>8.512000</td> <td>24.92</td> </tr> <tr> <td>County School</td> <td>0</td> <td>0</td> <td>2,928</td> <td>16.990000</td> <td>49.75</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	0	2,928	8.512000	24.92	County School	0	0	2,928	16.990000	49.75																																
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																																		
	County	0	0	2,928	8.512000	24.92																																																		
	County School	0	0	2,928	16.990000	49.75																																																		

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

BURNS CEDRIC SEAN
111 LIBERTY HILL ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1381	012C 0046047		2.00	01		Yes-S5
	Property Description	SKYLINE S/D LOTS 2&3					
	Property Address	111 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	374,906	444,638	0		
40% Assessed Value	0	149,962	177,855	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	149,705	28,150	8.512000	239.61	
	County School	0	149,705	28,150	16.990000	478.27	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BURRIS LINDA M
P O BOX 723
CUSSETA GA 31805

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1152	C09 0006		2.00	02		Yes-S1
Property Description						
Property Address	128 B GORDY LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	21,088	20,927	0		
40% Assessed Value	0	8,435	8,371	0		

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	6,371	8.512000	54.23
County School	0	2,000	6,371	16.990000	108.24
Cusseta	0	2,000	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BURTON KENNETH AND JOYCE
120 LIBERTY HILL ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1353	012C 0009		1.00	01		Yes-S1
	Property Description	LIBERTY HILL SD LOT 9					
	Property Address	120 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	36,264	40,961	0		
	40% Assessed Value	0	14,506	16,384	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,188	14,196	8.512000	120.84	
	County School	0	2,188	14,196	16.990000	241.19	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

BURTON SHEILA ANN
1207 SOUTH RAILROAD ST
PHENIX CITY AL 36867

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1707	C02 0008A	0.46	02		None
Property Description	LOT 5 BLOCK H TOWERVIEW SUBDIVISION				
Property Address	110 THOMPSON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	54,671	54,671	0	
40% Assessed Value	0	21,868	21,868	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	21,868	8.512000	186.14
County School	0	0	21,868	16.990000	371.54
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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BURTON SHELIA ANN
1207 SOUTH RAILROAD ST
PHENIX CITY AL 36867

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
799	C02 0008		0.49	02		None
Property Description	BLOCK H LOTS 5 & 6 TOWERVIEW					
Property Address	106 THOMPSON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	61,751	72,827	0		
40% Assessed Value	0	24,700	29,131	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	29,131	8.512000	247.96
County School	0	0	29,131	16.990000	494.94
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Last date to file a written appeal: 8/4/2025

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CALDWELL JACOB K
102 THOMPSON STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
798	C02 0007	0.95	02		None
Property Description	BLOCK H LOTS 3 & 4 TOWERVIEW				
Property Address	102 THOMPSON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	64,522	74,059	0	
40% Assessed Value	0	25,809	29,624	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	29,624	8.512000	252.16
County School	0	0	29,624	16.990000	503.31
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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CAMERON JEANETTE K
PO BOX 394

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1124	C08 0066	0.20	02		Yes-S4
Property Description	part of town lots 1920 & 75				
Property Address	390 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	37,486	44,076	0	
40% Assessed Value	0	14,994	17,630	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	6,636	10,994	8.512000	93.58
County School	0	12,636	4,994	16.990000	84.85
Cusseta	0	6,636	0	0.000000	0.00

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CAMP CANDACE HOPE
195 MANTA RD.
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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CAMP CANDACE HOPE
195 MANTA ROAD
CUSSETA GA 31805

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CANDLIN EVAN J
132 TROTTERS RIDGE RD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	336	010A 0034	0.54	01		None
	Property Description	LOT #10 BLOCK "C" SEC ONEFARM S/D				
	Property Address	132 TROTTERS RIDGE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	118,088	150,458	0	
	40% Assessed Value	0	47,235	60,183	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	60,183	8.512000	512.28
	County School	0	0	60,183	16.990000	1022.51
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CANDLIN TERRI CAROL
122 WYNN STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1105	C08 0047	0.40	02		Yes-S1
Property Description					
Property Address	122 WYNN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	70,038	81,731	0	
40% Assessed Value	0	28,015	32,692	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	6,677	26,015	8.512000	221.44
County School	0	6,677	26,015	16.990000	441.99
Cusseta	0	6,677	0	0.000000	0.00

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Official Tax Matter - 2025 Tax Year

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CAOQUETTE BRIAN & CENTHEY
2437 MARTHAS LOOP
APT 5A
COLUMBUS GA 31907-2580

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1444	010 0051		0.67	01		None
Property Description	LOT 1 RED OAD HILL SUBDIVISION					
Property Address	101 RED OAK LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	2,442	2,442	0		
40% Assessed Value	0	977	977	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	977	8.512000	8.32
County School	0	0	977	16.990000	16.60

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CARR CAROLYN J
C/O JAMES ROBINSON
35 HAMILTON DRIVE

NEWNAN GA 30263-4605

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
442	012 0006		2.28	01		None
Property Description						
Property Address	618 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	25,906	27,581	0		
40% Assessed Value	0	10,362	11,032	0		

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Reasons for Assessment Notice

RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	11,032	8.512000	93.90
County School	0	0	11,032	16.990000	187.43

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1863	012 0099	0.87	01		None
Property Description	.087 AC LOT (SPLIT OFF 012/030)				
Property Address	501 GA HWY 137				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,720	3,720	0	
40% Assessed Value	0	1,488	1,488	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,488	8.512000	12.67
County School	0	0	1,488	16.990000	25.28

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

CARTMILL PAUL & MICHELLE
568 COUNTY RD 750

ENTERPRISE AL 36330

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1134	C08 0077	0.12	02		None
	Property Description					
	Property Address	401 BROAD STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	39,865	47,345	0	
40% Assessed Value	0	15,946	18,938	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	18,938	8.512000	161.20
	County School	0	0	18,938	16.990000	321.76
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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CASTRO LEO MIRANDA
P O BOX 899

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	447	012 0011		31.89	01	2022	None
	Property Description						
	Property Address	0 BOX SPRINGS ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	72,229	72,229	22,321		
	40% Assessed Value	0	28,892	28,892	8,928		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	19,963	0	8,929	8.512000	76.00	
	County School	19,963	0	8,929	16.990000	151.70	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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<http://www.qpublic.net/ga/chattahoochee>

CAULDER WILLIAM A
P O BOX 24

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
748	C01 0005		1.56	02		Yes-S1
Property Description						
Property Address	102 PINE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	85,589	99,897	0		
40% Assessed Value	0	34,236	39,959	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	7,723	32,236	8.512000	274.39
County School	0	7,723	32,236	16.990000	547.69
Cusseta	0	7,723	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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CELLO REAL ESTATE LLC
978 BLACKBERRY TRL

BALL GROUND GA 30107

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1799	012 0105		1.64	01		None
	Property Description	1.64 AC TRACT 1 LL47 LD 5					
	Property Address	530 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	55,491	60,661	0		
	40% Assessed Value	0	22,196	24,264	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	24,264	8.512000	206.54	
	County School	0	0	24,264	16.990000	412.25	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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CERAVONE JR PETER & MARIE E
330 FRIENDSHIP ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1724	011 0014C	15.90	01		None
	Property Description	PARCEL D-1B 15.900 AC LL23 LD 33				
	Property Address	330 FRIENDSHIP ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	158,557	183,108	0	
40% Assessed Value	0	63,423	73,243	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	73,243	8.512000	623.44
	County School	0	0	73,243	16.990000	1244.40
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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CHANDLER CHARLES
501 OLD LOUVALE ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	80	005A 0045		1.48	01		Yes-S1
	Property Description						
	Property Address	501 OLD LOUVALE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	83,559	98,903	0		
	40% Assessed Value	0	33,424	39,561	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	8,138	31,423	8.512000	267.47	
	County School	0	8,138	31,423	16.990000	533.88	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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CHANG CHONG HYO
7215 VILLAGE LOOP
COLUMBUS GA 31904

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
	B	<table border="1"> <thead> <tr> <th>Account Number</th> <th colspan="2">Property ID Number</th> <th>Acreage</th> <th>Tax Dist</th> <th>Covenant Year</th> <th>Homestead</th> </tr> </thead> <tbody> <tr> <td>28</td> <td colspan="2">005 0004</td> <td>1.55</td> <td>01</td> <td></td> <td>None</td> </tr> <tr> <td colspan="7"> Property Description Property Address 702 GA HWY 27 </td> </tr> <tr> <td colspan="2">Taxpayer Returned Value</td> <td>Previous Year Fair Market Value</td> <td>Current Year Fair Market Value</td> <td colspan="3">Current Year Other Value *</td> </tr> <tr> <td>100% Appraised Value</td> <td>0</td> <td>31,052</td> <td>31,052</td> <td colspan="3">0</td> </tr> <tr> <td>40% Assessed Value</td> <td>0</td> <td>12,421</td> <td>12,421</td> <td colspan="3">0</td> </tr> </tbody> </table> * The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead	28	005 0004		1.55	01		None	Property Description Property Address 702 GA HWY 27							Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *			100% Appraised Value	0	31,052	31,052	0			40% Assessed Value	0	12,421	12,421	0		
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

CHAPMAN ANDREA
PO BOX 867

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1137	C08 0080		0.18	02		Yes-S1
Property Description						
Property Address	101 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	34,988	41,278	0		
40% Assessed Value	0	13,995	16,511	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	4,516	11,995	8.512000	102.10
County School	0	4,516	11,995	16.990000	203.80
Cusseta	0	4,516	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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CHAPPELL LORIEN & MILDRED
C/O MILDRED CHAPPELL
P.O. BOX 28

CUSSETA GA 31805

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
945	C05 0009	0.34	02		None
Property Description	LOT 31; ANDERSON SS/D				
Property Address	102 ANGELINA DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	17,438	17,588	0	
40% Assessed Value	0	6,975	7,035	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,035	8.512000	59.88
County School	0	0	7,035	16.990000	119.52
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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CHESTER MARY R ETAL
392 HWY 137

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	521	012A 0047	0.82	01		None
	Property Description					
	Property Address	392 GA HWY 137				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	161,844	158,626	0	
	40% Assessed Value	0	64,738	63,450	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
Reasons for Assessment Notice						
RESIDENCE DEPRECIATED; PROPERTY REVIEW; Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	63,450	8.512000	540.09
	County School	0	0	63,450	16.990000	1078.02
	The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.					
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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CHIARELLA BOB & MARTHA
104 WEST COLEMAN ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1582	012C 0076	1.01	01		Yes-S1
	Property Description	WINDY HILL SD LOT 5				
	Property Address	104 WEST COLEMAN DRIVE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	11,009	40,856	0	
	40% Assessed Value	0	4,404	16,342	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated; Mobile Moved to Real Property from Pre Bill;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	2,000	14,342	8.512000	122.08
	County School	0	2,000	14,342	16.990000	243.67
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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CHIARELLA JR ROBERT
C/O BOB DOWDY
4829 TURNBERRY LANE

COLUMBUS GA 31909

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1356	012C 0015		1.10	01		None
Property Description	LIBERTY HILL SD LOT 15					
Property Address	109 JOHN HANCOCK DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	23,912	23,781		0	
40% Assessed Value	0	9,565	9,512		0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	9,512	8.512000	80.97
County School	0	0	9,512	16.990000	161.61

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CHIODO TRACY LYNN
116 ANGELIA DR

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
938	C05 0001	0.11	02		Yes-S1
Property Description	ALL OF PARCEL "A" & "D" SURVEY OF JOE HARDEN				
Property Address	116 ANGELINA DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	50,506	45,298	0	
40% Assessed Value	0	20,202	18,119	0	

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Reasons for Assessment Notice

RESIDENCE DEPRECIATED; New Accessory Improvement added.; Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	16,119	8.512000	137.20
County School	0	2,000	16,119	16.990000	273.86
Cusseta	0	2,000	0	0.000000	0.00

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CHIODO TRACY LYNN
116 ANGELIA DR

CUSSETA GA 31805

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CHRYSLIS TIMBERLAND GA LLC
c/o TRAVIS MCCOY
FOUR RIVERS LAND & TIMBER CO
1700 FOLEY LANE
PERRY FL 32347

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
423	011 0008	295.75	01		None
Property Description	295.75 AC LL 44 & 45 LD 33				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	279,042	279,042	0	
40% Assessed Value	0	111,617	111,617	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	111,617	8.512000	950.08
County School	0	0	111,617	16.990000	1896.37

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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CHRYSLIS TIMBERLAND GA LLC
c/o TRAVIS MCCOY
FOUR RIVERS LAND & TIMBER CO
1700 FOLEY LANE
PERRY FL 32347

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
432	011 0017		323.00	01		None
Property Description	323 AC LL 9 10 23 LD 33					
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	317,055	317,055		0	
40% Assessed Value	0	126,822	126,822		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	126,822	8.512000	1079.51
County School	0	0	126,822	16.990000	2154.71

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
602	014 0010	653.26	01		None
Property Description	LL 113 143 144 145 146-LD 32 & LL 9-LD 33				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	575,032	575,032	0	
40% Assessed Value	0	230,013	230,013	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	230,013	8.512000	1957.87
County School	0	0	230,013	16.990000	3907.92

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
604	014 0012		101.00	01		None
Property Description	101 AC LL 143 LD 32					
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	83,853	83,853		0	
40% Assessed Value	0	33,541	33,541		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	33,541	8.512000	285.50
County School	0	0	33,541	16.990000	569.86

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CINTRON JOSE A JUSINO
942A GA HWY 26

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1894	015B 0078	7.35	01		Yes-S1
	Property Description	REPLAT LOT 1 BARTRUM TRAIL S/D PB 04/221				
	Property Address	942 A GA HWY 26				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	65,983	65,917	0	
	40% Assessed Value	0	26,393	26,367	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	2,000	24,367	8.512000	207.41
	County School	0	2,000	24,367	16.990000	414.00
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CLARK III JAMES
214 HERO TRAIL

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1913	010B 0008	1.01	01		Yes-S5
	Property Description	LOT # 8 RED OAK PLANTATION SUB				
	Property Address	214 HERO TRAIL				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	254,027	321,794	0	
40% Assessed Value	0	101,611	128,718	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	128,718	0	8.512000	0.00
	County School	0	128,718	0	16.990000	0.00
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CLARK MACKKEL VANDRELL
108 OLD FRIENDSHIP ROAD
CUSSETA GA 31805

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108 OLD FRIENDSHIP ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	370	010A 0073		0.38	01		None
	Property Description	FRIENDSHIP ROAD S/D					
	Property Address	108 OLD FRIENDSHIP ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	5,217	5,217	0		
	40% Assessed Value	0	2,087	2,087	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,087	8.512000	17.76	
	County School	0	0	2,087	16.990000	35.46	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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CLARK TORI NOEL
108 DARBY COURT

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	643	015A 0025		1.01	01		Yes-S1
	Property Description	LOT 8 & LOT 113 INDIAN HILLS S/D REPLAT OF A					
	Property Address	108 DARBY COURT					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	49,000	60,532	0		
40% Assessed Value	0	19,600	24,213	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
1-year Arms Length Transaction cap removed; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	6,553	17,660	8.512000	150.32	
	County School	0	6,553	17,660	16.990000	300.04	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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CLAY ALFRED JR & ARETHA S
P.O. BOX 941
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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CLAY ALFRED JR & ARETHA S
P.O. BOX 941
CUSSETA GA 31805

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1688	010A 0203	5.00	01		Yes-S5
Property Description	LOT 2 BLOCK A THE FARM & ADJOINING TRACT				
Property Address	163 PINTO LANE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	250,057	312,804	0	
40% Assessed Value	0	100,023	125,122	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	125,122	0	8.512000	0.00
County School	0	125,122	0	16.990000	0.00

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CLAYTON SHANE & ANDREA
199 MANTA ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	407	010A 0111		11.55	01		None
	Property Description						
	Property Address	124 MANTA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	45,447	48,605	0		
40% Assessed Value	0	18,179	19,442	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	19,442	8.512000	165.49	
	County School	0	0	19,442	16.990000	330.32	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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CLM INVESTMENT, LLC
4763 BUFORD HWY
SUITE 201

CHAMBLEE GA 30341

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1929	010B 0031		1.02	01		None
	Property Description	LOT # 31 RED OAK PLANTATION S/D					
	Property Address	114 HERO TRAIL					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	20,400	20,400	0		
	40% Assessed Value	0	8,160	8,160	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	8,160	8.512000	69.46	
	County School	0	0	8,160	16.990000	138.64	
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1939	010B 0005		1.66	01		None
	Property Description	LOT # 5; PHASE 1; RED OAK PLANTATION S/D					
	Property Address	208 HERO TRAIL					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	19,920	19,920	0		
	40% Assessed Value	0	7,968	7,968	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	7,968	8.512000	67.82	
	County School	0	0	7,968	16.990000	135.38	
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SUITE 201

CHAMBLEE GA 30341

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1911	010B 0032		1.16	01		None
	Property Description	LOT # 32 RED OAK PLANTATION SUB					
	Property Address	112 HERO TRAIL					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	23,200	23,200	0		
40% Assessed Value	0	9,280	9,280	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	9,280	8.512000	78.99	
	County School	0	0	9,280	16.990000	157.67	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

CLM INVESTMENTS, LLC
4763 BUFORD HWY
SUITE 201

CHAMBLEE GA 30341

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1923	010B 0022		1.01	01		None
	Property Description	LOT 22 RED OAK PLANTATION S/D					
	Property Address	105 HERO TRAIL					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	20,200	20,200	0		
	40% Assessed Value	0	8,080	8,080	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	8,080	8.512000	68.78	
	County School	0	0	8,080	16.990000	137.28	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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4763 BUFORD HWY
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CHAMBLEE GA 30341

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1926	010B 0027	1.03	01		None
Property Description	LOT 27 RED OAK PLANTATATION S/D				
Property Address	115 HERO TRAIL				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	20,600	20,600	0	
40% Assessed Value	0	8,240	8,240	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,240	8.512000	70.14
County School	0	0	8,240	16.990000	140.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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CLM INVESTMENTS, LLC
4763 BUFORD HWY
SUITE 201

CHAMBLEE GA 30341

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1927	010B 0028	1.08	01		None
	Property Description	LOT # 28 RED OAK PLANTATION S/D				
	Property Address	117 HERO TRAIL				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	20,520	20,520	0	
	40% Assessed Value	0	8,208	8,208	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	8,208	8.512000	69.87
	County School	0	0	8,208	16.990000	139.45
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1928	010B 0029		1.21	01		None
	Property Description	LOT # 29 RED OAK PLANTATION S/D					
	Property Address	119 HERO TRAIL					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	20,691	20,691	0		
40% Assessed Value	0	8,276	8,276	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	8,276	8.512000	70.45	
	County School	0	0	8,276	16.990000	140.61	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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CLOUD-HAMMONS AMBER
538 GA HWY 137

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	543	012B 0026		1.21	01		None
	Property Description						
	Property Address	538 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	45,630	56,034	0		
	40% Assessed Value	0	18,252	22,414	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
PROPERTY REVIEW; Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	22,414	8.512000	190.79	
	County School	0	0	22,414	16.990000	380.81	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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COFFEY CHARLES & WANDA
111 MUSTANG DRIVE
CUSSETA GA 31805

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COFFEY CHARLES E
111 MUSTANG DRIVE

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2022	010A 0029A		1.00	01		None
	Property Description	LOT 8B BLOCK A// THE RANCH SUBDIVISION					
	Property Address	0 CORRAL DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	5,000	5,000	0		
	40% Assessed Value	0	2,000	2,000	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,000	8.512000	17.02	
	County School	0	0	2,000	16.990000	33.98	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

COFFEY CHARLES E & WANDA A
111 MUSTANG DRIVE

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	318	010A 0015	1.47	01		None
	Property Description	LL 51 &46; LOT 12; BLOCK "A"; THE RANCH SUBDI				
	Property Address	109 SADDLE COURT				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	55,388	56,497	0	
	40% Assessed Value	0	22,155	22,599	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;					
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	22,599	8.512000	192.36
	County School	0	0	22,599	16.990000	383.96
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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COFFEY CHARLES E & WANDA A
121 RANCH ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	320	010A 0017	2.47	01		None
	Property Description	LOT 10 BLOCK"A"; THE RANCH SUBDIV				
	Property Address	121 RANCH ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	140,419	174,921	0	
40% Assessed Value	0	56,168	69,968	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	69,968	8.512000	595.57
	County School	0	0	69,968	16.990000	1188.76
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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COLBURN JACK ANDREW & KRISTIN W
278 SERENITY LOOP

CATAULA GA 31804

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	119	006 0001		121.17	01	2025	None
	Property Description	121.17 AC LL 170 108 118 LD 33 TRACTS A B C					
	Property Address	162 A GAFFORD ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	49,272	195,251	71,270		
	40% Assessed Value	0	19,709	78,100	28,508		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice COMBINED PARCELS; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	22,596	0	55,504	8.512000	472.45	
	County School	22,596	0	55,504	16.990000	943.01	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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COLEMAN CHARLES C III
278 HWY 26
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	176	009 0050		1.00	01		Yes-S1
	Property Description						
	Property Address	278 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	93,832	119,562	0		
	40% Assessed Value	0	37,533	47,825	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
STRUCTURE CHARACTERISTICS CHANGED; New Accessory Improvement added.; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	9,700	38,125	8.512000	324.52	
	County School	0	9,700	38,125	16.990000	647.74	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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COLEMAN CHARLIE & PAUL
CUSSETA AUTO SALVAGE
290 GA HWY 26
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	165	009 0035		30.48	01		None
	Property Description						
	Property Address	290 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	88,234	93,051	0		
40% Assessed Value	0	35,294	37,220	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
New Accessory Improvement added.;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	37,220	8.512000	316.82	
	County School	0	0	37,220	16.990000	632.37	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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COLEMAN KRYSTAL DENISE
188 MASSEY ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	245	009B 0017		1.03	01		None
	Property Description	1.03 ACRES					
	Property Address	425 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	111,595	118,374	0		
40% Assessed Value	0	44,638	47,350	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	47,350	8.512000	403.04	
	County School	0	0	47,350	16.990000	804.48	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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COLEMAN MILTON WADE JR
P O BOX 180
CUSSETA GA 31805

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1148	C09 0002	4.63	02		None
Property Description	PART OF TRACT A & TRACT B CITY SD				
Property Address	0 OSTEEN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	9,630	9,630	0	
40% Assessed Value	0	3,852	3,852	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,852	8.512000	32.79
County School	0	0	3,852	16.990000	65.45
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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COLEMAN PAUL & SANDRA
150 SANDY STREET
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1153	C09 0007	1.49	02		Yes-S4
	Property Description	PLATBOOK 02/FOLIO 207				
	Property Address	150 SANDY STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	155,690	181,834	0	
40% Assessed Value	0	62,276	72,734	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	14,458	58,276	8.512000	496.05
	County School	0	20,458	52,276	16.990000	888.17
	Cusseta	0	14,458	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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COLEMAN PAUL J JR

188 MASSEY RD

CUSSETA GA 31805

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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																											
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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COMBS CLYDE
C/O JERRY COMBS
7575 SHARTS ROAD
SPRINGBORO OH 45006

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1069	C08 0010		0.95	02		None
Property Description	PARCEL C & PART PARCEL A WILLIAMS					
Property Address	101 WISEMAN CIRCLE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	10,278	11,726	0		
40% Assessed Value	0	4,111	4,690	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,690	8.512000	39.92
County School	0	0	4,690	16.990000	79.68
Cusseta	0	0	0	0.000000	0.00

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CONNELL KIMBERLY & KENNETH AYERS
C/O NANCY D. TATOM
153 GORDY MILL POND ROAD
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
197	009A 0012	1.00	01		Yes-S4
Property Description	SPLIT OFF LOT 7 HV MILLER SUBDIVISION				
Property Address	153 GORDY MILL POND ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	113,740	142,108	0	
40% Assessed Value	0	45,496	56,843	0	

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Reasons for Assessment Notice

New Accessory Improvement added.; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	12,659	44,184	8.512000	376.09
County School	0	18,659	38,184	16.990000	648.75

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CONNER JESSE WILLIAM
P.O. BOX 51
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	633	015A 0015		0.60	01		None
	Property Description	LOT #13					
	Property Address	109 RED CANYON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	6,840	6,840	0		
	40% Assessed Value	0	2,736	2,736	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,736	8.512000	23.29	
	County School	0	0	2,736	16.990000	46.48	
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	634	015A 0016		0.63	01		None
	Property Description	LOT # 14					
	Property Address	111 RED CANYON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	105,269	123,725	0		
40% Assessed Value	0	42,108	49,490	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	49,490	8.512000	421.26	
	County School	0	0	49,490	16.990000	840.84	
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	County	0	0	12,430	8.512000	105.80																																											
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

CONNER JESSE WILLIAM
P.O. BOX 51
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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CONNER LINDA JOHNSON
PO BOX 566
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
764	C01 0024		2.68	01		Yes-S5
Property Description						
Property Address	171 MORRISON ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	175,319	207,939	0		
40% Assessed Value	0	70,128	83,176	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	83,176	0	8.512000	0.00
County School	0	83,176	0	16.990000	0.00

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CONNER-JOHNSON LINDA
P.O. BOX 566
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
980	C05 0044	0.53	02		None
Property Description	LOT 41 & 41A ANDERSON SUBDIVISION				
Property Address	164 ANDERSON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	43,554	51,318	0	
40% Assessed Value	0	17,422	20,527	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	20,527	8.512000	174.73
County School	0	0	20,527	16.990000	348.75
Cusseta	0	0	0	0.000000	0.00

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215 McNaughton Street
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CONNOR BRANDON LEE
2601 ORCHARD STREET

PHENIX CITY AL 36869

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1315	010A 0148		0.95	01		None
Property Description	LOT 21 BLOCK "C"; THE VILLAGE S/D					
Property Address	118 MUSTANG DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	152,378	189,185	0		
40% Assessed Value	0	60,951	75,674	0		

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Reasons for Assessment Notice

New Accessory Improvement added.; Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	75,674	8.512000	644.14
County School	0	0	75,674	16.990000	1285.70

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CONTOIS ELLIS E & JUDITH A
147 MARLETTE DRIVE
CUSSETA GA 31805

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COOK REGINA
91-1522 HALAHUA ST

KAPOLEI HI 96707

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1410	013A 0024	1.72	01		None
Property Description	1.72 AC LL 242 LD 32 LT 24 PINE PLANTATION				
Property Address	117 PINE HILL ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	9,288	15,480	0	
40% Assessed Value	0	3,715	6,192	0	

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Reasons for Assessment Notice

LAND VALUE ADJUSTED TO REFLECT CURRENT MARKET; Ownership Change;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,192	8.512000	52.71
County School	0	0	6,192	16.990000	105.20

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

COOK RONNY G
100 MUSTANG DRIVE

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1713	010A 0204		1.00	01		None
	Property Description	LOT 1 BLOCK "F" ADDITION TO THE VILLAGE S/D					
	Property Address	100 MUSTANG DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	49,499	50,749	0		
	40% Assessed Value	0	19,800	20,300	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	20,300	8.512000	172.79	
	County School	0	0	20,300	16.990000	344.90	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

COON RICHARD BRANNON
132 SWANSON ROAD

CUSSETA GA 31805

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1508	012E 0002	25.93	01	2016	Yes-S1
Property Description	25.93 AC LL 18 LD 5				
Property Address	132 SWANSON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	165,274	178,770	14,799	
40% Assessed Value	0	66,110	71,508	5,920	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

RESIDENCE DEPRECIATED; Accessory Value Adjusted; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	14,108	7,398	50,002	8.512000	425.62
County School	14,108	7,398	50,002	16.990000	849.53

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

COOPER ROBERT & BROOKE
210 HERO TRAIL

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1931	010B 0006		2.88	01		Yes-S1
	Property Description	LOTS 6 & 7 REDOAK PLANTATION S/D					
	Property Address	210 HERO TRAIL					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	369,266	424,362	0		
	40% Assessed Value	0	147,706	169,745	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	24,038	145,707	8.512000	1240.26	
	County School	0	24,038	145,707	16.990000	2475.56	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

CORBETT WALTER WAYNE
52 SECRETARIAT TRAIL
CATAULA GA 31804

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1657	010 0058		11.85	01	2020	None
Property Description						
Property Address	114 FRIENDSHIP ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	42,605	42,605	12,087		
40% Assessed Value	0	17,042	17,042	4,835		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	7,167	0	9,875	8.512000	84.06
County School	7,167	0	9,875	16.990000	167.78

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

CORBETT WALTER WAYNE
C/O JOANN TAYLOR WEINER
108 FRIENDSHIP ROAD
CUSSETA GA 31805

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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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
128	006 0011		256.21	01	2017	None
Property Description	LL 106; LD 33					
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	283,656	283,656		153,438	
40% Assessed Value	0	113,462	113,462		61,375	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	52,087	0	61,375	8.512000	522.42
County School	52,087	0	61,375	16.990000	1042.76

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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CORBETT WALTER WAYNE
C/O JOANN WEINER
108 FRIENDSHIP RD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1018	C06 0022	0.44	01		None
	Property Description	BLOCK N LOT 6 TOWERVIEW				
	Property Address	0 MARLETTE DRIVE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	4,381	4,381	0	
	40% Assessed Value	0	1,752	1,752	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;					
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	1,752	8.512000	14.91
	County School	0	0	1,752	16.990000	29.77
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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CORBETT WALTER WAYNE
52 SECRETARIAT TRAIL

CATAULA GA 31804

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
269	010 0012A	23.80	01	2023	None
Property Description	23.80 LL 19 & 20 LD 33 PARCEL 1				
Property Address	0 OLD GA HWY 280				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	29,244	29,244	12,957	
40% Assessed Value	0	11,698	11,698	5,183	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	6,515	0	5,183	8.512000	44.12
County School	6,515	0	5,183	16.990000	88.06

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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<http://www.qpublic.net/ga/chattahoochee>

COUNTRYMAN DERICO & MIA
PO BOX 1

PHENIX CITY AL 36868

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	816	C03 0007		0.74	01		None
	Property Description	LD81 LD 33					
	Property Address	201 MASSEY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	5,616	5,616	0		
	40% Assessed Value	0	2,246	2,246	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Ownership Change;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,246	8.512000	19.12	
	County School	0	0	2,246	16.990000	38.16	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

COVINGTON SYLVIA
147 SUSAN STREET

CUSSETA GA 31805

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1179	C11 0016	0.38	02		None
Property Description	BLOCK A LOT 11 DILLARD HTS				
Property Address	147 SUSAN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	13,703	13,651	0	
40% Assessed Value	0	5,481	5,460	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,460	8.512000	46.48
County School	0	0	5,460	16.990000	92.77
Cusseta	0	0	0	0.000000	0.00

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COVINGTON SYLVIA
147 SUSAN STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1180	C11 0017	0.38	02		None
Property Description	BLOCK A LOT 10 DILLARD HTS				
Property Address	147 SUSAN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,468	4,468	0	
40% Assessed Value	0	1,787	1,787	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,787	8.512000	15.21
County School	0	0	1,787	16.990000	30.36
Cusseta	0	0	0	0.000000	0.00

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COX ELEANOR & RICHARD W
109 SANDY LOOP

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1230	C12 0007	0.76	02		None
Property Description	LOT 7 RICH SD				
Property Address	109 SANDY LOOP				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	21,502	21,502	0	
40% Assessed Value	0	8,601	8,601	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,601	8.512000	73.21
County School	0	0	8,601	16.990000	146.13
Cusseta	0	0	0	0.000000	0.00

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COX ELEANOR I & RICHARD W
109 SANDY LOOP
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1509	C09 0011	1.52	02		Yes-S4
Property Description	LOTS 8 910 & Part of lots 4 & 5 RICH S/D				
Property Address	114 SANDY LOOP				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	105,651	117,150	0	
40% Assessed Value	0	42,260	46,860	0	

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Reasons for Assessment Notice

NADA Value Table Updated; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	8,524	38,336	8.512000	326.32
County School	0	14,524	32,336	16.990000	549.39
Cusseta	0	8,524	0	0.000000	0.00

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COX LINDA SUSAN
353 HWY 137
CUSSETA GA 31805

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CROOM RANDOLPH HENRY & PATRICIA ANN
P O BOX 244
119 THOMPSON STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
803	C02 0012013	1.37	02		Yes-S4
Property Description	BLOCK G LOTS 1 & 2 TOWERVIEW				
Property Address	119 THOMPSON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	79,272	92,427	0	
40% Assessed Value	0	31,709	36,971	0	

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Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	9,262	27,709	8.512000	235.86
County School	0	15,262	21,709	16.990000	368.84
Cusseta	0	9,262	0	0.000000	0.00

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CULPEPPER ARTHUR W
278 LIBERTY HILL ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	591	013 0029		11.86	01		Yes-S4
	Property Description	LL 237 LD 32					
	Property Address	278 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	176,215	206,290	0		
	40% Assessed Value	0	70,486	82,516	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	16,030	66,486	8.512000	565.93	
	County School	0	22,030	60,486	16.990000	1027.66	
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CULPEPPER JEFFERY HUGH
142 WEST RAILROAD STREET

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	863	C04 0025	1.12	02		None
	Property Description	PLATBOOK 1; FOLIO 12				
	Property Address	142 WEST RAILROAD STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	31,672	36,888	0	
C	40% Assessed Value	0	12,669	14,755	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;					
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	14,755	8.512000	125.59
	County School	0	0	14,755	16.990000	250.69
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

CULPEPPER JIMMY L
378 MANTA ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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CULPEPPER KAREN D & ERIC S (LIFE ESTATE)
C/O TAYLOR CULPEPPER
419 MANTA ROAD

CUSSETA GA 31805

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CUMBY MADELYN
P O BOX 970
105 MORRISON ROAD
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1553	C01 0061		2.01	01		Yes-S4
Property Description						
Property Address	105 MORRISON ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	49,761	51,034	0		
40% Assessed Value	0	19,904	20,414	0		

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Reasons for Assessment Notice

NADA Value Table Updated;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	4,509	15,905	8.512000	135.38
County School	0	10,509	9,905	16.990000	168.29

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215 McNaughton Street
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CUMMINGS ROBERT & JOANNA
PO BOX 938
115 KING STREET

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
169	009 0040		0.69	02		Yes-S3
Property Description						
Property Address	115 KING STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	96,813	96,699	0		
40% Assessed Value	0	38,725	38,680	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	36,680	8.512000	312.22
County School	0	10,000	28,680	16.990000	487.27
Cusseta	0	2,000	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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CURRY JENNIFER ANN
59 EDGEWATER DRIVE

HAMILTON GA 31811

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
123	006 0006A	52.06	01	2025	None
Property Description	52.06 AC LL 118 LD 33 PARCEL 2 & 3				
Property Address	0 RIVERBEND ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	97,401	97,401	35,729	
40% Assessed Value	0	38,960	38,960	14,292	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	24,669	0	14,291	8.512000	121.64
County School	24,669	0	14,291	16.990000	242.80

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CUSSETA FARMS, LLC
P.O. BOX 1042
NEWNAN GA 30264

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1964	010 0016A		268.00	01		None
Property Description	268 AC TRACT					
Property Address	215 MANTA ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	245,937	245,937	0		
40% Assessed Value	0	98,375	98,375	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	98,375	8.512000	837.37
County School	0	0	98,375	16.990000	1671.39

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

CUSSETA GAS N GO LLC
125 GA HWY 280

AMERICUS GA 31719

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
952	C05 0016		1.81	02		None
Property Description						
Property Address	173 GA HWY 520					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	63,350	63,350		0	
40% Assessed Value	0	25,340	25,340		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	25,340	8.512000	215.69
County School	0	0	25,340	16.990000	430.53
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

CUSSETA GAS N GO LLC
P O BOX 469

AMERICUS GA 31709

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
957	C05 0021	5.99	02		None
Property Description					
Property Address					
159 GA HWY 520					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	1,591,469	1,591,469	0	
40% Assessed Value	0	636,588	636,588	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	636,588	8.512000	5418.64
County School	0	0	636,588	16.990000	10815.63
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

CUSSETA TRAVEL PLAZA LLC
400 VININGS WALK

FAYETTEVILLE GA 30214

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1568	C05 0061	8.53	02		None
	Property Description	8.53 AC LL 80 LD 6 LL 5 & 6 LD 33				
	Property Address	198 GA HWY 520				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	56,080	68,240	0	
	40% Assessed Value	0	22,432	27,296	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice COMBINED PARCELS; Parcel acreage changed.;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	27,296	8.512000	232.34
	County School	0	0	27,296	16.990000	463.76
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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CYPRESS MEADOWS INC
8876 PROMENADE PL

MIDLAND GA 31820

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
	B	<table border="1"> <thead> <tr> <th>Account Number</th> <th>Property ID Number</th> <th>Acreage</th> <th>Tax Dist</th> <th>Covenant Year</th> <th>Homestead</th> </tr> </thead> <tbody> <tr> <td>453</td> <td>012 0018</td> <td>7.25</td> <td>01</td> <td></td> <td>None</td> </tr> <tr> <td colspan="6">Property Description LL 16 & 17 LD 17 7.25 AC</td> </tr> <tr> <td colspan="6">Property Address 178 FIRETOWER ROAD</td> </tr> <tr> <td colspan="2">Taxpayer Returned Value</td> <td>Previous Year Fair Market Value</td> <td>Current Year Fair Market Value</td> <td colspan="2">Current Year Other Value *</td> </tr> <tr> <td>100% Appraised Value</td> <td>0</td> <td>40,510</td> <td>46,198</td> <td colspan="2">0</td> </tr> <tr> <td>40% Assessed Value</td> <td>0</td> <td>16,204</td> <td>18,479</td> <td colspan="2">0</td> </tr> </tbody> </table> * The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice STRUCTURE CHARACTERISTICS CHANGED;						Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead	453	012 0018	7.25	01		None	Property Description LL 16 & 17 LD 17 7.25 AC						Property Address 178 FIRETOWER ROAD						Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		100% Appraised Value	0	40,510	46,198	0		40% Assessed Value	0	16,204	18,479	0	
		Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																										
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	County	0	0	18,479	8.512000	157.29																																											
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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CYPRESS MEADOWS INC
8876 PROMENADE PL

MIDLAND GA 31820

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1514	012E 0008	1.00	01		None
Property Description	1 ACRE LOT; LOT 105 BLOCK A				
Property Address	101 SWANSON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	16,192	22,071	0	
40% Assessed Value	0	6,477	8,828	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,828	8.512000	75.14
County School	0	0	8,828	16.990000	149.99

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Chattahoochee County Board of Assessors
215 McNaughton Street
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DAFFIN ROBERT A & BETTY
130 PINE HILL ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1761	013A 0020		1.00	01		Yes-S3
	Property Description						
	Property Address	130 PINE HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	26,920	26,788	0		
40% Assessed Value	0	10,768	10,715	0			
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,000	8,715	8.512000	74.18	
	County School	0	10,000	715	16.990000	12.15	
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Chattahoochee County Board of Assessors
215 McNaughton Street
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DANIEL BETTY
106 RED OAK LANE
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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DANIEL GAIL
844 GA HWY 26
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1437	015A 0056		5.00	01		Yes-S1
	Property Description	LL. 111&112					
	Property Address	844 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	34,492	34,380	0		
40% Assessed Value	0	13,797	13,752	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,000	11,752	8.512000	100.03	
	County School	0	2,000	11,752	16.990000	199.67	
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DANIEL JOHN A
3506 UNIVERSITY AVENUE
COLUMBUS GA 31907

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1062	C08 0003	0.75	02		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	11,141	11,141	0	
40% Assessed Value	0	4,456	4,456	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,456	8.512000	37.93
County School	0	0	4,456	16.990000	75.71
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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DANIEL JOHN A
BROADMORE REALTY
3416 UNIVERSITY AVE

COLUMBUS GA 31907

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
789	C01 0052		2.30	02		None
Property Description						
Property Address	127 PINE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	13,114	13,114	0		
40% Assessed Value	0	5,246	5,246	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,246	8.512000	44.65
County School	0	0	5,246	16.990000	89.13
Cusseta	0	0	0	0.000000	0.00

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Annual Assessment Notice Date: 6/20/2025

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DANIEL JOHN A
BROADMORE REALTY
3416 UNIVERSITY AVE

COLUMBUS GA 31907

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1733	C01 0054A	3.40	02		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	8,925	8,925	0	
40% Assessed Value	0	3,570	3,570	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,570	8.512000	30.39
County School	0	0	3,570	16.990000	60.65
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
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DANZEY SHEILA R.
464 NORTH OAKLEY DRIVE

COLUMBUS GA 31903

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1323	009 0065		1.50	01		None
Property Description	LOT 1.5 ACRES; LOT #2; BLOCK B HALLOCA EST					
Property Address	188 LAFAYETTE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	15,000	15,000	0		
40% Assessed Value	0	6,000	6,000	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,000	8.512000	51.07
County School	0	0	6,000	16.990000	101.94

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DARBYSHIRE INC
P O BOX 97

HAMILTON GA 31811

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	654	015A 0036	0.79	01		None
	Property Description					
	Property Address	0 RED CANYON ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	5,641	5,641	0	
	40% Assessed Value	0	2,256	2,256	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	2,256	8.512000	19.20
	County School	0	0	2,256	16.990000	38.33
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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	655	015A 0037	0.68	01		None
	Property Description					
	Property Address	0 RED CANYON ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	4,855	4,855	0	
	40% Assessed Value	0	1,942	1,942	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
Reasons for Assessment Notice						
Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	1,942	8.512000	16.53
	County School	0	0	1,942	16.990000	32.99
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

DARBYSHIRE INC
P O BOX 97

HAMILTON GA 31811

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	B	Account Number		Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
		656		015A 0038		0.74	01		None
		Property Description							
Property Address									
0 RED CANYON ROAD									
Taxpayer Returned Value		Previous Year Fair Market Value		Current Year Fair Market Value		Current Year Other Value *			
C	100% Appraised Value		0	4,973	4,973		0		
	40% Assessed Value		0	1,989	1,989		0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;								
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax			
	County	0	0	1,989	8.512000	16.93			
	County School	0	0	1,989	16.990000	33.79			
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.									
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Annual Assessment Notice Date: 6/20/2025

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
657	015A 0039	0.70	01		None
Property Description					
Property Address	0 RED CANYON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,704	4,704	0	
40% Assessed Value	0	1,882	1,882	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,882	8.512000	16.02
County School	0	0	1,882	16.990000	31.98

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Annual Assessment Notice Date: 6/20/2025

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
674	015B 0004	0.63	01		None
Property Description	Steeplechase Subdiv Lot # 28				
Property Address	0 STEEPLCHASE LOOP				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,500	3,500	0	
40% Assessed Value	0	1,400	1,400	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,400	8.512000	11.92
County School	0	0	1,400	16.990000	23.79

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Annual Assessment Notice Date: 6/20/2025

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HAMILTON GA 31811

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
675	015B 0005	0.67	01		None
Property Description	Steeplechase Subdiv Lot # 27				
Property Address	0 STEEPLCHASE LOOP				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,500	3,500	0	
40% Assessed Value	0	1,400	1,400	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,400	8.512000	11.92
County School	0	0	1,400	16.990000	23.79

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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HAMILTON GA 31811

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	676	015B 0006		0.75	01		None
	Property Description	Steeplechase subdiv Lot 26					
	Property Address	0 STEEPLCHASE LOOP					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	3,500	3,500	0		
40% Assessed Value	0	1,400	1,400	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,400	8.512000	11.92	
	County School	0	0	1,400	16.990000	23.79	
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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	696	015B 0032	0.70	01		None
	Property Description	Steeplechase Subdivision Lot# 58				
	Property Address	0 STEEPLCHASE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	3,500	3,500	0	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

DARBYSHIRE INC
P O BOX 97

HAMILTON GA 31811

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	697	015B 0033	0.72	01		None
	Property Description	Steeplechase Subdivision Lot # 59				
	Property Address	0 STEEPLCHASE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	3,500	3,500	0	
	40% Assessed Value	0	1,400	1,400	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	1,400	8.512000	11.92
	County School	0	0	1,400	16.990000	23.79
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1498	015B 0064	1.06	01		None
Property Description	Steeplechase Subdivision Lot # 64				
Property Address	0 FOXCHASE COURT				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,500	3,500	0	
40% Assessed Value	0	1,400	1,400	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,400	8.512000	11.92
County School	0	0	1,400	16.990000	23.79

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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	B	Account Number		Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
		1500		015B 0066		1.00	01		None
		Property Description		Steeplechase Subdiv Lot # 66					
Property Address		0 FOXCHASE COURT							
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *				
100% Appraised Value		0	3,150	3,150	0				
40% Assessed Value		0	1,260	1,260	0				
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;									
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax			
	County	0	0	1,260	8.512000	10.73			
	County School	0	0	1,260	16.990000	21.41			
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	1503	015B 0069	1.02	01		None
	Property Description	Steeplechase Subdv Lot 69				
	Property Address	0 FOXCHASE COURT				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1504	015B 0070	1.02	01		None
	Property Description	Steeplechase Subdiv Lot # 70				
	Property Address	0 STEEPLCHASE LOOP				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	2,800	2,800	0	
	40% Assessed Value	0	1,120	1,120	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	1,120	8.512000	9.53
	County School	0	0	1,120	16.990000	19.03
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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DARBYSHIRE INC
P O BOX 97

HAMILTON GA 31811

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1505	015B 0071	1.19	01		None
Property Description	Steeplechase Subdiv Lot # 71				
Property Address	0 STEEPLCHASE LOOP				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,150	3,150	0	
40% Assessed Value	0	1,260	1,260	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,260	8.512000	10.73
County School	0	0	1,260	16.990000	21.41

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
686	015B 0022	2.18	01		None
Property Description	Steeplechase Subdivision Lot # 10				
Property Address	135 STEEPLCHASE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,375	4,375	0	
40% Assessed Value	0	1,750	1,750	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,750	8.512000	14.90
County School	0	0	1,750	16.990000	29.73

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	623	015A 0005	0.55	01		None
	Property Description					
	Property Address	0 GA HWY 26				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	4,620	4,620	0	
	40% Assessed Value	0	1,848	1,848	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	1,848	8.512000	15.73
	County School	0	0	1,848	16.990000	31.40
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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PO BOX 97

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
625	015A 0007	0.53	01		None
Property Description					
Property Address					
0 GA HWY 26					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,452	4,452	0	
40% Assessed Value	0	1,781	1,781	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,781	8.512000	15.16
County School	0	0	1,781	16.990000	30.26

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	626	015A 0008		0.52	01		None
	Property Description	LOT 7 INDIAN HILLS SUBDIVISION					
	Property Address	0 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	4,368	4,368	0		
	40% Assessed Value	0	1,747	1,747	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,747	8.512000	14.87	
	County School	0	0	1,747	16.990000	29.68	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																															
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County School	0	0	2,797	16.990000	47.52																																
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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DAVIS FREDRICK & BERNICE
P O BOX 431
CUSSETA GA 31805

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
946	C05 0010		0.42	02		Yes-S1
Property Description	LOT 33 ANDERSON SUBDIVISION					
Property Address	143 ANDERSON ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	91,422	108,560	0		
40% Assessed Value	0	36,569	43,424	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	8,855	34,569	8.512000	294.25
County School	0	8,855	34,569	16.990000	587.33
Cusseta	0	8,855	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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DAVIS NORMAN E SR
446 OLD LOUVALE RD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																	
	506	012A 0032	1.69	01		None																	
	Property Description																						
	Property Address	0 FIRETOWER ROAD																					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *																		
	100% Appraised Value	0	15,210	15,210	0																		
	40% Assessed Value	0	6,084	6,084	0																		
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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																		
County	0	0	6,084	8.512000	51.79																		
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Chattahoochee County Board of Assessors
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DAVIS NORMAN E SR
446 OLD LOUVALE RD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	507	012A 0033	0.92	01		None
	Property Description					
	Property Address	0 WOODSON STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	8,280	8,280	0	
	40% Assessed Value	0	3,312	3,312	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	3,312	8.512000	28.19
	County School	0	0	3,312	16.990000	56.27
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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DAVIS NORMAN EUGENE, MIMS TOMERIA &
DAVID ROBERT E. JR.
446 OLD LOUVALE ROAD
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
109	005A 0077	1.62	01		Yes-S1
Property Description					
Property Address	446 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	22,532	22,532	0	
40% Assessed Value	0	9,013	9,013	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	7,013	8.512000	59.69
County School	0	2,000	7,013	16.990000	119.15

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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DAVIS RAYMOND JAMES
497 BROAD ST

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1236	C12 0013		3.00	02		Yes-S1
Property Description						
Property Address	497 A BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	155,114	183,626	0		
40% Assessed Value	0	62,046	73,450	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	13,405	60,045	8.512000	511.10
County School	0	13,405	60,045	16.990000	1020.16
Cusseta	0	13,405	0	0.000000	0.00

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DAVIS RENEE & WILLIAMS-ARRANT KIMBERLY
4450 BONDALE DR
COLUMBUS GA 31907-1708

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DAVIS ROBERT
115 OLD FRIENDSHIP ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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DAVIS ROBERT
115 OLD FRIENDSHIP ROAD
CUSSETA GA 31805

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DEBORAH
3661 MEADOWLARK DRIVE
COLUMBUS GA 31906

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	297	010 0041	5.00	01		None
	Property Description					
	Property Address	0 GORDY MILL POND ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	15,425	15,425	0	
	40% Assessed Value	0	6,170	6,170	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	6,170	8.512000	52.52
	County School	0	0	6,170	16.990000	104.83
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DEESE EDDIE NATHANIEL & CHRISTINA M L
573 GA HWY 137

CUSSETA GA 31805

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DELONG WALTER E.
509 OLD LOUVALE ROAD
CUSSETA GA 31805

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DEMUNN ELIZABETH TAYLOR
211 HERO TRAIL

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1930	010B 0016		2.03	01		Yes-S1
	Property Description	LOTS 16 & 17 PLANTATION AT RED OAK S/D					
	Property Address	211 HERO TRAIL					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	304,608	383,635	0		
	40% Assessed Value	0	121,843	153,454	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	33,611	119,843	8.512000	1020.10	
	County School	0	33,611	119,843	16.990000	2036.13	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

DEMUNN ELIZABETH TAYLOR
211 HERO TRAIL

CUSSETA GA 31805

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	B	Account Number		Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead																
		2038		010B 0018		1.31	01		None																
		Property Description		LOT 18 PLANTATION AT RED OAK SUB																					
Property Address		0 HERO TRAIL																							
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *																				
100% Appraised Value		0	15,720	15,720	0																				
C	40% Assessed Value		0	6,288	6,288	0																			
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;																								
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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																				
County	0	0	6,288	8.512000	53.52																				
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DENMARK JULIETTE
C/O BOB DOWDY
4829 TURNBERRY LANE

COLUMBUS GA 31909

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1592	012C 0086	1.12	01		Yes-S1
Property Description	WINDY HILL SD LOT 23				
Property Address	125 PAUL REVERE DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	36,665	37,849	0	
40% Assessed Value	0	14,666	15,140	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,258	12,882	8.512000	109.65
County School	0	2,258	12,882	16.990000	218.87

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DENMARK-STEVENS JULIETTE THYAIS &
KEDRIX L STEVENS
110 MUSTANG COURT

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1786	010A 0143	1.17	01		Yes-S1
Property Description	LOT 16 BLOCK "C"; THE VILLAGE S/D				
Property Address	110 MUSTANG COURT				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	145,323	182,878	0	
40% Assessed Value	0	58,129	73,151	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	17,022	56,129	8.512000	477.77
County School	0	17,022	56,129	16.990000	953.63

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DENNIS LEONARD R III
329 MURCOTT DR

OVIEDO FL 32765

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	728	017 0006		76.22	01		None
	Property Description	LL 182 183 LD 32					
	Property Address	0 ARTHUR KING ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	86,409	86,409	0		
40% Assessed Value	0	34,564	34,564	0			
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Reasons for Assessment Notice							
CONSERVATION USE COVENANT ENDED; Ownership Change;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	34,564	8.512000	294.21	
	County School	0	0	34,564	16.990000	587.24	
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DENT JACQUELINE
P O BOX 233

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1992	C08 0078A	0.52	02		Yes-S1
	Property Description					
	Property Address	407 BROAD STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	24,106	24,077	0	
	40% Assessed Value	0	9,642	9,631	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	2,000	7,631	8.512000	64.96
	County School	0	2,000	7,631	16.990000	129.65
	Cusseta	0	2,000	0	0.000000	0.00
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DHARMA INVESTMENTS LLC
50 WEST MAHTA DRIVE
SUITE 1

KEY BISCAVNE FL 33149

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<http://www.qpublic.net/ga/chattahoochee>

DICKSON JOSEPH M.
123 BEASLEY RD

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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DILLAND INC
502 PATTERSON ROAD
CUSSETA GA 31805

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DILLAND INC
502 PATTERSON ROAD
CUSSETA GA 31805

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DILLARD ABIGAIL H
502 PATTERSON ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	743	017 0021		45.67	01	2022	Yes-S1
	Property Description						
	Property Address	502 PATTERSON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	276,082	315,994	34,216		
	40% Assessed Value	0	110,433	126,398	13,686		
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Reasons for Assessment Notice							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	15,773	17,965	92,660	8.512000	788.72	
	County School	15,773	17,965	92,660	16.990000	1574.29	
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DILLINGER MANDY R.
112 TROTTERS RIDGE RD
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
342	010A 0041	0.54	01		Yes-S1
Property Description	LOT 3; BLOCK C; THE FARM S/D				
Property Address	112 TROTTERS RIDGE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	126,810	158,957	0	
40% Assessed Value	0	50,724	63,583	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	14,859	48,724	8.512000	414.74
County School	0	14,859	48,724	16.990000	827.82

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DILLON LINDA & MATTHEW
105 RANCH ROAD

CUSSETA GA 31805

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		409	010A 0113		3.48	01		Yes-S1
		Property Description	LOT 1; BLOCK A/ THE RANCH SUBDIVISION					
Property Address		105 RANCH ROAD						
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *			
100% Appraised Value		0	100,864	124,474	0			
40% Assessed Value	0	40,346	49,790	0				
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax		
	County	0	11,444	38,346	8.512000	326.40		
	County School	0	11,444	38,346	16.990000	651.50		
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.								
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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DILLON MATTHEW & LINDA
106 RANCH ROAD
CUSSETA GA 31805

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		Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																										
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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DINH SON HOANG & LAN TRUC NGUYEN
228 GORDY MILL POND ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	295	010 0039		9.70	01		None
	Property Description	TRACT 4W RED OAK HILL S/D					
	Property Address	228 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	206,105	240,989	0		
	40% Assessed Value	0	82,442	96,396	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	96,396	8.512000	820.52	
	County School	0	0	96,396	16.990000	1637.77	
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DIXON GREGORY S
263 GA HIGHWAY 137
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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DIXON MARK K
355 FRIENDSHIP ROAD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1635	011 0024	26.49	01	2017	Yes-S1
Property Description					
Property Address					
355 FRIENDSHIP ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	163,776	185,654	19,405	
40% Assessed Value	0	65,510	74,262	7,762	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	10,876	10,751	52,635	8.512000	448.03
County School	10,876	10,751	52,635	16.990000	894.27

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DOC'S DEEP BLUE DEVELOPMENT LLC
P O BOX 100182
CAPE CORAL FL 33910

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		Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead																																																
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A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1942	010B 0013		1.20	01		None
	Property Description	LOT # 13 RED OAK S/D					
	Property Address	0 HERO TRAIL					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	2,640	2,640	0		
40% Assessed Value	0	1,056	1,056	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,056	8.512000	8.99	
	County School	0	0	1,056	16.990000	17.94	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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DOC'S DEEP BLUE DEVELOPMENT LLC
P O BOX 100182
CAPE CORAL FL 33910

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1943	010B 0014		1.19	01		None
Property Description	LOT # 14 RED OAK PLANTATION S/D					
Property Address	0 HERO TRAIL					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	2,618	2,618		0	
40% Assessed Value	0	1,047	1,047		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,047	8.512000	8.91
County School	0	0	1,047	16.990000	17.79

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	259	010 0001		340.47	01		None
	Property Description	LL 1 2 16 & 17 LD 33					
	Property Address	0 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	815,426	1,634,256	0		
40% Assessed Value	0	326,170	653,702	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice 299C Expired Appeal Value Removed [YEC];							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	653,702	8.512000	5564.31	
	County School	0	0	653,702	16.990000	11106.40	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1997	010C 0003		1.88	01		None
	Property Description	1.88 AC LL 17 LD 33 LOT 3 THE RESERVE					
	Property Address	108 SABBATH LANE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	20,000	20,000	0		
	40% Assessed Value	0	8,000	8,000	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																	
	2001	010C 0007	4.00	01		None																	
	Property Description	4.00 AC LL 17 LD 33 LOT 7 THE RESERVE																					
	Property Address	116 SABBATH LANE																					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *																		
	100% Appraised Value	0	30,000	30,000	0																		
	40% Assessed Value	0	12,000	12,000	0																		
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1876	010 0066		35.00	01		None
	Property Description	35 ACRE SPLIT OFF MAP 010/001					
	Property Address	0 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	55,128	55,128	0		
	40% Assessed Value	0	22,051	22,051	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	22,051	8.512000	187.70	
	County School	0	0	22,051	16.990000	374.65	
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DOMINGUEZ KENNETH
51 GOLDENEYE LANE
PORT MONMOUTH NJ 07758

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

DOMINGUEZ KENNETH
51 GOLDENEYE LANE
PORT MONMOUTH NJ 07758

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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DOTSON JAMES T.
116 DOTSON STREET
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	480	012A 0005		8.40	01		Yes-S1
	Property Description	PARCEL 7 SURVEY OF EST SYLVESTER DOTSON					
	Property Address	116 DOTSON STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	207,807	240,961	0		
	40% Assessed Value	0	83,123	96,384	0		
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Reasons for Assessment Notice							
RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	15,262	81,122	8.512000	690.51	
	County School	0	15,262	81,122	16.990000	1378.26	
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DOTSON ROSA
109 DOTSON STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
481	012A 0006	7.33	01		Yes-S5
Property Description	PARCEL 3 & 4; SURVEY SYLVESTER DOTSON SR EST				
Property Address	109 DOTSON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	57,884	64,540	0	
40% Assessed Value	0	23,154	25,816	0	

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Reasons for Assessment Notice

New Accessory Improvement added.; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	25,816	0	8.512000	0.00
County School	0	25,816	0	16.990000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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DOTSON WILLIE
P O BOX 624
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1171	C11 0004		0.33	02		Yes-S1
Property Description	LOT # 4; SECTION 2; DILLARD HEIGHTS S/D					
Property Address	107 KING STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	8,463	8,556	0		
40% Assessed Value	0	3,385	3,422	0		

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,037	1,385	8.512000	11.79
County School	0	2,037	1,385	16.990000	23.53
Cusseta	0	2,037	0	0.000000	0.00

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DOTSON WILLIE
P O BOX 624
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1172	C11 0005	0.33	02		None
Property Description	LOT # 5 BLOCK "D" SEC II DILLARD HEIGHTS S/D				
Property Address	109 KING STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,947	3,947	0	
40% Assessed Value	0	1,579	1,579	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,579	8.512000	13.44
County School	0	0	1,579	16.990000	26.83
Cusseta	0	0	0	0.000000	0.00

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DOUBLE RAILS PROPERTIES LLC
PO BOX 705

LUMPKIN GA 31815

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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DOUGLAS GERALD L
461 MANTA ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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DOUP HERBERT C
6516 TROON LANE SE

OLYMPIA WA 98501

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1131	C08 0074	0.86	02		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	8,325	8,325	0	
40% Assessed Value	0	3,330	3,330	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,330	8.512000	28.34
County School	0	0	3,330	16.990000	56.58
Cusseta	0	0	0	0.000000	0.00

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DOWDELL MELESHA & DAPHNE
31 HIGH ST
EAST HARTFORD CT 06118

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
515	012A 0041	0.92	01		None
Property Description					
Property Address	0 WOODSON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	9,201	8,280	0	
40% Assessed Value	0	3,680	3,312	0	

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Reasons for Assessment Notice

LAND VALUE ADJUSTED TO REFLECT CURRENT MARKET;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,312	8.512000	28.19
County School	0	0	3,312	16.990000	56.27

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Chattahoochee County Board of Assessors
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Annual Assessment Notice Date: 6/20/2025

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DOWDELL MELESHA & DAPHNE
31 HIGH ST

EAST HARTFORD CT 06118

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
516	012A 0042	0.92	01		None
Property Description					
Property Address	0 GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	8,280	8,280	0	
40% Assessed Value	0	3,312	3,312	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,312	8.512000	28.19
County School	0	0	3,312	16.990000	56.27

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DOWDY BOB
4829 TURNBERRY LANE

COLUMBUS GA 31909

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
475	012C 0007	1.22	01		None
Property Description	LIBERTY HILL SD LOT 7				
Property Address	126 LIBERTY HILL ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	13,298	13,298	0	
40% Assessed Value	0	5,319	5,319	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,319	8.512000	45.28
County School	0	0	5,319	16.990000	90.37

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DOWDY BOB H & LINDA M
4829 TURNBERRY LANE

COLUMBUS GA 31909

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1608	012C 0089	1.09	01		None
Property Description	WINDY HILL SD LOT 26				
Property Address	120 SUNSET BLVD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	11,881	11,881	0	
40% Assessed Value	0	4,752	4,752	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,752	8.512000	40.45
County School	0	0	4,752	16.990000	80.74

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

DOWDY BOBBY H & LINDA
4829 TURNBERRY LANE
COLUMBUS GA 31909

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COLUMBUS GA 31909

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1354	012C 0013	1.11	01		None
Property Description	LIBERTY HILL II LOT 13				
Property Address	113 JOHN HANCOCK DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	12,099	12,099	0	
40% Assessed Value	0	4,840	4,840	0	

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County	0	0	4,840	8.512000	41.20
County School	0	0	4,840	16.990000	82.23

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1373	012C 0061	1.16	01		None
Property Description	LIBERTY HILL SD LOT 9A				
Property Address	0 COURT BEVINS LANE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	12,644	12,644	0	
40% Assessed Value	0	5,058	5,058	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,058	8.512000	43.05
County School	0	0	5,058	16.990000	85.94

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1610	012C 0091	1.11	01		None
Property Description	WINDY HILL SD LOT 28				
Property Address	119 SUNSET BLVD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	12,099	12,099	0	
40% Assessed Value	0	4,840	4,840	0	

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1611	012C 0092	1.35	01		None
	Property Description	WINDY HILL SD LOT 29				
	Property Address	117 SUNSET BLVD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	14,715	14,715	0	
	40% Assessed Value	0	5,886	5,886	0	
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DOWNES MATTHEW T & CARA M
5008 SHADOW MOUNTAIN RD

LAS CRUSES NM 88011

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1988	009 0019B		12.13	01	2021	None
	Property Description	12.13 AC LL 79 LD 6					
	Property Address	111 MOORE STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	106,670	106,694	8,119		
	40% Assessed Value	0	42,668	42,678	3,248		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated; New Accessory Improvement added.;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	6,930	0	35,748	8.512000	304.29	
	County School	6,930	0	35,748	16.990000	607.36	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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DOWNING THERESA K
84 WOODLAND DR

PHENIX CITY AL 36869

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
621	015A 0003	0.89	01		None
Property Description					
Property Address	0 GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	8,010	8,010	0	
40% Assessed Value	0	3,204	3,204	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,204	8.512000	27.27
County School	0	0	3,204	16.990000	54.44

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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DOZIER CYNTHIA M
PO BOX 849

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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DPRMIZE LLC
P.O. BOX 1748

FORTSON GA 31808

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
124	006 0007	377.18	01	2022	None
Property Description	LL 105119120 137; LD 33RD PB2/289				
Property Address	993 GA HWY 27				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	577,619	598,042	222,656	
40% Assessed Value	0	231,048	239,217	89,062	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	96,907	0	142,310	8.512000	1211.34
County School	96,907	0	142,310	16.990000	2417.85

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DREW WILLIAM
365 FRIENDSHIP ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1723	011 0024B		25.95	01	2018	None
	Property Description						
	Property Address	281 FRIENDSHIP ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	87,231	92,893	21,866		
	40% Assessed Value	0	34,892	37,157	8,746		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	13,006	0	24,151	8.512000	205.57	
	County School	13,006	0	24,151	16.990000	410.33	
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DREW WILLIAM M & WON H
365 FRIENDSHIP ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	435	011 0019		50.35	01	2018	None
	Property Description	50.35 acres splits					
	Property Address	0 FRIENDSHIP ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	78,260	78,260	31,505		
	40% Assessed Value	0	31,304	31,304	12,602		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	18,702	0	12,602	8.512000	107.27	
	County School	18,702	0	12,602	16.990000	214.11	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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DREW WILLIAM M & WON H
365 FRIENDSHIP ROAD
CUSSETA GA 31805

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		Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead																																																
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Chattahoochee County Board of Assessors
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DREW WILLIAM M & WON H
365 FRIENDSHIP ROAD
CUSSETA GA 31805

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		Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																										
		1871	011 0028	1.56	01		None																																										
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40% Assessed Value		0	2,572	2,572	0																																												
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	County	0	0	2,572	8.512000	21.89																																											
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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DUNOVANT TOMEKIA
102 HERO TRAIL

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1905	010B 0037	1.02	01		None
	Property Description	LOT # 37 RED OAK PLANTATION SUB				
	Property Address	102 HERO TRAIL				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	237,276	301,529	0	
40% Assessed Value	0	94,910	120,612	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	120,612	8.512000	1026.65
	County School	0	0	120,612	16.990000	2049.20
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DUVAL T STALENE
P O BOX 975
CUSSETA GA 31805

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EDENS KESTNER J & WENDY J
251 GORDY MILL POND ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	289	010 0033		9.42	01		Yes-S5
	Property Description	LOT 8E; RED OAK HILLS; PART OF 9 E 9.417 A					
	Property Address	251 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	103,971	119,176	0		
40% Assessed Value	0	41,588	47,670	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	47,670	0	8.512000	0.00	
	County School	0	47,670	0	16.990000	0.00	
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EDGE ANTHONY
P O BOX 142
CUSSETA GA 31805

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
884	C04 0046		0.12	02		None
Property Description	LOT .12 ACRES					
Property Address	108 JAMESTOWN ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	24,442	29,108	0		
40% Assessed Value	0	9,777	11,643	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	11,643	8.512000	99.11
County School	0	0	11,643	16.990000	197.81
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

EDGE DAVID
120 MILLER ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	210	009A 0025	1.66	01		None
	Property Description	1/2 OF LOT 3 HV MILLER SUBDIVISION				
	Property Address	120 MILLER ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	95,949	99,179	0	
	40% Assessed Value	0	38,380	39,672	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	39,672	8.512000	337.69
	County School	0	0	39,672	16.990000	674.03
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215 McNaughton Street
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EDWARDS DERYCK W
842 HWY 26
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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EIGHT TWELVE LLC
1608 BUBBLING CREEK ROAD

BROOKHAVEN GA 30319

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
2039	C01 0023A	1.76	02		None
Property Description	LL 81 & 82 LD 6 LOT 1				
Property Address	308 GA HWY 520				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	784,927	784,927		0
40% Assessed Value	0	313,971	313,971		0

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	313,971	8.512000	2672.52
County School	0	0	313,971	16.990000	5334.37
Cusseta	0	0	0	0.000000	0.00

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ELLER BRADLEY S & CYNTHIA H
3661 CLUBLAND DRIVE

MARIETTA GA 30068

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1808	014 0010A	188.54	01	2021	None
Property Description	188.54 ACRE TRACT				
Property Address	107 GIBSON HILL ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	302,224	302,224	141,860	
40% Assessed Value	0	120,890	120,890	56,744	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	23,500	0	97,390	8.512000	828.98
County School	23,500	0	97,390	16.990000	1654.66

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ELLER BRADLEY S & CYNTHIA H
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MARIETTA GA 30068

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1822	011 0018A	68.00	01	2023	None
Property Description	68 ACRES SPLIT OF 11/18				
Property Address	0 FRIENDSHIP ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	93,016	93,016	46,223	
40% Assessed Value	0	37,206	37,206	18,489	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	18,717	0	18,489	8.512000	157.38
County School	18,717	0	18,489	16.990000	314.13

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ELYSEE MONEUS & MARIE T
16970 W EPSOM DR
LOXAHATCHEE FL 33470

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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ELYSEE MONEUS & MARIE T
16970 W EPSOM DR
LOXAHATCHEE FL 33470

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ELYSEE MONEUS & MARIE T
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LOXAHATCHEE FL 33470

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	104	005A 0071	1.00	01		None
	Property Description	1 ACRE LOT				
	Property Address	336 GA HWY 27				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	47,123	47,123	0	
	40% Assessed Value	0	18,849	18,849	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	18,849	8.512000	160.44
	County School	0	0	18,849	16.990000	320.24
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Chattahoochee County Board of Assessors
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ELYSEE MONEUS & MARIE T
16970 W EPSOM DR
LOXAHATCHEE FL 33470

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
105	005A 0072		6.85	01		None
Property Description						
Property Address	0 GA HWY 27					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	16,954	16,954	0		
40% Assessed Value	0	6,782	6,782	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,782	8.512000	57.73
County School	0	0	6,782	16.990000	115.23

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EMBRY FELECIA D
212 FIRETOWER RD.
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

ENGER JONATHAN D
107 CORRAL DR
CUSSETA GA 31805

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ENGLEBERT SCOTT
123 MILLER ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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ENGLEBERT SCOTT
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CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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ENGLEBERT SCOTT
123 MILLER ROAD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
221	009A 0038040	5.95	01		None
Property Description	LOT 13 HV MILLER SUBDIVISION				
Property Address	131 MILLER ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	75,399	85,942	0	
40% Assessed Value	0	30,160	34,377	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	34,377	8.512000	292.62
County School	0	0	34,377	16.990000	584.07

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ENGLEBERT STEPHEN &
LINDA C
112 MUSTANG COURT
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1470	010A 0142		1.53	01		Yes-S1
Property Description	LOT 15; BLOCK "C" THE VILLAGE S/D					
Property Address	112 MUSTANG COURT					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	146,112	180,681	0		
40% Assessed Value	0	58,445	72,272	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	15,828	56,444	8.512000	480.45
County School	0	15,828	56,444	16.990000	958.98

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EVANS DANIEL & DORIS
P O BOX 634
CUSSETA GA 31805-0634

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1247	C13 0003	1.90	02		Yes-S1
	Property Description					
	Property Address	128 PRINCIPAL DRIVE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	40,225	40,225	0	
	40% Assessed Value	0	16,090	16,090	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	2,000	14,090	8.512000	119.93
	County School	0	2,000	14,090	16.990000	239.39
	Cusseta	0	2,000	0	0.000000	0.00
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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EVANS DANIEL L
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CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1238	C12 0015	5.34	02		None
	Property Description	LOTS 23 CHATCO EST				
	Property Address	114 PRINCIPAL DRIVE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	27,996	28,520	0	
	40% Assessed Value	0	11,198	11,408	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	11,408	8.512000	97.10
	County School	0	0	11,408	16.990000	193.82
	Cusseta	0	0	0	0.000000	0.00
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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1239	C12 0017	2.14	02		None
Property Description	LOT 4 CHATCO EST				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	8,560	8,560	0	
40% Assessed Value	0	3,424	3,424	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,424	8.512000	29.15
County School	0	0	3,424	16.990000	58.17
Cusseta	0	0	0	0.000000	0.00

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P O BOX 634

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1237	C12 0014	1.58	02		None
Property Description	LL 48/49; LOT 1 CHATT SCHOOL ESTATE				
Property Address	132 MERRELL STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	7,952	7,952	0	
40% Assessed Value	0	3,181	3,181	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,181	8.512000	27.08
County School	0	0	3,181	16.990000	54.05
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

EVANS SYLVESTER & AKEYVYA
192 FIRETOWER ROAD

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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EVERSOLE MARIA LASSEN
140 RALSTON STREET
CUSSETA GA 31805

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1836	C06 0001A	2.23	02		None
Property Description	2.23 ACRE (SPLIT OFF C06-0001)				
Property Address	140 RALSTON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	10,976	10,976	0	
40% Assessed Value	0	4,390	4,390	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,390	8.512000	37.37
County School	0	0	4,390	16.990000	74.59
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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EXLINE KATHY
P.O. BOX 384
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1112	C08 0054	0.21	02		None
	Property Description					
	Property Address	185 WELLS STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	47,792	56,182	0	
	40% Assessed Value	0	19,117	22,473	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	22,473	8.512000	191.29
	County School	0	0	22,473	16.990000	381.82
	Cusseta	0	0	0	0.000000	0.00
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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EXLINE SHANE & KATHY
P.O. BOX 384
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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EZENWEKWE SABRINA
160 MCNAUGHTON STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1211	C11 0048	0.34	02		None
Property Description	.334 ac platbook3/folio97				
Property Address	160 MCNAUGHTON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	19,248	19,348	0	
40% Assessed Value	0	7,699	7,739	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,739	8.512000	65.87
County School	0	0	7,739	16.990000	131.49
Cusseta	0	0	0	0.000000	0.00

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FABER GUY F
3336 GRAND BLVD STE 201

HOLIDAY FL 34690

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1543	014 0027	51.00	01	2022	None
Property Description	51.00 AC LL 172 LD 32				
Property Address	142 ARTHUR KING ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	73,964	73,964	29,874	
40% Assessed Value	0	29,586	29,586	11,950	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	17,636	0	11,950	8.512000	101.72
County School	17,636	0	11,950	16.990000	203.03

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

FABER GUY F
3336 GRAND BLVD STE 201

HOLIDAY FL 34690

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1544	014 0028		50.00	01	2022	None
	Property Description	50.00 AC LL 172 LD 32					
	Property Address	142 ARTHUR KING ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	79,721	81,331	26,602		
	40% Assessed Value	0	31,888	32,532	10,641		
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	16,674	0	15,858	8.512000	134.98	
	County School	16,674	0	15,858	16.990000	269.43	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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FABER GUY F
3336 GRAND BLVD STE 201

HOLIDAY FL 34690

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1573	014 0030	177.18	01	2017	None
Property Description	177.18 AC LL 179 180 LD 32				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	179,470	179,470	119,871	
40% Assessed Value	0	71,788	71,788	47,948	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	23,840	0	47,948	8.512000	408.13
County School	23,840	0	47,948	16.990000	814.64

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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FABER GUY F & HENRY A
3336 GRAND BLVD STE 201

HOLIDAY FL 34690

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1575	014 0032	95.00	01	2017	None
Property Description	95.00 AC EAST 1/2 OF LL 180				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	98,032	98,032	60,512	
40% Assessed Value	0	39,213	39,213	24,205	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	15,008	0	24,205	8.512000	206.03
County School	15,008	0	24,205	16.990000	411.24

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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FARRIS TIMOTHY & AMANDA
135 LOUISE LANE
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1445	C08 0090		1.51	02		None
Property Description						
Property Address	135 LOUISE LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	119,501	140,559	0		
40% Assessed Value	0	47,800	56,224	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	56,224	8.512000	478.58
County School	0	0	56,224	16.990000	955.25
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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FEDERAL NATIONAL MORTGAGE ASSOCIATION
5600 GRANITE PARKWAY VII

PLANO TX 75024

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	244	009B 0016		9.90	01		None
	Property Description	PLATBOOK 4/FOLIO 28					
	Property Address	435 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	229,522	264,460	0		
40% Assessed Value	0	91,809	105,784	0			
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	105,784	8.512000	900.43	
	County School	0	0	105,784	16.990000	1797.27	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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FEGGINS NICOLE RENEE
110 SABBATH LANE

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1998	010C 0004	1.73	01		Yes-S1
Property Description	1.73 AC LL 17 LD 33 LOT 4 THE RESERVE				
Property Address	110 SABBATH LANE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	175,895	207,074	0	
40% Assessed Value	0	70,358	82,830	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	14,472	68,358	8.512000	581.86
County School	0	14,472	68,358	16.990000	1161.40

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FEGGINS NICOLE RENEE
110 SABBATH LANE

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1999	010C 0005	1.58	01		None
Property Description	1.58 AC LL 17 LD 33 LOT 5 THE RESERVE				
Property Address	112 SABBATH LANE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	20,000	20,000	0	
40% Assessed Value	0	8,000	8,000	0	

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Reasons for Assessment Notice

Ownership Change;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,000	8.512000	68.10
County School	0	0	8,000	16.990000	135.92

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110 SABBATH LANE

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2000	010C 0006		2.09	01		None
	Property Description	2.09 AC LL 17 LD 33 LOT 6 THE RESERVE					
	Property Address	114 SABBATH LANE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	20,000	20,000	0		
	40% Assessed Value	0	8,000	8,000	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Ownership Change;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	8,000	8.512000	68.10	
	County School	0	0	8,000	16.990000	135.92	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

FELIX PATRICK R
P O BOX 790

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1035	C06 0039	2.00	01		None
	Property Description	BLOCK N LOT 1 & 2 TOWERVIEW				
	Property Address	139 MARLETTE DRIVE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	28,029	32,282	0	
	40% Assessed Value	0	11,212	12,913	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated; Parcel acreage changed.;					
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	12,913	8.512000	109.92
	County School	0	0	12,913	16.990000	219.39
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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FELIX PATRICK R & LARISSA
P O BOX 790
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
830	C03 0021		1.17	02		None
Property Description	ALL OF LOT 19; BLOCK "G" TOWERVIEW S/D					
Property Address	161 PATTY DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	18,593	18,593		0	
40% Assessed Value	0	7,437	7,437		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,437	8.512000	63.30
County School	0	0	7,437	16.990000	126.35
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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FELIX PATRICK R & LARISSA
P O BOX 790
CUSSETA GA 31805

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
831	C03 0022		0.54	02		Yes-S5
Property Description	ALL OF LOT 18; BLOCK "G"; TOWERVIEW S/D					
Property Address	159 PATTY DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	58,226	68,763	0		
40% Assessed Value	0	23,290	27,505	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	27,505	0	8.512000	0.00
County School	0	27,505	0	16.990000	0.00
Cusseta	0	27,505	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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FELTON ROSIE
PO BOX 473

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	669	015A 0051	0.49	01		Yes-S1
	Property Description	.49 ACRE LOT 107 INDIAN HILLS SD				
	Property Address	133 RED CANYON ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	31,691	42,381	0	
	40% Assessed Value	0	12,676	16,952	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	2,449	14,503	8.512000	123.45
	County School	0	2,449	14,503	16.990000	246.41
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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FELTON ROSIE
PO BOX 473

CUSSETA GA 31805

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	B	Account Number		Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
		670		015A 0052		0.66	01		None
		Property Description		.66 AC LOT 108 INDIAN HILLS SD					
Property Address		133 RED CANYON ROAD							
Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *					
100% Appraised Value		0	7,920	7,920	0				
40% Assessed Value		0	3,168	3,168	0				
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;									
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.								
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax			
	County	0	0	3,168	8.512000	26.97			
	County School	0	0	3,168	16.990000	53.82			
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.									
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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FERGUSON CECIL EARL
248 HWY 26

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1037	C07 0001	3.19	01		Yes-S4
	Property Description					
	Property Address	248 GA HWY 26				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	132,056	153,948	0	
	40% Assessed Value	0	52,822	61,579	0	
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Reasons for Assessment Notice						
Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	12,757	48,822	8.512000	415.57
	County School	0	18,757	42,822	16.990000	727.55
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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FERGUSON EARL S
277 GEORGIA HIGHWAY 26

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	150	009 0017		19.80	01	2024	Yes-S1
	Property Description	19.80 AC LL 50 LD 6					
	Property Address	277 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	126,574	140,904	14,738		
	40% Assessed Value	0	50,630	56,362	5,895		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	13,155	7,732	35,475	8.512000	301.96	
	County School	13,155	7,732	35,475	16.990000	602.72	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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FERRELLGAS LP
DBA PRO AM SOUTHEAST
ONE LIBERTY PLAZA
OPERATING TAX DEPT, MD#22
LIBERTY MO 64068

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
187	009A 0002	2.00	01		None
Property Description					
Property Address	260 GA HWY 137				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	6,000	6,000		0
40% Assessed Value	0	2,400	2,400		0

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,400	8.512000	20.43
County School	0	0	2,400	16.990000	40.78

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

FIELDS TRACY & COURTNEY
104 RED OAK LANE

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1450	010 0053		0.73	01		None
	Property Description						
	Property Address	104 RED OAK LANE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	2,636	2,636	0		
	40% Assessed Value	0	1,054	1,054	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,054	8.512000	8.97	
	County School	0	0	1,054	16.990000	17.91	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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FIELDS TRACY & COURTNEY
104 RED OAK LANE

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1763	010 0045		0.67	01		Yes-S1
	Property Description	LOT 4 RED OAK HILL SUBDIV					
	Property Address	104 RED OAK LANE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	19,996	20,398	0		
40% Assessed Value	0	7,998	8,159	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,161	5,998	8.512000	51.05	
	County School	0	2,161	5,998	16.990000	101.91	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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FIX THOMAS M & DIANA P
101 LENOX COURT
YORKTOWN VA 23693

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	685	015B 0021		2.21	01		None
	Property Description	Steeplechase Subdivision Lot # 11					
	Property Address	0 STEEPLCHASE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	5,000	5,000	0		
	40% Assessed Value	0	2,000	2,000	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,000	8.512000	17.02	
	County School	0	0	2,000	16.990000	33.98	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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FLAGG LEOLA G
C/O QUEEN SPIVEY
P O BOX 22
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
553	012B 0036	18.11	01		None
Property Description	18.11 AC LL 50 LD 5				
Property Address	0 OFF HWY 137				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	38,256	38,256	0	
40% Assessed Value	0	15,302	15,302	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	15,302	8.512000	130.25
County School	0	0	15,302	16.990000	259.98

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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FLAVIN KENNETH CHARLES
105 THOMPSON STREET

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	806	C02 0016		0.59	02		None
	Property Description	LOT #6 BLOCK "G" TOWERVIEW S/D					
	Property Address	105 THOMPSON STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	50,564	59,204	0		
	40% Assessed Value	0	20,226	23,682	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	23,682	8.512000	201.58	
	County School	0	0	23,682	16.990000	402.36	
	Cusseta	0	0	0	0.000000	0.00	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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FLETCHER ADAM D.
436 OLD LOUVALE ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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FLORIDA PRODUCE INC
C/O JACK NIEBEL
8876 PROMENADE PL

MIDLAND GA 31820

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1803	012E 0041	1.00	01		None
Property Description	CYPRESS MEADOWS FARM SUBDIVISION				
Property Address	270 SARA JANE LANE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	18,686	18,553	0	
40% Assessed Value	0	7,474	7,421	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,421	8.512000	63.17
County School	0	0	7,421	16.990000	126.08

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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FLORIDA PRODUCE INC
C/O JACK NIEBEL (KING)
8876 PROMENADE PL

MIDLAND GA 31820

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FLORY INVESTMENTS LLC
2500 AVERETT DRIVE

COLUMBUS GA 31906

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1705	C05 0015A	1.50	02		None
Property Description					
Property Address	175 GA HWY 520				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	328,630	328,630	0	
40% Assessed Value	0	131,452	131,452	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	131,452	8.512000	1118.92
County School	0	0	131,452	16.990000	2233.37
Cusseta	0	0	0	0.000000	0.00

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FLOYD JOHNNY JR
P O BOX 524
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1128	C08 0070	0.54	02		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,882	4,882	0	
40% Assessed Value	0	1,953	1,953	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,953	8.512000	16.62
County School	0	0	1,953	16.990000	33.18
Cusseta	0	0	0	0.000000	0.00

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FLOYD TIMOTHY & MISTY
134 MANTA ROAD

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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FLOYD TIMOTHY & MISTY
134 MANTA ROAD

CUSSETA GA 31805

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	1477	010A 0151		1.94	01		None
	Property Description						
	Property Address	134 MANTA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	4,904	4,904	0		
	40% Assessed Value	0	1,962	1,962	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,962	8.512000	16.70	
	County School	0	0	1,962	16.990000	33.33	
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FORT T M JR
P O BOX 788

LUMPKIN GA 31815

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1566	C01 0062	0.01	02		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	500	500	0	
40% Assessed Value	0	200	200	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	200	8.512000	1.70
County School	0	0	200	16.990000	3.40
Cusseta	0	0	0	0.000000	0.00

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215 McNaughton Street
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FOSTER MICHAEL & VIRGINIA
106 JOHN HANCOCK RD.
CUSSETA GA 31805

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FOSTER SUSIE T.
538 GA HWY 137
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

FREEMAN MICHAEL
122 MILLER ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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FRESHWATER MARK & KATHERINE
15135 75TH LANE N

LOXAHATCHEE FL 33470

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
2006	017 0016A	300.00	01	2022	None
Property Description	TRACK #1 #2 #3				
Property Address	700 LIBERTY HILL ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	360,788	360,788	204,558	
40% Assessed Value	0	144,315	144,315	81,823	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	39,110	0	105,205	8.512000	895.50
County School	39,110	0	105,205	16.990000	1787.43

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215 McNaughton Street
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FRESHWATER MARK S & KATHERINE E
15135 75TH LANE N

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
738	017 0016	60.12	01	2023	None
Property Description	60.11 AC LL 169 183 184 LD 32				
Property Address	592 LIBERTY HILL ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	93,967	93,967	43,974	
40% Assessed Value	0	37,587	37,587	17,590	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	19,162	0	18,425	8.512000	156.83
County School	19,162	0	18,425	16.990000	313.04

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FRESHWATER MARK S & KATHERINE S
15135 75TH LANE N

LOXAHATCHEE FL 33470

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
2027	017 0016B		100.06	01	2022	None
Property Description	TRACK #1 #2 #3					
Property Address	0 LIBERTY HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	107,428	107,428		73,865	
40% Assessed Value	0	42,971	42,971		29,546	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	13,425	0	29,546	8.512000	251.50
County School	13,425	0	29,546	16.990000	501.99

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FRETWELL KAYE CLARK & JOHN MICHAEL
124 HICKMAN ROAD
CUSSETA GA 31805

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FROST JARED A & CANDACE H CAMP
182 GORDY MILL POND ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	298	010 0042		7.40	01		None
	Property Description						
	Property Address	192 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	261,537	307,156	0		
	40% Assessed Value	0	104,615	122,862	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	122,862	8.512000	1045.80	
	County School	0	0	122,862	16.990000	2087.43	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

FROST JASON N & JENNA
182 GORDY MILL POND ROAD

CUSSETA GA 31805

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FROST JENNA I & JASON NEEL
182 GORDY MILL POND ROAD

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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FULLER JONATHAN C
163 LIBERTY HILL ROAD

CUSSETA GA 31805

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
456	012 0021		4.85	01		Yes-S1
Property Description	DOWDY HOME PLACE					
Property Address	163 LIBERTY HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	245,267	283,840	0		
40% Assessed Value	0	98,107	113,536	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	17,429	96,107	8.512000	818.06
County School	0	17,429	96,107	16.990000	1632.86

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GABE DAVID M & LAURA
110 TROTTERS RIDGE ROAD
CUSSETA GA 31805

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GALBRAITH JAMES H.
PO BOX 630
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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GARCIA ERICA ANNE
P.O. BOX 685

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1639	015B 0073	7.65	01		None
Property Description	Bartrum Trail Subdivision Lot # 2				
Property Address	940 GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	66,688	68,403	0	
40% Assessed Value	0	26,675	27,361	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	27,361	8.512000	232.90
County School	0	0	27,361	16.990000	464.86

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
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GARDNER CALVIN & THELMA HOLLIS
357 HWY 137
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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GARDNER CARLOTTA
562 HWY 137
CUSSETA GA 31805

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CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

GARDNER MILDRED BATTLE ETAL
4314 CURRY ST

COLUMBUS GA 31907

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
457	012 0022		20.34	01	2025	None
Property Description	PARCEL A TRACT # 2					
Property Address	125 ADAMS ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	48,490	48,490		13,424	
40% Assessed Value	0	19,396	19,396		5,370	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	14,026	0	5,370	8.512000	45.71
County School	14,026	0	5,370	16.990000	91.24

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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GARDNER TOMMIE BARNES
C/O JOSEPH GARDNER
212 LIBERTY HILL RD

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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GARDNER WILLIE & JENNIFER
127 RED CANYON ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	639	015A 0021	0.63	01		Yes-S1
	Property Description	.63 acres lot; indian hills subdivision				
	Property Address	127 RED CANYON ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	43,525	44,713	0	
40% Assessed Value	0	17,410	17,885	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	2,193	15,692	8.512000	133.57
	County School	0	2,193	15,692	16.990000	266.61
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GARY MATTIE J ET AL
C/O CARL LETT
118 MATTIE GARY ROAD
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
33	005 0009		1.00	01		None
Property Description						
Property Address	118 MATTIE GARY ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	4,213	4,213		0	
40% Assessed Value	0	1,685	1,685		0	

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Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,685	8.512000	14.34
County School	0	0	1,685	16.990000	28.63

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

GARZONE JOHN P & CYNTHIA C
4135 NORWOOD DRIVE
COLUMBUS GA 31907

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																							
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead																	
	1399	013A 0012		1.00	01		None																	
	Property Description	LOT 12 PINE PLANTATION																						
	Property Address	240 FIRETOWER ROAD																						
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *																			
	100% Appraised Value	0	9,000	9,000	0																			
	40% Assessed Value	0	3,600	3,600	0																			
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".																							
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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																			
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GARZONE JOHN P & CYNTHIA C
4135 NORWOOD DRIVE
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																																		
	County	0	0	9,500	8.512000	80.86																																																		
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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GASPER ADAM & ELIZABETH
206 HERO TRAIL

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1909	010B 0004	1.13	01		None
	Property Description	LOT # 4 RED OAK PLANTATION SUB				
	Property Address	206 HERO TRAIL				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	233,332	295,713	0	
	40% Assessed Value	0	93,333	118,285	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	118,285	8.512000	1006.84
	County School	0	0	118,285	16.990000	2009.66
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GEDDIS JOHN
P O BOX 398

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1422	013A 0041	0.41	01		None
	Property Description					
	Property Address	0				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	3,690	3,690	0	
	40% Assessed Value	0	1,476	1,476	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
Reasons for Assessment Notice						
Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	1,476	8.512000	12.56
	County School	0	0	1,476	16.990000	25.08
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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GEDDIS JOHN
P O BOX 398

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1423	013A 0042		0.42	01		Yes-S1
	Property Description	.42 ACRES					
	Property Address	231 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	21,861	22,560	0		
	40% Assessed Value	0	8,744	9,024	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,280	6,744	8.512000	57.40	
	County School	0	2,280	6,744	16.990000	114.58	
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1767	013A 0043		0.43	01		None
	Property Description						
	Property Address	0 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	3,870	3,870	0		
	40% Assessed Value	0	1,548	1,548	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,548	8.512000	13.18	
	County School	0	0	1,548	16.990000	26.30	
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GENTRY DAWN
574 HWY 137
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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GENTRY DAWN
574 HWY 137
CUSSETA GA 31805

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GEO-TEX INVESTMENTS INC
P O BOX 69

KEY BISCAVNE FL 33149

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	908	C04 0070		0.78	02		None
	Property Description						
	Property Address	119 ANDERSON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	32,151	32,402	0		
40% Assessed Value	0	12,860	12,961	0			
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	County	0	0	12,961	8.512000	110.32	
	County School	0	0	12,961	16.990000	220.21	
	Cusseta	0	0	0	0.000000	0.00	
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***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

GEORGE CLARENCE S JR
C/O TIM JONES
145 TROTTERS RIDGE

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1073	C08 0014		0.58	02		None
Property Description	PARCEL C MCKENZIE					
Property Address	118 LOUISE LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	21,870	22,158	0		
40% Assessed Value	0	8,748	8,863	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,863	8.512000	75.44
County School	0	0	8,863	16.990000	150.58
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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GEORGE DAVID
P O BOX 906
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1506	012E 0003		40.00	01		Yes-S1
	Property Description						
	Property Address	586 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	135,076	206,686	0		
	40% Assessed Value	0	54,030	82,674	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	10,454	72,220	8.512000	614.74	
	County School	0	10,454	72,220	16.990000	1227.02	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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GEORGE DAVID
P O BOX 906
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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GHANT ROGER LEE
C/O HOMER GHANT
2321 DIANE AVENUE

COLUMBUS GA 31903

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	522	012A 0048		0.46	01		None
	Property Description	lot 16/section 2 h.v. miller sub /Parcel B					
	Property Address	115 BAKER STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	6,022	6,022	0		
	40% Assessed Value	0	2,409	2,409	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,409	8.512000	20.51	
	County School	0	0	2,409	16.990000	40.93	
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GHANT WALTER
P O BOX 712

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1064	C08 0005		0.44	02		Yes-S1
Property Description						
Property Address	110 WISEMAN CIRCLE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	15,771	15,875	0		
40% Assessed Value	0	6,308	6,350	0		

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,042	4,308	8.512000	36.67
County School	0	2,042	4,308	16.990000	73.19
Cusseta	0	2,042	0	0.000000	0.00

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GHANT ZELMA
P O BOX 392
CUSSETA GA 31805

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GIBSON CLAXIE M
204 FIRETOWER ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1962	012 0111		1.00	01		Yes-S1
	Property Description	II 17 Id 5 REPLAT OF PARCEL B LOT B-2					
	Property Address	204 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	17,919	18,813	0		
	40% Assessed Value	0	7,168	7,525	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated; New Accessory Improvement added.;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,198	5,327	8.512000	45.34	
	County School	0	2,198	5,327	16.990000	90.51	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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GILBERT SANDRA & JOSEPH
121 MARLETTE DRIVE
CUSSETA GA 31805

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1027	C06 0031	1.08	01		Yes-S1
Property Description	BLOCK "L" LOTS 7 & 8 "A"				
Property Address	121 MARLETTE DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	78,466	92,592	0	
40% Assessed Value	0	31,386	37,037	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	7,650	29,387	8.512000	250.14
County School	0	7,650	29,387	16.990000	499.29

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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GLASCO CRYSTAL
151 LIBERTY HILL ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2035	012 0020B		5.00	01		None
	Property Description	5.00 AC LL 48 LD 5 PARCEL 1					
	Property Address	151 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	129,620	128,438	0		
	40% Assessed Value	0	51,848	51,375	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	51,375	8.512000	437.30	
	County School	0	0	51,375	16.990000	872.86	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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GODDARD HENRY G & JOANN
P O BOX 61
CUSSETA GA 31805

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1223	C11 0060		0.45	02		Yes-S4
Property Description	PARCEL 3 ROSSO					
Property Address	152 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	104,258	124,664	0		
40% Assessed Value	0	41,703	49,866	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	12,162	37,704	8.512000	320.94
County School	0	18,162	31,704	16.990000	538.65
Cusseta	0	12,162	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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GOGINS DIANE
P O BOX 682
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1169	C11 0002	0.38	02		None
	Property Description	BLOCK D LOT 6 DILLARD HTS				
	Property Address	113 KING STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	62,832	74,984	0	
40% Assessed Value	0	25,133	29,994	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	29,994	8.512000	255.31
	County School	0	0	29,994	16.990000	509.60
	Cusseta	0	0	0	0.000000	0.00
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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GOLLIHUGH BRANDON
104 TROTTERS RIDGE

CUSSETA GA 31805

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GOLLIHUGH-ABERCROMBIE TERESA KAY
37 Ridgeview Terr

Lagrange GA 30241

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
65	005A 0030	0.40	01		None
Property Description					
Property Address	171 MASSEY ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	20,431	20,881	0	
40% Assessed Value	0	8,172	8,352	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,352	8.512000	71.09
County School	0	0	8,352	16.990000	141.90

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GOOCH DORIS
103 WEST COLEMAN DRIVE
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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GOODMAN MICHELLE LORENE
P O BOX 926
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
844	C04 0006		0.43	02		None
Property Description	LOT 8; H.K. HARP SR SUBDIV					
Property Address	119 HENRY STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	41,379	48,994	0		
40% Assessed Value	0	16,552	19,598	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	19,598	8.512000	166.82
County School	0	0	19,598	16.990000	332.97
Cusseta	0	0	0	0.000000	0.00

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215 McNaughton Street
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GOODWIN-WEAVER JONI
481 OLD LOUVALE ROAD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
72	005A 0037	3.50	01		Yes-S1
Property Description					
Property Address	481 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	26,489	26,489	0	
40% Assessed Value	0	10,596	10,596	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	8,596	8.512000	73.17
County School	0	2,000	8,596	16.990000	146.05

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GOSSETT DON W JR
P O BOX 873

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
664	015A 0046	4.44	01		Yes-S1
Property Description	LOTS 24 103 - 106 & 110 - 112 INDIAN HILLS				
Property Address	149 RED CANYON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	77,908	78,909	0	
40% Assessed Value	0	31,163	31,564	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,400	29,164	8.512000	248.24
County School	0	2,400	29,164	16.990000	495.50

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GOURD DANNY D & PATTI S LIFE ESTATE
C/O KIETH D GOURD & JANA M JACKSON
198 MANTA ROAD

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
271	010 0014		18.45	01	2016	None
Property Description						
Property Address	0 MANTA ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	38,597	38,597	11,911		
40% Assessed Value	0	15,439	15,439	4,764		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	10,674	0	4,765	8.512000	40.56
County School	10,674	0	4,765	16.990000	80.96

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GOURD DANNY D & PATTI S LIFE ESTATE
C/O KIETH D GOURD & JANA M JACKSON
198 MANTA ROAD

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
272	010 0015		10.00	01		Yes-S1
Property Description						
Property Address	198 MANTA ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	40,198	40,341	0		
40% Assessed Value	0	16,079	16,136	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,057	14,079	8.512000	119.84
County School	0	2,057	14,079	16.990000	239.20

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GRAVES JAMES & TRACY
1665 LOWER BLUE SPRINGS RD
HAMILTON GA 31811-6559

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1453	010A 0121		1.19	01		None
	Property Description	LOT 2; BLOCK "E"; THE VILLAGE S/D					
	Property Address	106 MUSTANG DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	120,768	151,037	0		
40% Assessed Value	0	48,307	60,415	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	60,415	8.512000	514.25	
	County School	0	0	60,415	16.990000	1026.45	
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GREENE AKISHA & JESTUIN M BURKE
113 SUNSET BLVD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1613	012C 0094	2.23	01		None
	Property Description	WINDY HILL SD LOTS 30 & 31				
	Property Address	113 SUNSET BLVD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	54,182	54,970	0	
	40% Assessed Value	0	21,673	21,988	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;					
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	21,988	8.512000	187.16
	County School	0	0	21,988	16.990000	373.58
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

GREER CAROL
C/O CAROL GREER
P O BOX 86

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
108	005A 0076		4.61	01		None
Property Description						
Property Address	138 MASSEY ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	31,388	31,742	0		
40% Assessed Value	0	12,555	12,697	0		

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	12,697	8.512000	108.08
County School	0	0	12,697	16.990000	215.72

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Chattahoochee County Board of Assessors
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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
763	C01 0023	0.62	01		None
Property Description	LL 81 LD 6 LOT 2				
Property Address	308 GA HWY 520				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	9,030	10,278	0	
40% Assessed Value	0	3,612	4,111	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,111	8.512000	34.99
County School	0	0	4,111	16.990000	69.85

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1600	005A 0089	30.04	01	2022	Yes-S4
Property Description	TOWERVIEW SUBDIVISION				
Property Address	200 MASSEY ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	202,578	226,932	16,737	
40% Assessed Value	0	81,031	90,773	6,695	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	23,540	13,742	53,491	8.512000	455.32
County School	23,540	19,742	47,491	16.990000	806.87

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1809	C03 0035	10.70	01		None
Property Description	10.70 ACRES TAKEN FROM C06 -41				
Property Address	0 MASSEY ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	14,005	14,005	0	
40% Assessed Value	0	5,602	5,602	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,602	8.512000	47.68
County School	0	0	5,602	16.990000	95.18

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1810	005A 0093	4.53	01		None
Property Description	OLD LOUVALE ROAD				
Property Address	0 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	9,209	9,209	0	
40% Assessed Value	0	3,684	3,684	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,684	8.512000	31.36
County School	0	0	3,684	16.990000	62.59

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1811	005A 0094	4.04	01		None
Property Description	TAKEN FROM C06-41 4.04 ACRES HWY 27				
Property Address	0 GA HWY 27				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	11,646	11,646	0	
40% Assessed Value	0	4,658	4,658	0	

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County	0	0	4,658	8.512000	39.65
County School	0	0	4,658	16.990000	79.14

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1812	005A 0095		2.30	01		None
Property Description	GREER ROAD					
Property Address	0 GREER ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	6,647	6,647		0	
40% Assessed Value	0	2,659	2,659		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,659	8.512000	22.63
County School	0	0	2,659	16.990000	45.18

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P O BOX 86

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1887	C06 0044	0.58	02		None
Property Description	LOT 6 BLOCK "L" TOWERVIEW S/D				
Property Address	0 MARLETTE DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,000	3,000	0	
40% Assessed Value	0	1,200	1,200	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,200	8.512000	10.21
County School	0	0	1,200	16.990000	20.39
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

GREER RICHARD
198 MASSEY RD
CUSSETA GA 31805-3920

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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GRIEVE THOMAS
121 BEASLEY ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	240	009B 0012		1.14	01		None
	Property Description	"PARCEL A" SURVEY FOR HANSEL CLARK 1-30-99					
	Property Address	121 BEASLEY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	5,971	5,971	0		
	40% Assessed Value	0	2,388	2,388	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,388	8.512000	20.33	
	County School	0	0	2,388	16.990000	40.57	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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GRIEVE THOMAS A
120 BEASLEY ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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GRIFFIN STEPHEN W
#8 LIBBY COURT

COLUMBUS GA 31909

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	459	012 0024		187.12	01		None
	Property Description	LL 49 & 80					
	Property Address	0 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	179,081	179,081	0		
	40% Assessed Value	0	71,632	71,632	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	71,632	8.512000	609.73	
	County School	0	0	71,632	16.990000	1217.03	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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GRIGGS EDNA
P O BOX 987
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1185	C11 0022	0.37	02		Yes-S4
	Property Description	BLOCK B LOT 12 DILLARD HTS				
	Property Address	121 SUSAN STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	29,682	30,025	0	
	40% Assessed Value	0	11,873	12,010	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	4,137	7,873	8.512000	67.01
	County School	0	10,137	1,873	16.990000	31.82
	Cusseta	0	4,137	0	0.000000	0.00
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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GRIGGS EDNA E & ANNIE DORIS BROWN &
LOIS MARIE WILLIAMS
106 CHURCH STREET

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
495	012A 0020		1.38	01		Yes-S4
Property Description	H.V. MILLER SUBDIVISION					
Property Address	106 CHURCH STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	26,793	26,904	0		
40% Assessed Value	0	10,717	10,762	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	4,044	6,718	8.512000	57.18
County School	0	10,044	718	16.990000	12.20

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

GRIGGS ESTATE OF EVA
C/O BETTY WILLIAMS
160 MCNAUGHTON ST

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1212	C11 0049		0.38	02		None
Property Description						
Property Address	164 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	5,431	5,431	0		
40% Assessed Value	0	2,172	2,172	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,172	8.512000	18.49
County School	0	0	2,172	16.990000	36.90
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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GRIGGS MARGARET (MATHIS)
109 QUEEN ST

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1183	C11 0020	0.37	02		Yes-S4
	Property Description	BLOCK A LOT 7 DILLARD HTS				
	Property Address	109 QUEEN STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	33,060	34,045	0	
40% Assessed Value	0	13,224	13,618	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	4,394	9,224	8.512000	78.51
	County School	0	10,394	3,224	16.990000	54.78
	Cusseta	0	4,394	0	0.000000	0.00
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GROCE VERNON WINDELL
8006 NATURE TRAIL
COLUMBUS GA 31904

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
828	C03 0019		0.89	02		None
Property Description	LOTS 5&6; BLOCK "I"; TOWERVIEW S/D					
Property Address	160 PATTY DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	7,759	7,759	0		
40% Assessed Value	0	3,104	3,104	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,104	8.512000	26.42
County School	0	0	3,104	16.990000	52.74
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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GRUBER VALERIE & TINA PARNELLO
5408 CLEARMONT RD

ROCKFORD IL 61102

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	503	012A 0028		0.59	01		Yes-S1
	Property Description	H.V. MILLER SUBDIV; LOT 18 AND PART OF LOT 17					
	Property Address	111 CHURCH STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	18,821	19,572	0		
	40% Assessed Value	0	7,528	7,829	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,252	5,577	8.512000	47.47	
	County School	0	2,252	5,577	16.990000	94.75	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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GUMZ JANET L
P.O. BOX 94
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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GUMZ JANET L
P.O. BOX 94
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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GUMZ JANET L
P.O. BOX 94

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1203	C11 0040	1.29	02		None
	Property Description	DEEDBOOK R-1/317				
	Property Address	120 DUNN LOOP				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	23,822	23,970	0	
	40% Assessed Value	0	9,529	9,588	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	9,588	8.512000	81.61
	County School	0	0	9,588	16.990000	162.90
	Cusseta	0	0	0	0.000000	0.00
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1210	C11 0047		1.03	02		Yes-S1
Property Description						
Property Address	129 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	52,817	62,267		0	
40% Assessed Value	0	21,127	24,907		0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	5,780	19,127	8.512000	162.81
County School	0	5,780	19,127	16.990000	324.97
Cusseta	0	5,780	0	0.000000	0.00

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GUSTASON DAVID
944 GA HWY 26
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HALL ROOSEVELT
C/O ROOSEVELT HALL JR.
280 GREENWAY DRIVE
COVINGTON GA 30016

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
497	012A 0022	1.05	01		Yes-S4
Property Description					
Property Address	112 CHURCH STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	36,442	37,482	0	
40% Assessed Value	0	14,577	14,993	0	

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Reasons for Assessment Notice

STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	4,416	10,577	8.512000	90.03
County School	0	10,416	4,577	16.990000	77.76

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HALSTEAD SARAH DALE & KENNETH E RINER
528 LEE RD 850

PHENIX CITY AL 36867

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
988	C05 0052	0.63	02		Yes-S1
Property Description	LOTS 39 & 40; ANDERSON S/D				
Property Address	122 WILHELMINA DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	85,068	99,588	0	
40% Assessed Value	0	34,027	39,835	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	7,808	32,027	8.512000	272.61
County School	0	7,808	32,027	16.990000	544.14
Cusseta	0	7,808	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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HANCOCK KATHERINE G & TRAVIS C
104 HERO TRAIL

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1907	010B 0036	1.00	01		None
	Property Description	LOT # 36 RED OAK PLANTATION SUB				
	Property Address	104 HERO TRAIL				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	198,624	250,694	0	
C	40% Assessed Value	0	79,450	100,278	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;					
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	100,278	8.512000	853.57
	County School	0	0	100,278	16.990000	1703.72
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HANCOCK TERESA
104 JOHN JAMES RD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1875	012E 0050		2.76	01		Yes-S1
	Property Description	LOT 273 BLOCK "C"; CYPRESS MEADOWS SUBDIVISI					
	Property Address	104 JOHN JAMES ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	86,908	89,129	0		
	40% Assessed Value	0	34,763	35,652	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,888	32,764	8.512000	278.89	
	County School	0	2,888	32,764	16.990000	556.66	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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HANNA JOHN W & JONI A
4065 HOLLOW ROAD

COLORADO SPRINGS CO 80917

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	689	015B 0025	0.71	01		None
	Property Description	Steeplechase Subdivision Lot # 51				
	Property Address	0 STEEPLCHASE LOOP				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	5,000	5,000	0	
	40% Assessed Value	0	2,000	2,000	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	2,000	8.512000	17.02
	County School	0	0	2,000	16.990000	33.98
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HANNES KAREN K
136 MILLER ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	212	009A 0027		2.44	01		Yes-S4
	Property Description	LOT 5 HV MILLER SUBDIVISION					
	Property Address	136 MILLER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	136,000	195,751	0		
	40% Assessed Value	0	54,400	78,300	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	28,710	49,590	8.512000	422.11	
	County School	0	34,710	43,590	16.990000	740.59	
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HARDEN GARY M
P.O. BOX 672

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	87	005A 0052		3.50	01		None
	Property Description	LL 80 & 81					
	Property Address	129 MASSEY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	33,429	33,752	0		
	40% Assessed Value	0	13,372	13,501	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	13,501	8.512000	114.92	
	County School	0	0	13,501	16.990000	229.38	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HARDWICK MICHELLE
511 GA HWY 26

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1841	012A 0051	2.00	01		None
Property Description	PARCEL 2 SURVEY OF SYLVESTER DOTSONSR				
Property Address	511 GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	18,000	18,000	0	
40% Assessed Value	0	7,200	7,200	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,200	8.512000	61.29
County School	0	0	7,200	16.990000	122.33

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HARLAN PAMELA J
260 GORDY MILL POND ROAD
CUSSETA GA 31805-9709

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Chattahoochee County Board of Assessors
215 McNaughton Street
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HARP ANNELLE DARBY
200 SPRING HARBOR DRIVE
APT 3109

COLUMBUS GA 31904-4638

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
149	009 0016		124.39	01		None
Property Description						
Property Address	0 OFF HWY 26					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	122,603	122,603	0		
40% Assessed Value	0	49,041	49,041	0		

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County	0	0	49,041	8.512000	417.44
County School	0	0	49,041	16.990000	833.21

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
161	009 0030		54.78	01		None
Property Description						
Property Address	0 OFF HWY 26					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	95,735	95,735	0		
40% Assessed Value	0	38,294	38,294	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	38,294	8.512000	325.96
County School	0	0	38,294	16.990000	650.62

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1685	C07 0030	1.15	01		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,025	4,025	0	
40% Assessed Value	0	1,610	1,610	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,610	8.512000	13.70
County School	0	0	1,610	16.990000	27.35

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HARP OLIN L
359 BROAD ST 64

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1047	C07 0012	9.03	01		None
	Property Description	9.03 AC LL 79 LD 6 GMD 1104				
	Property Address	0 RHETT STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	9,133	32,508	0	
	40% Assessed Value	0	3,653	13,003	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice COMBINED TWO OR MORE PARCELS; Parcel acreage changed.;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	13,003	8.512000	110.68
	County School	0	0	13,003	16.990000	220.92
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HARP OLIN L
359 BROAD ST 64

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1321	009 0063		127.47	01		None
	Property Description	127.47 AC LL 50 51 75 & 79 LD 6 GMD 1104					
	Property Address	249 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	127,958	146,130	0		
	40% Assessed Value	0	51,183	58,452	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
COMBINED TWO OR MORE PARCELS; New Accessory Improvement added.; Parcel acreage changed.;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	58,452	8.512000	497.54	
	County School	0	0	58,452	16.990000	993.10	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HARP OLIN L
359 BROAD ST 64

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1098	C08 0040	0.24	02		None
Property Description					
Property Address	367 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	37,134	43,686	0	
40% Assessed Value	0	14,854	17,474	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	17,474	8.512000	148.74
County School	0	0	17,474	16.990000	296.88
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HARRALBURN PROPERTIES LLC
131 LAFAYETTE RD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	206	009A 0021		3.18	01		None
	Property Description	LOT 101 REPLAT OF LT 3 & 10 ILLER SUB					
	Property Address	119 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	118,588	135,648	0		
	40% Assessed Value	0	47,435	54,259	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	54,259	8.512000	461.85	
	County School	0	0	54,259	16.990000	921.86	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HARRALBURN PROPERTIES LLC
131 LAFAYETTE ROAD

CUSSETA GA 31805

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	B	Account Number		Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
		1133		C08 0076		1.21	02		None
		Property Description		PLATBOOK 04/FOLIO 275					
Property Address		426 BROAD STREET							
Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *					
100% Appraised Value		0	52,927	62,859	0				
40% Assessed Value		0	21,171	25,144	0				
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;									
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.								
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax			
	County	0	0	25,144	8.512000	214.03			
	County School	0	0	25,144	16.990000	427.20			
	Cusseta	0	0	0	0.000000	0.00			
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.									
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.									

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

HARRALSON GRACE L
120 JAMESTOWN RD
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
782	C01 0044045		0.49	02		Yes-S1
Property Description						
Property Address	120 JAMESTOWN ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	53,276	62,826	0		
40% Assessed Value	0	21,310	25,130	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	5,820	19,310	8.512000	164.37
County School	0	5,820	19,310	16.990000	328.08
Cusseta	0	5,820	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

HARRALSON RAYMOND M
131 LAFAYETTE ROAD

CUSSETA GA 31805

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	B	<table border="1"> <thead> <tr> <th>Account Number</th> <th colspan="2">Property ID Number</th> <th>Acreage</th> <th>Tax Dist</th> <th>Covenant Year</th> <th>Homestead</th> </tr> </thead> <tbody> <tr> <td>146</td> <td colspan="2">009 0013</td> <td>2.00</td> <td>01</td> <td></td> <td>None</td> </tr> <tr> <td colspan="7"> Property Description Property Address </td> </tr> <tr> <td colspan="7">0 LAFAYETTE ROAD</td> </tr> <tr> <td colspan="2">Taxpayer Returned Value</td> <td>Previous Year Fair Market Value</td> <td>Current Year Fair Market Value</td> <td colspan="3">Current Year Other Value *</td> </tr> <tr> <td colspan="2">100% Appraised Value</td> <td>0</td> <td>12,000</td> <td>12,000</td> <td colspan="2">0</td> </tr> <tr> <td colspan="2">40% Assessed Value</td> <td>0</td> <td>4,800</td> <td>4,800</td> <td colspan="2">0</td> </tr> </tbody> </table> * The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead	146	009 0013		2.00	01		None	Property Description Property Address							0 LAFAYETTE ROAD							Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *			100% Appraised Value		0	12,000	12,000	0		40% Assessed Value		0	4,800	4,800	0	
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	County	0	0	4,800	8.512000	40.86																																																		
County School	0	0	4,800	16.990000	81.55																																																			
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HARRALSON RAYMOND M & CATHRINE J
131 LAFAYETE ROAD

CUSSETA GA 31805

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		Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																										
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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HARRALSON RAYMOND M & CATHRINE J
131 LAFAYETE ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2033	009 0008A		5.00	01		Yes-S1
	Property Description	5.00 AC LL 79 LD 6					
	Property Address	131 LAFAYETTE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	247,147	291,003	0		
	40% Assessed Value	0	98,859	116,401	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	19,542	96,859	8.512000	824.46	
	County School	0	19,542	96,859	16.990000	1645.63	
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HARRIS ANITA L & EDWIN D
111 KING STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1170	C11 0003	0.38	02		None
Property Description	BLOCK D LOT 5 DILLARD HTS				
Property Address	111 KING STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	64,764	76,888	0	
40% Assessed Value	0	25,906	30,755	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	30,755	8.512000	261.79
County School	0	0	30,755	16.990000	522.53
Cusseta	0	0	0	0.000000	0.00

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HARRIS BESSIE L
P O BOX 522

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1563	009 0084		6.00	02		Yes-S1
Property Description						
Property Address	224 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	214,237	253,133	0		
40% Assessed Value	0	85,695	101,253	0		

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Reasons for Assessment Notice

STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	16,995	84,258	8.512000	717.20
County School	0	16,995	84,258	16.990000	1431.54
Cusseta	0	16,995	0	0.000000	0.00

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HARRIS BRITTANY
110 WILHELMINA DRIVE

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
943	C05 0007		0.33	02		Yes-S1
Property Description	LOT 35A ANDERSIN SUB					
Property Address	110 WILHELMINA DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	99,535	118,456	0		
40% Assessed Value	0	39,814	47,382	0		

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Reasons for Assessment Notice

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The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	9,568	37,814	8.512000	321.87
County School	0	9,568	37,814	16.990000	642.46
Cusseta	0	9,568	0	0.000000	0.00

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HARRIS CODY & JENNY LYNN
205 HERO TRAIL

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1920	010B 0019	1.43	01		Yes-S1
	Property Description	LOT # 19 RED OAK PLANTATION SUB				
	Property Address	205 HERO TRAIL				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	248,923	315,048	0	
40% Assessed Value	0	99,569	126,019	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	28,450	97,569	8.512000	830.51
	County School	0	28,450	97,569	16.990000	1657.70
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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HARRIS CURTIS
277 MOORE STORE ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1051	C07 0018	0.46	01		None
	Property Description					
	Property Address	0 WELLS STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	8,333	8,333	0	
	40% Assessed Value	0	3,333	3,333	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
Reasons for Assessment Notice						
Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	3,333	8.512000	28.37
	County School	0	0	3,333	16.990000	56.63
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HARRIS FELICIA
2303 INVERNESS PKWY

COLUMBUS GA 31909

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1379	012B 0048		1.00	01		None
Property Description						
Property Address	537 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	9,000	9,000		0	
40% Assessed Value	0	3,600	3,600		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,600	8.512000	30.64
County School	0	0	3,600	16.990000	61.16

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

HARRIS JR JOSEPH
PO BOX 812

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1309	C07 0029	1.31	01		Yes-S1
	Property Description	1.31 AC LL 79 LD 6 PARCEL 4				
	Property Address	242 GA HWY 26				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	101,131	120,188	0	
	40% Assessed Value	0	40,452	48,075	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	9,623	38,452	8.512000	327.30
	County School	0	9,623	38,452	16.990000	653.30
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

HARRIS LILLIE MAE
1009 NORTHWAY ST
SYRACUSE NY 13224

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																				
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HARRIS RONALD
P O BOX 522
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
181	009 0056		1.00	02		None
Property Description						
Property Address	0 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	3,462	3,462		0	
40% Assessed Value	0	1,385	1,385		0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,385	8.512000	11.79
County School	0	0	1,385	16.990000	23.53
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HARRIS TERELL
533 OLD LOUVALE ROAD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
94	005A 0061		3.07	01		None
Property Description						
Property Address	533 OLD LOUVALE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	18,242	18,242	0		
40% Assessed Value	0	7,297	7,297	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,297	8.512000	62.11
County School	0	0	7,297	16.990000	123.98

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
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HARRIS TIFFANY
130 HENRY STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1079	C08 0020	0.41	02		None
Property Description					
Property Address					
229 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	15,808	17,828	0	
40% Assessed Value	0	6,323	7,131	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,131	8.512000	60.70
County School	0	0	7,131	16.990000	121.16
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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HART DEBBIE MCGLAUN
162 HWY 26
CUSSETA GA 31805

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100% Appraised Value		0	133,509	156,756	0																																												
40% Assessed Value		0	53,404	62,702	0																																												
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>11,299</td> <td>51,403</td> <td>8.512000</td> <td>437.54</td> </tr> <tr> <td>County School</td> <td>0</td> <td>11,299</td> <td>51,403</td> <td>16.990000</td> <td>873.34</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	11,299	51,403	8.512000	437.54	County School	0	11,299	51,403	16.990000	873.34																									
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																											
	County	0	11,299	51,403	8.512000	437.54																																											
	County School	0	11,299	51,403	16.990000	873.34																																											

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HART MATTIE ELAINE
1949 CAMELLIA DRIVE
DECATUR GA 30032

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
592	013 0031		1.00	01		None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	3,462	3,462		0	
40% Assessed Value	0	1,385	1,385		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,385	8.512000	11.79
County School	0	0	1,385	16.990000	23.53

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

HARVEY ROXIE A
3708 REGAL DR
COLUMBUS GA 31906

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																						
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																	
	1391	012B 0049	4.00	01		None																	
	Property Description																						
	Property Address	0 OFF GA HWY 137																					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *																		
	100% Appraised Value	0	18,720	18,720	0																		
	40% Assessed Value	0	7,488	7,488	0																		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".																						
C	Reasons for Assessment Notice																						
	Annual Notice: No Change in return/previous value;																						
	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>0</td> <td>7,488</td> <td>8.512000</td> <td>63.74</td> </tr> <tr> <td>County School</td> <td>0</td> <td>0</td> <td>7,488</td> <td>16.990000</td> <td>127.22</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	0	7,488	8.512000	63.74	County School	0	0	7,488	16.990000
Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																		
County	0	0	7,488	8.512000	63.74																		
County School	0	0	7,488	16.990000	127.22																		
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.																							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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HASLEY JOHN
110 WEST COLEMAN DR

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1585	012C 0079	1.27	01		None
	Property Description	WINDY HILL SD LOT 8				
	Property Address	110 WEST COLEMAN DRIVE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	50,306	51,570	0	
40% Assessed Value	0	20,122	20,628	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	20,628	8.512000	175.59
	County School	0	0	20,628	16.990000	350.47
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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HAUCK LARRY L & MARILYN
449 GA HWY 26
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	239	009B 0011		1.49	01		Yes-S4
	Property Description						
	Property Address	449 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	158,300	175,820	0		
40% Assessed Value	0	63,320	70,328	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
RESIDENCE DEPRECIATED; PROPERTY REVIEW; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	11,008	59,320	8.512000	504.93	
	County School	0	17,008	53,320	16.990000	905.91	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

HAUGABROOK PEGGY C. & TIMOTHY RAY
PO BOX 864

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1482	013A 0004J		1.00	01		None
	Property Description	LL 242 & LL 239					
	Property Address	110 PINE HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	24,397	24,274	0		
	40% Assessed Value	0	9,759	9,710	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	9,710	8.512000	82.65	
	County School	0	0	9,710	16.990000	164.97	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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HAUGABROOK TIMOTHY R & PEGGY
PO BOX 864
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1656	012D 0001	20.00	01		Yes-S5
	Property Description	LL 16 LD 5 - TRACT B 20.00 AC				
	Property Address	109 NIEBEL BLVD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	77,410	83,072	0	
40% Assessed Value	0	30,964	33,229	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated; New Accessory Improvement added.;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	33,229	0	8.512000	0.00
	County School	0	33,229	0	16.990000	0.00
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HAWES DONALD & KYONG JR
142 PINE HILL ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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		Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead																																									
		1404	013A 0017		10.00	01		Yes-S1																																									
Property Description Property Address 142 PINE HILL ROAD																																																	
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100% Appraised Value	0	37,005	37,227	0																																													
40% Assessed Value	0	14,802	14,891	0																																													
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>2,089</td> <td>12,802</td> <td>8.512000</td> <td>108.97</td> </tr> <tr> <td>County School</td> <td>0</td> <td>2,089</td> <td>12,802</td> <td>16.990000</td> <td>217.51</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	2,089	12,802	8.512000	108.97	County School	0	2,089	12,802	16.990000	217.51																									
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																											
	County	0	2,089	12,802	8.512000	108.97																																											
County School	0	2,089	12,802	16.990000	217.51																																												

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HAWES DONALD & KYONG JR
142 PINE HILL ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1405	013A 0018		1.00	01		None
	Property Description						
	Property Address	0 PINE HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	9,000	9,000	0		
40% Assessed Value	0	3,600	3,600	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,600	8.512000	30.64	
	County School	0	0	3,600	16.990000	61.16	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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HAWES DONALD & KYONG JR
142 PINE HILL ROAD
CUSSETA GA 31805

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		Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead																																																							
		1414	013A 0028		9.00	01		None																																																							
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Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *																																																											
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																																									
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HAWK ANNIE K & BOZE WALTER J
P O BOX 261

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	384	010A 0088	0.40	01		None
	Property Description					
	Property Address	125 OLD FRIENDSHIP ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	64,368	64,368	0	
	40% Assessed Value	0	25,747	25,747	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
Reasons for Assessment Notice						
Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	25,747	8.512000	219.16
	County School	0	0	25,747	16.990000	437.44
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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HAYES WALTON L
101 CORRAL DR
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	330	010A 0027		1.29	01		Yes-S1
	Property Description	LOT 7A BLOCK A/ THE RANCH SUBDIV					
	Property Address	101 CORRAL DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	52,709	54,194	0		
	40% Assessed Value	0	21,084	21,678	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,594	19,084	8.512000	162.44	
	County School	0	2,594	19,084	16.990000	324.24	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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HAYMOND JAMES
109 MUSTANG DRIVE

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1455	010A 0124		0.50	01		None
	Property Description	LOT 2B BLOCK "C"; THE VILLAGE S/D					
	Property Address	109 MUSTANG DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	114,577	144,842	0		
	40% Assessed Value	0	45,831	57,937	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	57,937	8.512000	493.16	
	County School	0	0	57,937	16.990000	984.35	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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HAYMOND MELISSA J
PO BOX 360

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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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
1160	C09 0016	9.18	02		None
Property Description					
Property Address	440 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	102,307	119,225	0	
40% Assessed Value	0	40,923	47,690	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	47,690	8.512000	405.94
County School	0	0	47,690	16.990000	810.25
Cusseta	0	0	0	0.000000	0.00

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HAYNES CHAD W
3817 WOODLAWN AVE

COLUMBUS GA 31904

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1829	013A 0055		1.00	01		None
	Property Description	FELECIA RUTH SUBDIVISION; I AC LOT					
	Property Address	104 FELICIA RUTH DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	49,770	50,592	0		
	40% Assessed Value	0	19,908	20,237	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	20,237	8.512000	172.26	
	County School	0	0	20,237	16.990000	343.83	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HEAD MARY
100 MARTHA LOOP
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1780	013A 0061	1.00	01		Yes-S1
	Property Description	Lot 8 Pine Plantation Subdivision				
	Property Address	100 MARTHAS LOOP				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	120,350	141,420	0	
40% Assessed Value	0	48,140	56,568	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	10,428	46,140	8.512000	392.74
	County School	0	10,428	46,140	16.990000	783.92
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HEARNS JOHN & EVA
106 PINEHILL ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1490	013A 0004D		1.00	01		None
	Property Description	242&239LL					
	Property Address	106 PINE HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	20,823	20,823	0		
40% Assessed Value	0	8,329	8,329	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	8,329	8.512000	70.90	
	County School	0	0	8,329	16.990000	141.51	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HEATH JACKIE
112 SWANSON RD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1531	012E 0029		1.00	01		Yes-S1
	Property Description	CYPRESS MEADOWS FARM SUBDIVISION					
	Property Address	112 SWANSON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	41,497	42,287	0		
40% Assessed Value	0	16,599	16,915	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,316	14,599	8.512000	124.27	
	County School	0	2,316	14,599	16.990000	248.04	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HEATON MARK A & BRENDA K
P O BOX 501
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
811	C03 0001		0.47	02		Yes-S5
Property Description	LOT 11BLOCK "M" TOWERVIEW S/D					
Property Address	135 PATTY DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	58,228	67,873		0	
40% Assessed Value	0	23,291	27,149		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	27,149	0	8.512000	0.00
County School	0	27,149	0	16.990000	0.00
Cusseta	0	27,149	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HEDGE COKE NATHAN
183 FIRE TOWER ROAD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
303	010 0047		0.67	01		None
Property Description	LOT 7 RED OAK HILL SUBDIV					
Property Address	107 RED OAK LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	2,442	2,442	0		
40% Assessed Value	0	977	977	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	977	8.512000	8.32
County School	0	0	977	16.990000	16.60

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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HEDGECOKE RONALD
183 FIRETOWER ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1078	C08 0019	0.32	02		None
	Property Description	PART OF LOT 53 CITY OF CUSSETA PB 02/112				
	Property Address	214 WELLS STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	16,125	16,125	0	
	40% Assessed Value	0	6,450	6,450	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	6,450	8.512000	54.90
	County School	0	0	6,450	16.990000	109.59
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
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HEDGECOKE RONALD EARL
183 FIRETOWER ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1517	012E 0027		1.14	01		Yes-S1
	Property Description	CYPRESS MEADOWS FARM SUBDIVISION					
	Property Address	183 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	55,941	57,231	0		
40% Assessed Value	0	22,376	22,892	0			
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,516	20,376	8.512000	173.44	
	County School	0	2,516	20,376	16.990000	346.19	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
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HEDGECOKE RONALD EARL
183 FIRETOWER ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1530	012E 0028		1.00	01		None
	Property Description	CYPRESS MEADOWS FARM SUBDIVISION					
	Property Address	110 SWANSON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	9,000	9,000	0		
	40% Assessed Value	0	3,600	3,600	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,600	8.512000	30.64	
	County School	0	0	3,600	16.990000	61.16	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HEDGECOKE RONALD EARL
183 FIRETOWER ROAD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
890	C04 0052	0.33	02		None
Property Description					
Property Address	129 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	68,305	80,993	0	
40% Assessed Value	0	27,322	32,397	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	32,397	8.512000	275.76
County School	0	0	32,397	16.990000	550.43
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HEDGECOKE RONALD EARL ETAL
183 FIRETOWER RD

CUSSETA GA 31805

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	B	<table border="1"> <thead> <tr> <th>Account Number</th> <th colspan="2">Property ID Number</th> <th>Acreage</th> <th>Tax Dist</th> <th>Covenant Year</th> <th>Homestead</th> </tr> </thead> <tbody> <tr> <td>1409</td> <td colspan="2">013A 0022</td> <td>1.00</td> <td>01</td> <td></td> <td>None</td> </tr> <tr> <td colspan="7">Property Description</td> </tr> <tr> <td colspan="7">Property Address</td> </tr> <tr> <td colspan="7">123 PINE HILL ROAD</td> </tr> <tr> <td colspan="2">Taxpayer Returned Value</td> <td>Previous Year Fair Market Value</td> <td>Current Year Fair Market Value</td> <td colspan="3">Current Year Other Value *</td> </tr> <tr> <td colspan="2">100% Appraised Value</td> <td>0</td> <td>9,000</td> <td>9,000</td> <td colspan="2">0</td> </tr> <tr> <td colspan="2">40% Assessed Value</td> <td>0</td> <td>3,600</td> <td>3,600</td> <td colspan="2">0</td> </tr> </tbody> </table> * The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead	1409	013A 0022		1.00	01		None	Property Description							Property Address							123 PINE HILL ROAD							Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *			100% Appraised Value		0	9,000	9,000	0		40% Assessed Value		0	3,600	3,600	0	
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Chattahoochee County Board of Assessors
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Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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HEDGECOKE RONALD EARL ETAL
183 FIRETOWER ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1521	012E 0013		1.00	01		None
	Property Description	CYPRESS MEADOWS FARMS SUBDIVISION					
	Property Address	115 SWANSON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	9,000	9,000	0		
	40% Assessed Value	0	3,600	3,600	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,600	8.512000	30.64	
	County School	0	0	3,600	16.990000	61.16	
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HEDGECOKE RONALD EARL ETAL
183 FIRETOWER ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1523	012E 0015		1.00	01		None
	Property Description	CYPRESS MEADOWS FARM SUBDIVISION					
	Property Address	109 A SWANSON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	9,000	9,000	0		
	40% Assessed Value	0	3,600	3,600	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,600	8.512000	30.64	
	County School	0	0	3,600	16.990000	61.16	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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HEDGECOKE RONALD EARL ETAL
183 FIRETOWER ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1524	012E 0016		1.00	01		None
	Property Description	CYPRESS MEADOWS FARM SUBDIVISION					
	Property Address	109 SWANSON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	26,966	31,243	0		
	40% Assessed Value	0	10,786	12,497	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	12,497	8.512000	106.37	
	County School	0	0	12,497	16.990000	212.32	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1654	013A 0006A		1.00	01		None
Property Description	1.00 AC LL 242 LD 32 - 1/2 LOT 6					
Property Address	120 PINE HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	9,000	9,000		0	
40% Assessed Value	0	3,600	3,600		0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,600	8.512000	30.64
County School	0	0	3,600	16.990000	61.16

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HELMS MARIA A & ROGER E
127 TROTTERS RIDGE
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	347	010A 0047	0.79	01		Yes-S5
	Property Description	LOT 7 BLOCK B/ THE FARM S/D				
	Property Address	127 TROTTERS RIDGE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	138,745	176,386	0	
	40% Assessed Value	0	55,498	70,554	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	70,554	0	8.512000	0.00
	County School	0	70,554	0	16.990000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HENDERSON DENNIS LEE & TROY DAVISON
147 GORDY MILL POND RD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	200	009A 0015		0.85	01		None
	Property Description	SPLIT OFF LOT 7 HV MILLER SUBDIVISION					
	Property Address	147 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	43,236	45,708	0		
	40% Assessed Value	0	17,294	18,283	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	18,283	8.512000	155.62	
	County School	0	0	18,283	16.990000	310.63	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

HERLTH CHARLES JR
380 LINMAN DR

LAGRANGE GA 30241

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1464	010A 0136	1.35	01		None
Property Description	LOT 9; BLOCK "C"; THE VILLAGE S/D				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	15,000	15,000	0	
40% Assessed Value	0	6,000	6,000	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,000	8.512000	51.07
County School	0	0	6,000	16.990000	101.94

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HERLTH CHARLES WILLIAM JR
380 LINMAN DR

LAGRANGE GA 30241

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	344	010A 0044	0.66	01		Yes-S1
	Property Description	LOT A BLOCK C THE ADDITION TO THE FARM S/D				
	Property Address	102 TROTTERS RIDGE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	115,734	146,908	0	
	40% Assessed Value	0	46,294	58,763	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	14,470	44,293	8.512000	377.02
	County School	0	14,470	44,293	16.990000	752.54
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HERRINGTON DALE R
112 PAUL REVERE DRIVE
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1360	012C 0065		2.81	01		Yes-S1
	Property Description	WINDY HILL SD LOT 2					
	Property Address	112 PAUL REVERE DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	55,342	55,984	0		
40% Assessed Value	0	22,137	22,394	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,257	20,137	8.512000	171.41	
	County School	0	2,257	20,137	16.990000	342.13	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HERSHEY ROY E JR & SHERRI
P O BOX 794

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
903	C04 0065		3.04	02		None
Property Description	LOT 6 BLOCK "B" TOWERIEW S/D					
Property Address	111 PRIVATE DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	40,778	40,778		0	
40% Assessed Value	0	16,311	16,311		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	16,311	8.512000	138.84
County School	0	0	16,311	16.990000	277.12
Cusseta	0	0	0	0.000000	0.00

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
905	C04 0067	0.86	02		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,956	4,956	0	
40% Assessed Value	0	1,982	1,982	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,982	8.512000	16.87
County School	0	0	1,982	16.990000	33.67
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
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HERSHEY ROY E JR & SHERRI
P O BOX 794

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
948	C05 0012		0.53	02		None
Property Description	ANDERSON SD LOT 3					
Property Address	0 ANDERSON ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	4,093	4,093	0		
40% Assessed Value	0	1,637	1,637	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,637	8.512000	13.93
County School	0	0	1,637	16.990000	27.81
Cusseta	0	0	0	0.000000	0.00

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HERSHEY ROY E JR & SHERRI
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CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
902	C04 0064		0.90	02		None
Property Description						
Property Address	105 PRIVATE DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	14,134	15,230	0		
40% Assessed Value	0	5,654	6,092	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,092	8.512000	51.86
County School	0	0	6,092	16.990000	103.50
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HILL JR WILLIAM H & CHUN HUI LEE
111 MASSEY ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																							
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HITCHITEE CREEK FARM LLC
C/O DOUG CIUBA
8804 RIVER ROAD

COLUMBUS GA 31904

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	433	011 0018		256.35	01	2020	None
	Property Description	LL 11 & PART OF LL 22 & 23 LD 33					
	Property Address	251 FRIENDSHIP ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	550,930	947,581	192,457		
	40% Assessed Value	0	220,372	379,032	76,983		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
New Accessory Improvement added.; New Residential Improvement added.; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	53,031	0	326,001	8.512000	2774.92	
	County School	53,031	0	326,001	16.990000	5538.76	
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HIX BRENDA GAIL & WILLIAM M
174 MATTIE GARY ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	25	005 0001		20.22	01		Yes-S4
	Property Description	LL 79 LD 33RD					
	Property Address	174 MATTIE GARY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	162,417	182,620	0		
	40% Assessed Value	0	64,967	73,048	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	12,081	60,967	8.512000	518.95	
	County School	0	18,081	54,967	16.990000	933.89	
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HOARD NANCY
236 MASSEY RD
CUSSETA GA 31805

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HOARD RONALD
236 MASSEY RD
CUSSETA GA 31805

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	B	Account Number		Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
		999		C06 0003		0.46	02		None
		Property Description		BLOCK K LOT 1 TOWERVIEW					
Property Address		126 RANKIN STREET							
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *				
100% Appraised Value		0	4,598	4,598	0				
40% Assessed Value		0	1,839	1,839	0				
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax			
	County	0	0	1,839	8.512000	15.65			
	County School	0	0	1,839	16.990000	31.24			
	Cusseta	0	0	0	0.000000	0.00			
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HOARD RONALD
236 MASSEY RD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1001	C06 0005	0.46	02		None
	Property Description	BLOCK K LOT 3 TOWERVIEW				
	Property Address	130 RANKIN STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	4,020	4,020	0	
	40% Assessed Value	0	1,608	1,608	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	1,608	8.512000	13.69
	County School	0	0	1,608	16.990000	27.32
	Cusseta	0	0	0	0.000000	0.00
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HOARD RONALD
236 MASSEY ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	904	C04 0066		0.28	02		None
	Property Description						
	Property Address	124 ANDERSON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	26,528	31,237	0		
	40% Assessed Value	0	10,611	12,495	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	12,495	8.512000	106.36	
	County School	0	0	12,495	16.990000	212.29	
	Cusseta	0	0	0	0.000000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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HOARD RONALD
236 MASSEY ROAD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1000	C06 0004	0.46	02		None
Property Description	BLOCK K LOT 2 TOWERVIEW				
Property Address	128 RANKIN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	41,117	48,447	0	
40% Assessed Value	0	16,447	19,379	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	19,379	8.512000	164.95
County School	0	0	19,379	16.990000	329.25
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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HOARD RONALD & NANCY
236 MASSEY RD
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																	
	818	C03 0009	1.00	01		Yes-S5																	
	Property Description	PLATBOOK 03/115																					
	Property Address	236 MASSEY ROAD																					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *																		
	100% Appraised Value	0	26,200	32,035	0																		
	40% Assessed Value	0	10,480	12,814	0																		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".																						
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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																		
County	0	12,814	0	8.512000	0.00																		
County School	0	12,814	0	16.990000	0.00																		
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	819	C03 0010		1.00	01		None
	Property Description	LOT 4 ; BLOCK "M"; TOWERVIEW S/D					
	Property Address	236 MASSEY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	3,500	3,500	0		
	40% Assessed Value	0	1,400	1,400	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,400	8.512000	11.92	
	County School	0	0	1,400	16.990000	23.79	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HOARD RONALD & NANCY
236 MASSEY RD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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HOARD RONALD & NANCY
236 MASSEY RD
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1874	C03 0006A	0.80	02		None
Property Description	SURVEY OF PART OF LL6; 33RD DISTRICT				
Property Address	257 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	8,689	8,689	0	
40% Assessed Value	0	3,476	3,476	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,476	8.512000	29.59
County School	0	0	3,476	16.990000	59.06
Cusseta	0	0	0	0.000000	0.00

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215 McNaughton Street
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HOARD RONALD & NANCY
236 MASSEY RD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
964	C05 0028	0.45	02		None
Property Description	LOT 12 BLOCK G TOWERVIEW S/D				
Property Address	118 RANKIN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	22,952	4,377	0	
40% Assessed Value	0	9,181	1,751	0	

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Reasons for Assessment Notice

Residential Improvement deleted.;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,751	8.512000	14.90
County School	0	0	1,751	16.990000	29.75
Cusseta	0	0	0	0.000000	0.00

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215 McNaughton Street
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HOARD RONALD F.
236 MASSEY ROAD
CUSSETA GA 31805

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	B	Account Number		Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
		1083		C08 0024		0.39	02		None
		Property Description		LOT 5 HK HARP SR SUBDIV LL79/80					
Property Address		134 HENRY STREET							
Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *					
100% Appraised Value		0	5,228	5,228	0				
40% Assessed Value		0	2,091	2,091	0				
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax			
	County	0	0	2,091	8.512000	17.80			
	County School	0	0	2,091	16.990000	35.53			
	Cusseta	0	0	0	0.000000	0.00			
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HOLLOMAN ERIKA SHANTE
5 BRIARWOOD VILLAGE COURT

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1513	012E 0007		1.00	01		None
	Property Description	LOT 4 BLK A CYPRESS MEADOWS FARM					
	Property Address	169 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	119,316	118,155	0		
40% Assessed Value	0	47,726	47,262	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	47,262	8.512000	402.29	
	County School	0	0	47,262	16.990000	802.98	
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HOLMES DAVID W
470 LEE RD 318

SMITHS STATION AL 36877

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
911	C04 0073	0.53	02		None
Property Description	PART OF TOWN LOT 11 CUSSETA CHATT CO GA				
Property Address	206 OSTEEN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	41,828	49,178	0	
40% Assessed Value	0	16,731	19,671	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	19,671	8.512000	167.44
County School	0	0	19,671	16.990000	334.21
Cusseta	0	0	0	0.000000	0.00

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HOLMES ERNEST
114 PAUL REVERE DRIVE
CUSSETA GA 31805

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Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *																																													
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40% Assessed Value	0	11,196	11,485	0																																													
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>2,289</td> <td>9,196</td> <td>8.512000</td> <td>78.28</td> </tr> <tr> <td>County School</td> <td>0</td> <td>2,289</td> <td>9,196</td> <td>16.990000</td> <td>156.24</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	2,289	9,196	8.512000	78.28	County School	0	2,289	9,196	16.990000	156.24																									
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																											
	County	0	2,289	9,196	8.512000	78.28																																											
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HOLT AUTUMN
PO BOX 593

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	692	015B 0028		0.75	01		None
	Property Description	Steeplechase Subdivision Lot # 54					
	Property Address	0 STEEPLCHASE LOOP					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	5,000	5,000	0		
	40% Assessed Value	0	2,000	2,000	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,000	8.512000	17.02	
	County School	0	0	2,000	16.990000	33.98	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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HOLT AUTUMN
PO BOX 593

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	693	015B 0029		0.77	01		Yes-S1
	Property Description	STEEPLECHASE SUBDIV LOT 55					
	Property Address	123 STEEPLECHASE LOOP					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	44,006	42,608	0		
	40% Assessed Value	0	17,602	17,043	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,000	15,043	8.512000	128.05	
	County School	0	2,000	15,043	16.990000	255.58	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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HOLT EURA BARNES
C/O ELGIN D HOLT
9416 SOUTH OAKLEY AVE

CHICAGO IL 60643

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
571	013 0008		43.78	01		None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	79,618	79,618		0	
40% Assessed Value	0	31,847	31,847		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	31,847	8.512000	271.08
County School	0	0	31,847	16.990000	541.08

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HORN ASHLEY N & WILLIAM W HORN JR
248 BROAD STREET

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
745	C01 0002	0.73	02		Yes-S1
Property Description	SURVEY OF PART OF KING ESTATE				
Property Address	248 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	116,031	135,649	0	
40% Assessed Value	0	46,412	54,260	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	9,847	44,413	8.512000	378.04
County School	0	9,847	44,413	16.990000	754.58
Cusseta	0	9,847	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HORNSBY LESLIE EUGENE JR
254 ARTHUR KING RD

CUSSETA GA 31805-4316

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1574	014 0031	108.79	01	2017	None
Property Description	108.79 AC LL 180 & 181 LD 32				
Property Address	254 ARTHUR KING ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	105,285	105,285	66,480	
40% Assessed Value	0	42,114	42,114	26,592	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	15,522	0	26,592	8.512000	226.35
County School	15,522	0	26,592	16.990000	451.80

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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HORNSBY LESLIE EUGENE JR
254 ARTHUR KING RD

CUSSETA GA 31805-4316

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1858	014 0034		2.30	01		None
	Property Description	2.3 ACRE SPLIT OFF 014/0031					
	Property Address	254 ARTHUR KING ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	18,623	18,826	0		
40% Assessed Value	0	7,449	7,530	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	7,530	8.512000	64.10	
	County School	0	0	7,530	16.990000	127.93	
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Chattahoochee County Board of Assessors
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HORTON BETTY LANCLOS (LIFE ESTATE)
C/O GARY R HARDEN
P O BOX 665

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
48	005A 0011	2.38	01		Yes-S4
Property Description					
Property Address					
134 MASSEY ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	30,482	30,793	0	
40% Assessed Value	0	12,193	12,317	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	4,124	8,193	8.512000	69.74
County School	0	10,124	2,193	16.990000	37.26

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Chattahoochee County Board of Assessors
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HORTON DONALD B
126 STEEPLECHASE DR
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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HORTON DONALD B
126 STEEPLECHASE ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	77	005A 0042		0.71	01		None
	Property Description						
	Property Address	489 OLD LOUVALE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	18,600	18,600	0		
	40% Assessed Value	0	7,440	7,440	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
Reasons for Assessment Notice							
Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	7,440	8.512000	63.33	
	County School	0	0	7,440	16.990000	126.41	
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HOUCK PATRICIA D
P.O. BOX 782
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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HOWARD MARY JANE
104 COURT BEVINS LANE
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1376	012C 0010		2.46	01		None
	Property Description	LIBERTY HILL SD LOT 10 & 11A					
	Property Address	104 COURT BEVINS LANE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	42,888	46,690	0		
	40% Assessed Value	0	17,155	18,676	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	18,676	8.512000	158.97	
	County School	0	0	18,676	16.990000	317.31	
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HOYT RONALD L
512 OLD LOUVALE ROAD
PO BOX 554

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
82	005A 0047	1.19	01		None
Property Description					
Property Address	506 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	15,541	15,699	0	
40% Assessed Value	0	6,216	6,280	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,280	8.512000	53.46
County School	0	0	6,280	16.990000	106.70

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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																											
	County	0	0	3,859	8.512000	32.85																																											
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

HOYT RONALD LOUIS
512 OLD LOUVALE ROAD
PO BOX 554

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	85	005A 0050		2.40	01		Yes-S4
	Property Description						
	Property Address	512 OLD LOUVALE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	18,727	18,958	0		
40% Assessed Value	0	7,491	7,583	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	4,092	3,491	8.512000	29.72	
	County School	0	7,583	0	16.990000	0.00	
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HOYTE BRENDISHA H & WENDY C WHITE
P O BOX 284

CUSSETA GA 31805

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		Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead																																																							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																																									
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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HOYTE DAMON
129 TROTTER RIDGE

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
848	C04 0010		0.22	02		None
Property Description						
Property Address	0 WEST RAILROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	1,750	1,750	0		
40% Assessed Value	0	700	700	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	700	8.512000	5.96
County School	0	0	700	16.990000	11.89
Cusseta	0	0	0	0.000000	0.00

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	328	010A 0025		1.63	01		None
	Property Description	LOT 5 B BLOCK A// THE RANCH SUBDIV					
	Property Address	105 STAGECOACH ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	33,871	34,168	0		
	40% Assessed Value	0	13,548	13,667	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	13,667	8.512000	116.33	
	County School	0	0	13,667	16.990000	232.20	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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129 TROTTERS RIDGE

CUSSETA GA 31805

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	B	Account Number		Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
		541		012B 0023		2.03	01		None
		Property Description		2.03 AC LL 50 LD 5					
Property Address		540 GA HWY 137							
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *				
100% Appraised Value		0	14,616	14,616	0				
40% Assessed Value		0	5,846	5,846	0				
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;									
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax			
	County	0	0	5,846	8.512000	49.76			
	County School	0	0	5,846	16.990000	99.32			
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129 TROTTERS RIDGE

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1342	012 0080		1.09	01		None
	Property Description	LOT 105 SANDY SPRING SUBDIVISION					
	Property Address	408 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	9,810	9,810	0		
	40% Assessed Value	0	3,924	3,924	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,924	8.512000	33.40	
	County School	0	0	3,924	16.990000	66.67	
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1663	005A 0092		1.88	01		None
Property Description						
Property Address	0 MASSEY ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	7,331	7,331	0		
40% Assessed Value	0	2,932	2,932	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,932	8.512000	24.96
County School	0	0	2,932	16.990000	49.81

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

HOYTE DAMON
129 TROTTERS RIDGE RD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	53	005A 0018		0.50	01		None
	Property Description	0.50 AC LL 81 LD 33 - POTION OF PARCEL A					
	Property Address	176 MASSEY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	8,248	8,326	0		
	40% Assessed Value	0	3,299	3,330	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,330	8.512000	28.34	
	County School	0	0	3,330	16.990000	56.58	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HOYTE DAMON
129 TROTTERS RIDGE RD

CUSSETA GA 31805

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1080	C08 0021		0.17	02		None
Property Description	PLAT OF PROPERTY JOHN SIZEMORE DEEDBK 3/83					
Property Address	237 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	5,482	5,482		0	
40% Assessed Value	0	2,193	2,193		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,193	8.512000	18.67
County School	0	0	2,193	16.990000	37.26
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HOYTE DAMON
129 TROTTERS RIDGE ROAD

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HOYTE DAMON
129 TROTTERS RIDGE ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	499	012A 0024		0.92	01		None
	Property Description	H V MILLER SUBDIV LOT 21					
	Property Address	0 BAKER STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	23,719	24,027	0		
	40% Assessed Value	0	9,488	9,611	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	9,611	8.512000	81.81	
	County School	0	0	9,611	16.990000	163.29	
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HOYTE DAMON
129 TROTTERS RIDGE ROAD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
500	012A 0025	0.46	01		None
Property Description	LOT 16 SEC 2; H.V. MILLER SUB; PARCEL "A"				
Property Address	117 BAKER STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	56,880	70,284	0	
40% Assessed Value	0	22,752	28,114	0	

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Reasons for Assessment Notice

New Accessory Improvement added.; Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	28,114	8.512000	239.31
County School	0	0	28,114	16.990000	477.66

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HOYTE DAMON
129 TROTTERS RIDGE ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2002	005A 0018A		0.50	01		None
	Property Description	0.50 AC LL 81 LD 33 - POTION OF PARCEL A					
	Property Address	0 MASSEY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	2,160	2,160	0		
	40% Assessed Value	0	864	864	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	864	8.512000	7.35	
	County School	0	0	864	16.990000	14.68	
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HOYTE DAMON & BRENDISHA
P.O. BOX 284

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	345	010A 0045	0.87	01		Yes-S1
	Property Description	LOT 9 BLOCK "B" THE FARM SUBDIV				
	Property Address	129 TROTTERS RIDGE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	215,399	275,538	0	
40% Assessed Value	0	86,160	110,215	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	26,056	84,159	8.512000	716.36
	County School	0	26,056	84,159	16.990000	1429.86
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HOYTE DAMON & BRENDISHA
P.O. BOX 284

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	346	010A 0046		0.28	01		None
	Property Description	WESTERN 1/2 OF LOT 8 BLOCK "B"/THE FARM S/D					
	Property Address	0					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	2,800	2,800	0		
	40% Assessed Value	0	1,120	1,120	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,120	8.512000	9.53	
	County School	0	0	1,120	16.990000	19.03	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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HOYTE DAMON A
129 TROTTER RIDGE

CUSSETA GA 31805

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1449	C04 0104		0.19	02		None
Property Description	ALL OF LOT D REPLATOF LOTS 1 & 2 PN BLOCK A					
Property Address	122 ANDERSON ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	30,174	35,884		0	
40% Assessed Value	0	12,070	14,354		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	14,354	8.512000	122.18
County School	0	0	14,354	16.990000	243.87
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HOYTE DAMON A
129 TROTTERS RIDGE

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
332	010A 0029	1.02	01		None
Property Description	LOT 8A BLOCK A// THE RANCH SUBDIVISION				
Property Address	105 CORRAL DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	41,709	41,255	0	
40% Assessed Value	0	16,684	16,502	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	16,502	8.512000	140.47
County School	0	0	16,502	16.990000	280.37

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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HOYTE DAMON A
129 TROTTERS RIDGE RD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
859	C04 0021	0.44	02		None
Property Description	.44 AC LL 79 LD 6				
Property Address	130 WEST RAILROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	11,187	11,241	0	
40% Assessed Value	0	4,475	4,496	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,496	8.512000	38.27
County School	0	0	4,496	16.990000	76.39
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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HOYTE DAMON ALBERT
129 TROTTERS RIDGE RD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
849	C04 0011	0.22	02		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	1,750	1,750	0	
40% Assessed Value	0	700	700	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	700	8.512000	5.96
County School	0	0	700	16.990000	11.89
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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HUDDLESTON JAMES D.
P.O. BOX 336
CUSSETA GA 31805

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HUDGINS FLOYD WAYNE
739 THRASH RD

LAGRANGE GA 30241

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1496	015B 0062		1.08	01		None
	Property Description	LOT 62; STEEPLECHASE SUBDIVISION					
	Property Address	118 STEEPLECHASE LOOP					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	5,000	5,000	0		
	40% Assessed Value	0	2,000	2,000	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,000	8.512000	17.02	
	County School	0	0	2,000	16.990000	33.98	
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739 THRASH RD

LAGRANGE GA 30241

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1497	015B 0063	1.02	01		None
Property Description	LOT 63; STEEPLECHASE SUBDIVISION				
Property Address	0 FOXCHASE COURT				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	5,000	5,000	0	
40% Assessed Value	0	2,000	2,000	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,000	8.512000	17.02
County School	0	0	2,000	16.990000	33.98

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HUDGINS SANDRA K
PO BOX 211
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	162	009 0031		3.83	02		Yes-S1
	Property Description						
	Property Address	222 WELLS STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	20,576	21,416	0		
	40% Assessed Value	0	8,230	8,566	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Mobile Home Add-On;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,000	6,566	8.512000	55.89	
	County School	0	2,000	6,566	16.990000	111.56	
	Cusseta	0	2,000	0	0.000000	0.00	
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Cusseta GA 31805
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HUDSON ANGELA
191 MANTA ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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HUDSON JAMES T
586 HWY 137
CUSSETA GA 31805

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HUDSON JAMES T
586 HWY 137
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	468	012 0034		38.90	01		None
	Property Description						
	Property Address	0					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	67,058	67,058	0		
	40% Assessed Value	0	26,823	26,823	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	26,823	8.512000	228.32	
	County School	0	0	26,823	16.990000	455.72	
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HUDSON SAMUEL LLOYD
587 HWY 137
CUSSETA GA 31805

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Annual Assessment Notice Date: 6/20/2025

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***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

HUDSON SAMUEL LLOYD
587 HWY 137
CUSSETA GA 31805-9718

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
469	012 0035		38.57	01		None
Property Description						
Property Address	587 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	95,778	95,778	0		
40% Assessed Value	0	38,311	38,311	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	38,311	8.512000	326.10
County School	0	0	38,311	16.990000	650.90

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HUFF SANDRA H.
P.O. BOX 74
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1787	C08 0036		2.68	02		None
Property Description						
Property Address	116 MT OLIVE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	49,330	54,394	0		
40% Assessed Value	0	19,732	21,758	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	21,758	8.512000	185.20
County School	0	0	21,758	16.990000	369.67
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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HUFF SUZANNE & RANDY
233 MASSEY ROAD

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
824	C03 0015		1.06	02		Yes-S1
Property Description	ALL OF LOT 8; BLOCK "I" TOWERVIEW S/D					
Property Address	233 MASSEY ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	16,025	16,025		0	
40% Assessed Value	0	6,410	6,410		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	4,410	8.512000	37.54
County School	0	2,000	4,410	16.990000	74.93
Cusseta	0	2,000	0	0.000000	0.00

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HUFFMAN GARY
810 HEARTHSTONE DR

PRATTVILLE AL 36067

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	B	Account Number		Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
		1624		012C 0098		1.19	01		None
		Property Description		LOT #34					
Property Address		130 PAUL REVERE DRIVE							
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *				
100% Appraised Value		0	12,971	12,971	0				
40% Assessed Value		0	5,188	5,188	0				
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;									
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.								
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax			
	County	0	0	5,188	8.512000	44.16			
	County School	0	0	5,188	16.990000	88.14			
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.									
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Chattahoochee County Board of Assessors
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HUFFMAN GARY
810 HEARTHSTONE DR

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1625	012C 0099		1.00	01		None
	Property Description	LOT #35					
	Property Address	128 PAUL REVERE DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	10,900	10,900	0		
	40% Assessed Value	0	4,360	4,360	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	4,360	8.512000	37.11	
	County School	0	0	4,360	16.990000	74.08	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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810 HEARTHSTONE DR

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1628	012C 0102		1.00	01		None
	Property Description	LOT #37					
	Property Address	127 PAUL REVERE DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	10,900	10,900	0		
	40% Assessed Value	0	4,360	4,360	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	4,360	8.512000	37.11	
	County School	0	0	4,360	16.990000	74.08	
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1629	012C 0103		1.00	01		None
Property Description	LOT #38					
Property Address	129 PAUL REVERE DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	10,900	10,900		0	
40% Assessed Value	0	4,360	4,360		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,360	8.512000	37.11
County School	0	0	4,360	16.990000	74.08

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1630	012C 0104		1.00	01		None
Property Description	LOT #39					
Property Address	131 PAUL REVERE DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	10,900	10,900		0	
40% Assessed Value	0	4,360	4,360		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,360	8.512000	37.11
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810 HEARTHSTONE DR

PRATTVILLE AL 36067

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1631	012C 0105		1.78	01		None
	Property Description	LOT #40					
	Property Address	133 PAUL REVERE DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	19,402	19,402	0		
	40% Assessed Value	0	7,761	7,761	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	7,761	8.512000	66.06	
	County School	0	0	7,761	16.990000	131.86	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HUFFMAN GARY
810 HEARTHSTONE DR

PRATTVILLE AL 36067

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1632	012C 0106		2.19	01		None
Property Description	LOT #41					
Property Address	135 PAUL REVERE DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	16,710	16,710		0	
40% Assessed Value	0	6,684	6,684		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,684	8.512000	56.89
County School	0	0	6,684	16.990000	113.56

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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HUGHES CLIFFORD E.
227 GORDY MILL POND ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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HUGHES LINDA
320 WELLS STREET
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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HUMBER CHRISTY GAIL & BRENT MOORE HUMBER
739 HWY 26

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	462	012 0027		34.50	01	2025	Yes-S1
	Property Description						
	Property Address	739 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	222,825	263,981	17,355		
	40% Assessed Value	0	89,130	105,592	6,942		
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Reasons for Assessment Notice							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	13,624	15,416	76,552	8.512000	651.61	
	County School	13,624	15,416	76,552	16.990000	1300.62	
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HUNTINGTON TIMOTHY L
5000 WATERVIEW DRIVE

MIDLAND GA 31820

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
95	005A 0062	0.87	01		None
Property Description	.87 AC LL 79 LD 33				
Property Address	520 GA HWY 27				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	16,180	16,180	0	
40% Assessed Value	0	6,472	6,472	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,472	8.512000	55.09
County School	0	0	6,472	16.990000	109.96

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HUNTSMAN LANCE & MARLEY
122 LIBERTY HILL RO

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1375	012C 0063	3.00	01		None
	Property Description	LIBERTY HILL SD LOT 8				
	Property Address	122 LIBERTY HILL ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	171,484	201,675	0	
40% Assessed Value	0	68,594	80,670	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	80,670	8.512000	686.66
	County School	0	0	80,670	16.990000	1370.58
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

HUTCHINSON MICHELLE A.
524 GA HWY 26

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																	
	514	012A 0040	0.92	01		None																	
	Property Description																						
	Property Address	0 WOODSON STREET																					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *																		
	100% Appraised Value	0	8,280	8,280	0																		
	40% Assessed Value	0	3,312	3,312	0																		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".																						
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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																		
County	0	0	3,312	8.512000	28.19																		
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524 GA HWY 26

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	517	012A 0043		0.92	01		None
	Property Description						
	Property Address	524 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	51,055	60,510	0		
40% Assessed Value	0	20,422	24,204	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	24,204	8.512000	206.02	
	County School	0	0	24,204	16.990000	411.23	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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ICARD KELLI GRACE PATTERSON
3323 EAGLE WATCH DRIVE

WOODSTOCK GA 30189

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
2018	017 0008A	5.00	01		None
Property Description	5.00 AC LL 149 LD 32				
Property Address	276 PATTERSON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	133,631	157,272	0	
40% Assessed Value	0	53,452	62,909	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	62,909	8.512000	535.48
County School	0	0	62,909	16.990000	1068.82

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
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(706)989-3249

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INGERSOLL BRENT A
218 HERO TRAIL
CUSSETA GA 31805

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INGERSOLL BRENT A
243 GORDY MILL POND ROAD

CUSSETA GA 31805

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INGRAM ULYSSES & EUFAULA
% AMEENAH MARTINEZ
1302 CHALBENA AVE
COLUMBUS GA 31907

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1194	C11 0031		0.38	02		None
Property Description	BLOCK B LOT 3 DILLARD HTS					
Property Address	185 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	66,600	78,984	0		
40% Assessed Value	0	26,640	31,594	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	31,594	8.512000	268.93
County School	0	0	31,594	16.990000	536.78
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

INMAN JAMES E & NAOMI
P O BOX 735
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1197	C11 0034	0.35	02		Yes-S5
Property Description	BLOCK A LOT 6 DILLARD HTS				
Property Address	171 MCNAUGHTON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	100,916	119,924	0	
40% Assessed Value	0	40,366	47,970	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	47,970	0	8.512000	0.00
County School	0	47,970	0	16.990000	0.00
Cusseta	0	47,970	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

IVORY LAKESHA
9467 LAKE VIEW COURT

DOUGLASVILLE GA 30135

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
746	C01 0003		0.41	02		None
Property Description						
Property Address	106 OLD CUSSETA ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	66,910	79,188	0		
40% Assessed Value	0	26,764	31,675	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	31,675	8.512000	269.62
County School	0	0	31,675	16.990000	538.16
Cusseta	0	0	0	0.000000	0.00

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The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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JACKSON ALICE
P O BOX 333
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1190	C11 0027	0.39	02		Yes-S4
	Property Description	BLOCK B LOT 7 DILLARD HTS				
	Property Address	105 KING STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	56,773	67,251	0	
40% Assessed Value	0	22,709	26,900	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	8,191	18,709	8.512000	159.25
	County School	0	14,191	12,709	16.990000	215.93
	Cusseta	0	8,191	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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JACKSON CARRIE M
152 MANTA ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1658	010 0059		28.00	01	2019	Yes-S1
	Property Description	28.00 AC LL 18 LD 33					
	Property Address	152 MANTA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	203,053	229,471	20,790		
	40% Assessed Value	0	81,221	91,788	8,316		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	15,667	12,567	63,554	8.512000	540.97	
	County School	15,667	12,567	63,554	16.990000	1079.78	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

JACKSON DONALD & BOBBIE
13326 HWY 226 NORTH

BAKERSVILLE NC 28705

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1895	015A 0058	2.00	01		Yes-S3
Property Description	SURVEY FOR BOBBIE JACKSON LL111-LD5				
Property Address	852 B GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	54,270	54,041	0	
40% Assessed Value	0	21,708	21,616	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	19,616	8.512000	166.97
County School	0	10,000	11,616	16.990000	197.36

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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JACKSON GERTRUDE M ET AL
101 CHURCH STREET
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
505	012A 0031	1.26	01		Yes-S4
Property Description					
Property Address	101 CHURCH STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	68,982	80,182	0	
40% Assessed Value	0	27,593	32,073	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	8,480	23,593	8.512000	200.82
County School	0	14,480	17,593	16.990000	298.91

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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JACKSON LINDA C
115 MT OLIVE STREET

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1099	C08 0041		0.11	02		Yes-S4
Property Description	HK HARP SR. SUB					
Property Address	115 MT OLIVE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	70,048	83,563	0		
40% Assessed Value	0	28,019	33,425	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	9,406	24,019	8.512000	204.45
County School	0	15,406	18,019	16.990000	306.14
Cusseta	0	9,406	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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JACKSON MARKE A & MARKETTA L
165 LIBERTY HILL ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																						
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																	
	2020	012 0020A	1.00	01		None																	
	Property Description	1.00 AC LL 49 LD 5																					
	Property Address	165 LIBERTY HILL ROAD																					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *																		
	100% Appraised Value	0	142,108	172,817	0																		
	40% Assessed Value	0	56,843	69,127	0																		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".																						
C	Reasons for Assessment Notice																						
	STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;																						
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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																		
County	0	0	69,127	8.512000	588.41																		
County School	0	0	69,127	16.990000	1174.47																		
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

JACKSON SADIE
443 GA HWY 26

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1136	C08 0079		0.24	02		None
	Property Description	replat of survey of Wm. V. Patterson					
	Property Address	417 BROAD STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	75,777	90,067	0		
	40% Assessed Value	0	30,311	36,027	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	36,027	8.512000	306.66	
	County School	0	0	36,027	16.990000	612.10	
	Cusseta	0	0	0	0.000000	0.00	
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Chattahoochee County Board of Assessors
215 McNaughton Street
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JACKSON SADIE P.
443 GA HWY 26
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	241	009B 0013		5.34	01		Yes-S1
	Property Description	all of parcel A survey of Daniel Lewis 3/87					
	Property Address	443 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	142,787	150,012	0		
	40% Assessed Value	0	57,115	60,005	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice RESIDENCE DEPRECIATED; PROPERTY REVIEW; Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	4,890	55,115	8.512000	469.14	
	County School	0	4,890	55,115	16.990000	936.40	
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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JACKSON WILLIE & JUANITA
PO BOX 424

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1174	C11 0007	0.34	02		Yes-S1
Property Description	LOT 3BLK "D"; SECTION # 2 DILLARD HEIGHTS				
Property Address	110 SUSAN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	49,100	50,654	0	
40% Assessed Value	0	19,640	20,262	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,622	17,640	8.512000	150.15
County School	0	2,622	17,640	16.990000	299.70
Cusseta	0	2,622	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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JACOBS DONNA K
% DONNA WATSON
1212 STONEHENGE DRIVE

MARYVILLE TN 37803

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
135	009 0003		16.04	01		None
Property Description						
Property Address	0 LAFAYETTE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	35,969	35,969	0		
40% Assessed Value	0	14,388	14,388	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	14,388	8.512000	122.47
County School	0	0	14,388	16.990000	244.45

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Chattahoochee County Board of Assessors
215 McNaughton Street
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JAMES LAURIE NEIL
1980 TRIPP RD

WOODSTOCK GA 30188

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
924	C04 0087	0.28	02		None
Property Description	part of city lot 14				
Property Address	123 WYNN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	47,492	56,238	0	
40% Assessed Value	0	18,997	22,495	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	22,495	8.512000	191.48
County School	0	0	22,495	16.990000	382.19
Cusseta	0	0	0	0.000000	0.00

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JAMES THOMAS N.
1980 TRIPP ROAD
WOODSTOCK GA 30188

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JENKINS PATRICIA L
P O BOX 316
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
885	C04 0047		0.49	02		Yes-S4
Property Description						
Property Address	113 JAMESTOWN ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	45,104	53,233	0		
40% Assessed Value	0	18,042	21,293	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	7,252	14,041	8.512000	119.52
County School	0	13,252	8,041	16.990000	136.62
Cusseta	0	7,252	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

JIMENEZ FRANCISCO
122 PAUL REVERE DR.
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1365	012C 0074		1.00	01		Yes-S1
	Property Description	WINDY HILL SD LOT 21					
	Property Address	122 PAUL REVERE DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	47,909	48,606	0		
	40% Assessed Value	0	19,164	19,442	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,279	17,163	8.512000	146.09	
	County School	0	2,279	17,163	16.990000	291.60	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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JOHAL BALVINDER SINGH
P O BOX 4077

CORDELE GA 31015

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1270	009 0034OUT		15.86	01		None
Property Description						
Property Address	0 COOPER STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	21,329	21,329	0		
40% Assessed Value	0	8,532	8,532	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,532	8.512000	72.62
County School	0	0	8,532	16.990000	144.96

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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JOHAL BALVINDER SINGH
P O OBX 4077

CORDELE GA 31015

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1269	009 0034IN		15.00	02		None
Property Description						
Property Address	0 COOPER STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	23,203	23,203	0		
40% Assessed Value	0	9,281	9,281	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	9,281	8.512000	79.00
County School	0	0	9,281	16.990000	157.68
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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JOHNS WAYNE & ANNAH
284 LIBERTY HILL ROAD

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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JOHNSON BRUCE
103 BAKER CIRCLE

CUSSETA GA 31805

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
919	C04 0082		0.42	02		None
Property Description						
Property Address	103 BAKER CIRCLE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	77,118	91,302	0		
40% Assessed Value	0	30,847	36,521	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	36,521	8.512000	310.87
County School	0	0	36,521	16.990000	620.49
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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<http://www.qpublic.net/ga/chattahoochee>

JOHNSON CAROL E & DARRELL H AS TRUSTEES
DARRELL & CAROL REVOCABLE LIVING TRUST
3233 SHARPCIRCLE

DALLAS TX 75228

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1232	C12 0009	1.01	02		None
Property Description	1.01 AC LL 3 & 4 LD 33 & LL 48 & 49 LD 6				
Property Address	479 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	59,148	69,816	0	
40% Assessed Value	0	23,659	27,926	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	27,926	8.512000	237.71
County School	0	0	27,926	16.990000	474.46
Cusseta	0	0	0	0.000000	0.00

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215 McNaughton Street
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JOHNSON JAKE ALEX
6332 PARKER DR

COLUMBUS GA 31907

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
960	C05 0024	0.45	02		None
Property Description	.45 ACRE LOT				
Property Address	113 OAKDALE STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	6,419	6,419	0	
40% Assessed Value	0	2,568	2,568	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,568	8.512000	21.86
County School	0	0	2,568	16.990000	43.63
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

JOHNSON JAMES M TELECIA D
C/O JOHNNY W JOHNSTON
1803 MARILON DRIVE
COLUMBUS GA 31906

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1637	C08 0093		0.12	02		Yes-S1
Property Description						
Property Address	125 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	36,390	42,800	0		
40% Assessed Value	0	14,556	17,120	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	4,564	12,556	8.512000	106.88
County School	0	4,564	12,556	16.990000	213.33
Cusseta	0	4,564	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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JOHNSON JR JOHN E
109 OAKDALE ST

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
959	C05 0023		0.39	02		Yes-S1
Property Description	LOT # 3 BLOCK "E"; TOWERVIEW S/D					
Property Address	109 OAKDALE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	18,816	18,816		0	
40% Assessed Value	0	7,526	7,526		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	5,526	8.512000	47.04
County School	0	2,000	5,526	16.990000	93.89
Cusseta	0	2,000	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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JOHNSON OTIS & JUANITA
101 DARBY COURT

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	644	015A 0026	0.46	01		None
	Property Description	LOT 102 INDIAN HILLS SUBDIVISION				
	Property Address	0 DARBY COURT				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	5,520	5,520	0	
	40% Assessed Value	0	2,208	2,208	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	2,208	8.512000	18.79
	County School	0	0	2,208	16.990000	37.51
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

JOHNSON OTIS DEWAYNE & JUANITA
6513 BILLINGS LAKE DRIVE

COLUMBUS GA 31909

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	627	015A 0009	0.47	01		Yes-S1
	Property Description	LOT 101 INDIAN HILLS SUBDIVISION				
	Property Address	101 DARBY COURT				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	133,777	163,362	0	
C	40% Assessed Value	0	53,511	65,345	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice ADDITION TO STRUCTURE; Value Changed to reflect Fair Market Value;					
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	12,515	52,830	8.512000	449.69
	County School	0	12,515	52,830	16.990000	897.58
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

JOHNSTUN RYAN
23021 115TH AVE NE

ARLINGTON WA 98223

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	327	010A 0024	0.82	01		None
	Property Description	LOT 5A; BLOCK A// THE RANCH SUD				
	Property Address	109 STAGECOACH ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	27,079	26,995	0	
	40% Assessed Value	0	10,832	10,798	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	10,798	8.512000	91.91
	County School	0	0	10,798	16.990000	183.46
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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215 McNaughton Street
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JOLLY DORTHEA B.
515 GA HWY 26
CUSSETA GA 31805

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215 McNaughton Street
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JOLLY HOWARD & DOROTHY
515 GA HWY 137
CUSSETA 31805

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100% Appraised Value	0	70,701	83,361	0																																													
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>0</td> <td>33,344</td> <td>8.512000</td> <td>283.82</td> </tr> <tr> <td>County School</td> <td>0</td> <td>0</td> <td>33,344</td> <td>16.990000</td> <td>566.51</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	0	33,344	8.512000	283.82	County School	0	0	33,344	16.990000	566.51																									
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																											
	County	0	0	33,344	8.512000	283.82																																											
County School	0	0	33,344	16.990000	566.51																																												

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

JONES ANNIE V
C/O PATRICIA POLLARD
192 SPRINGFIELD AV

COLUMBUS GA 31903

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
398	010A 0102		2.50	01		None
Property Description	LL 46 LD 33					
Property Address	133 OLD GA HWY 280					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	39,958	44,660		0	
40% Assessed Value	0	15,983	17,864		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	17,864	8.512000	152.06
County School	0	0	17,864	16.990000	303.51

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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JONES GARY
145 SUSAN STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1181	C11 0018	0.38	02		None
Property Description	BLOCK A LOT 9 DILLARD HTS				
Property Address	145 SUSAN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	15,754	15,754	0	
40% Assessed Value	0	6,302	6,302	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,302	8.512000	53.64
County School	0	0	6,302	16.990000	107.07
Cusseta	0	0	0	0.000000	0.00

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The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

JONES JESSIE
C/O VIRGINIA SIMS
PO BOX 313

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1175	C11 0011	0.40	02		None
	Property Description	BLOCK "C" ; LOT 5 DILLIARDS HEIGHTS SUBDIV				
	Property Address	130 SUSAN STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	76,304	73,779	0	
C	40% Assessed Value	0	30,522	29,512	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice RESIDENCE DEPRECIATED;					
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	29,512	8.512000	251.21
	County School	0	0	29,512	16.990000	501.41
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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JONES JOHNNIE & ADDIE
179 MCNAUGHTON ST

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1196	C11 0033	0.38	02		Yes-S4
Property Description	BLOCK B LOT 1 DILLARD HTS				
Property Address	179 MCNAUGHTON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	63,015	74,730	0	
40% Assessed Value	0	25,206	29,892	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	8,686	21,206	8.512000	180.51
County School	0	14,686	15,206	16.990000	258.35
Cusseta	0	8,686	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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JONES KESHIA
PO BOX 815

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1173	C11 0006	0.38	02		Yes-S1
Property Description	BLOCK D LOT 2 DILLARD HTS				
Property Address	108 SUSAN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	48,623	49,567	0	
40% Assessed Value	0	19,449	19,827	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,378	17,449	8.512000	148.53
County School	0	2,378	17,449	16.990000	296.46
Cusseta	0	2,378	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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JONES LARRY D.
321 WELLS STREET
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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Official Tax Matter - 2025 Tax Year

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JONES LONIE LOUISE
P O BOX 268

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1074	C08 0015		5.88	02		None
Property Description						
Property Address	105 LOUISE LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	117,809	138,415	0		
40% Assessed Value	0	47,124	55,366	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	55,366	8.512000	471.28
County School	0	0	55,366	16.990000	940.67
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

JONES PRINCE & MATTIE E
121 OLD HIGHWAY 280
CUSSETA GA 31805

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121 OLD HWY 280
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	363	010A 0066	0.36	01		None
	Property Description	FRIENDSHIP ROAD S/D				
	Property Address	0				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	5,102	5,102	0	
	40% Assessed Value	0	2,041	2,041	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;					
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	2,041	8.512000	17.37
	County School	0	0	2,041	16.990000	34.68
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	364	010A 0067		0.37	01		None
	Property Description	FRIENDSHIP ROAD S/D					
	Property Address	0					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	5,140	5,140	0		
40% Assessed Value	0	2,056	2,056	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,056	8.512000	17.50	
	County School	0	0	2,056	16.990000	34.93	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	403	010A 0107		1.61	01		Yes-S5
	Property Description	survey II46 33 dist for prince jones					
	Property Address	121 OLD GA HWY 280					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	115,624	133,810	0		
	40% Assessed Value	0	46,250	53,524	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	53,524	0	8.512000	0.00	
	County School	0	53,524	0	16.990000	0.00	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

JONES PRINCE & MATTIE E
121 OLD HWY 280

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																						
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JONES PRINCE EDWARD,
IRVIN & ELLOISE BANKS
121 OLD HWY 280
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
402	010A 0106		2.98	01		None
Property Description						
Property Address	123 OLD GA HWY 280					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	68,090	77,834	0		
40% Assessed Value	0	27,236	31,134	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	31,134	8.512000	265.01
County School	0	0	31,134	16.990000	528.97

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JONES RICKY
P.O.BOX 673
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1215	C11 0052	0.46	02		None
	Property Description					
	Property Address	180 MCNAUGHTON STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	78,633	93,165	0	
40% Assessed Value	0	31,453	37,266	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	37,266	8.512000	317.21
	County School	0	0	37,266	16.990000	633.15
	Cusseta	0	0	0	0.000000	0.00
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JONES ROBERTA BROWN
321 WELLS STREET
CUSSETA GA 31805

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JONES RUFUS
114 SWANSON ROAD
CUSSETA GA 31805

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JONES RUFUS & DOLLIE WALKER JONES
114 SWANSON RD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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JONES SHIRLEY SPIVEY
100 RANCH ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	306	010A 0003		3.96	01		Yes-S3
	Property Description	lot 1 block B; THE RANCH SUBDIVISION					
	Property Address	100 RANCH ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	58,586	58,823	0		
	40% Assessed Value	0	23,434	23,529	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,095	21,434	8.512000	182.45	
	County School	0	10,095	13,434	16.990000	228.24	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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JONES STACEY
P O BOX 803
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
963	C05 0027	0.46	02		Yes-S3
Property Description	TOWERVIEW BLOCK 'G' LOT 11				
Property Address	116 RANKIN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	46,029	53,883	0	
40% Assessed Value	0	18,412	21,553	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	5,142	16,411	8.512000	139.69
County School	0	13,142	8,411	16.990000	142.90
Cusseta	0	5,142	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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JONES TANYA M & LARRY T
PO BOX 412
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
800	C02 0009		1.39	02		None
Property Description	BLOCK H LOTS 7 & 8 TOWERVIEW					
Property Address	116 THOMPSON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	44,237	50,519	0		
40% Assessed Value	0	17,695	20,208	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	20,208	8.512000	172.01
County School	0	0	20,208	16.990000	343.33
Cusseta	0	0	0	0.000000	0.00

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JONES TIMOTHY J
145 TROTTERS RIDGE
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1476	010A 0150		1.00	01		None
	Property Description	LOT#15 BLK "D" ADDITION TO THE FARM SUB					
	Property Address	145 TROTTERS RIDGE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	144,677	183,276	0		
	40% Assessed Value	0	57,871	73,310	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	73,310	8.512000	624.01	
	County School	0	0	73,310	16.990000	1245.54	
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JONES VERNON & MILDRED
181 MCNAUGHTON ST

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1195	C11 0032		0.38	02		Yes-S3
Property Description	BLOCK B LOT 2 DILLARD HTS					
Property Address	181 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	71,520	84,936	0		
40% Assessed Value	0	28,608	33,974	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	7,366	26,608	8.512000	226.49
County School	0	15,366	18,608	16.990000	316.15
Cusseta	0	7,366	0	0.000000	0.00

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JORDAN DORIS LEE
106 SUNSET BLVD

CUSSETA GA 31805

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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>0</td> <td>10,796</td> <td>8.512000</td> <td>91.90</td> </tr> <tr> <td>County School</td> <td>0</td> <td>0</td> <td>10,796</td> <td>16.990000</td> <td>183.42</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	0	10,796	8.512000	91.90	County School	0	0	10,796	16.990000	183.42																																
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	County	0	0	10,796	8.512000	91.90																																																		
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

KALRA JAY
P.O. BOX 925
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1127	C08 0069	0.37	02		None
Property Description	PART OF CITY LOT 20 ; PLAT BOOK 3 FOLIO 207				
Property Address	263 OSTEEN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	48,298	56,962	0	
40% Assessed Value	0	19,319	22,785	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	22,785	8.512000	193.95
County School	0	0	22,785	16.990000	387.12
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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KAREN SINGLETARY LEABO REVOCABLE TRUST
P O BOX 1184

THOMASVILLE GA 31799

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
611	014 0018		212.90	01	2024	None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	188,774	188,774		113,689	
40% Assessed Value	0	75,510	75,510		45,476	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	30,034	0	45,476	8.512000	387.09
County School	30,034	0	45,476	16.990000	772.64

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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KAYDEE BUTLER LLC
P O BOX 925

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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KEITH DONALD & EDNA
552 HWY 137

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	529	012B 0009010		2.00	01		Yes-S4
	Property Description						
	Property Address	552 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	135,000	128,448	0		
	40% Assessed Value	0	54,000	51,379	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	4,000	47,379	8.512000	403.29	
	County School	0	10,000	41,379	16.990000	703.03	
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Chattahoochee County Board of Assessors
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<http://www.qpublic.net/ga/chattahoochee>

KELLY DAVID C & FELICIA ANN
C/O BOB DOWDY
4829 TURNBERRY LANE

COLUMBUS GA 31909

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
472	012C 0004	1.00	01		Yes-S1
Property Description	LIBERTY HILL SD LOT 4				
Property Address	138 LIBERTY HILL ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	62,725	58,263	0	
40% Assessed Value	0	25,090	23,305	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	21,305	8.512000	181.35
County School	0	2,000	21,305	16.990000	361.97

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Chattahoochee County Board of Assessors
215 McNaughton Street
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KENNEDY BONNIE
156 HWY 26
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

KENNEDY JAMES DONALD
151 STEEPLECHASE ROAD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
681	015B 0017	1.48	01		None
Property Description	LOT 15 AS DEFINED IN PLATBOOK 3/21				
Property Address	151 STEEPLECHASE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	227,283	254,701	0	
40% Assessed Value	0	90,913	101,880	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

PROPERTY REVIEW; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	101,880	8.512000	867.20
County School	0	0	101,880	16.990000	1730.94

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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KIMBROUGH REGINALD DEON
111 HICKMAN ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	227	009A 0046		2.62	01		Yes-S1
	Property Description	LOT 17 HV MILLER SUBDIVISION					
	Property Address	111 HICKMAN ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	189,914	226,845	0		
40% Assessed Value	0	75,966	90,738	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice New Accessory Improvement added.; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	16,145	74,593	8.512000	634.94	
	County School	0	16,145	74,593	16.990000	1267.34	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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215 McNaughton Street
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KING BETTY
104 BAKER STREET
CUSSETA GA 31805

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KING CHARLES J
& LESLIE G
P.O. BOX 370
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	431	011 0016		27.98	01	2017	None
	Property Description	LL22&43 33RD LD/PLATBOOK 3 PAGE 259					
	Property Address	248 FRIENDSHIP ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	316,918	358,138	15,666		
	40% Assessed Value	0	126,767	143,255	6,266		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	33,757	0	109,498	8.512000	932.05	
	County School	33,757	0	109,498	16.990000	1860.37	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																											
	County	73	0	2,662	8.512000	22.66																																											
County School	73	0	2,662	16.990000	45.23																																												
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

KING CORNELIA D
107 RED CANYON RD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	632	015A 0014		0.64	01		Yes-S1
	Property Description	.643 acres lot					
	Property Address	107 RED CANYON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	116,070	108,972	0		
	40% Assessed Value	0	46,428	43,589	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,000	41,589	8.512000	354.01	
	County School	0	2,000	41,589	16.990000	706.60	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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KING DEAN, CONSTANCE THOMPSON, & HELEN
2525 AVERETT DRIVE
COLUMBUS GA 31906

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		Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																										
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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KING DIANE
P O BOX 31
CUSSETA GA 31805

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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																																		
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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KING G DEAN A JR & NANCY D
2525 AVERETTE DRIVE

COLUMBUS GA 31906

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
139	009 0007		50.00	01		None
Property Description	50 AC LL 77 & 78 LD 6					
Property Address	198 LAFAYETTE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	92,718	92,718		0	
40% Assessed Value	0	37,087	37,087		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	37,087	8.512000	315.68
County School	0	0	37,087	16.990000	630.11

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KING GEO DEAN ALLEN JR, HELEN K LOCKE &
CONNIE K THOMPSON
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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
9	004 0003	771.66	01	2017	None
Property Description	LL 7586 53 8283				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	847,506	856,657	531,854	
40% Assessed Value	0	339,002	342,663	212,742	

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Reasons for Assessment Notice

Accessory Improvement deleted.; New Accessory Improvement added.;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	126,261	0	216,402	8.512000	1842.01
County School	126,261	0	216,402	16.990000	3676.67

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KING GEO DEAN, HELEN K. LOCKE, &
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2525 AVERETT DRIVE
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1861	004 0023		2.00	01		None
Property Description						
Property Address	135 GA HWY 26					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	9,406	622,202	0		
40% Assessed Value	0	3,762	248,881	0		

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Reasons for Assessment Notice

New Accessory Improvement added.; New Commercial Improvement added.;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	248,881	8.512000	2118.48
County School	0	0	248,881	16.990000	4228.49

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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KING GLORIA ROBINSON
613 HWY 26
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1250	C13 0006		0.48	02		None
Property Description						
Property Address	507 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	34,199	39,226	0		
40% Assessed Value	0	13,680	15,690	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	15,690	8.512000	133.55
County School	0	0	15,690	16.990000	266.57
Cusseta	0	0	0	0.000000	0.00

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A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1773	C13 0013	0.41	02		None
	Property Description					
	Property Address	531 BROAD STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	33,203	33,807	0	
	40% Assessed Value	0	13,281	13,523	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	13,523	8.512000	115.11
	County School	0	0	13,523	16.990000	229.76
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

KING HAYWARD L
531 BROAD STREET
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1776	C13 0013AIN	0.35	02		None
Property Description	split off C13/013 lin City Limits)				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	2,941	2,941	0	
40% Assessed Value	0	1,176	1,176	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,176	8.512000	10.01
County School	0	0	1,176	16.990000	19.98
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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KING HAYWARD LORENZO
531A BROAD STREET

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	287	010 0031		6.60	01		None
	Property Description	TRACT 6-E; RED OAK HILL PROPERTY					
	Property Address	0 MANTA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	19,444	19,444	0		
	40% Assessed Value	0	7,778	7,778	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	7,778	8.512000	66.21	
	County School	0	0	7,778	16.990000	132.15	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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KING JOHNNY
131 JOE HARPER ROAD

AMERICUS GA 31719

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
54	005A 0019		1.00	01		None
Property Description						
Property Address	0 MASSEY ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	4,000	4,000		0	
40% Assessed Value	0	1,600	1,600		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,600	8.512000	13.62
County School	0	0	1,600	16.990000	27.18

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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KING RODERICK FITZGERALD
3116 MELROSE DRIVE

COLUMBUS GA 31906

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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
1258	C13 0014		0.24	01		None
Property Description						
Property Address	533 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	25,660	30,223	0		
40% Assessed Value	0	10,264	12,089	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	12,089	8.512000	102.90
County School	0	0	12,089	16.990000	205.39

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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KING RODERICK FITZGERALD
3116 MELROSE DRIVE

COLUMBUS GA 31906

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1832	C13 0014A	0.58	01		None
Property Description	.95 ACRE LOT				
Property Address	0 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	5,999	5,999	0	
40% Assessed Value	0	2,400	2,400	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,400	8.512000	20.43
County School	0	0	2,400	16.990000	40.78

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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KINNEY WALTER & MATTYE
185 MANTA ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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KINNEY WALTER AND MAYTTE
185 MANTA ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	283	010 0027		4.80	01		Yes-S5
	Property Description	Tract 2E RED OAK HILLS PROPERTY					
	Property Address	185 MANTA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	34,658	34,658	0		
	40% Assessed Value	0	13,863	13,863	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
Reasons for Assessment Notice							
Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	13,863	0	8.512000	0.00	
	County School	0	13,863	0	16.990000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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KISER TIMOTHY & JANET L
100 CORRAL DR
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	329	010A 0026		2.74	01		Yes-S1
	Property Description	LOT 6; BLOCK A// THE RANCH SUBDIVISION					
	Property Address	100 CORRAL DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	41,571	41,571	0		
	40% Assessed Value	0	16,628	16,628	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,000	14,628	8.512000	124.51	
	County School	0	2,000	14,628	16.990000	248.53	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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KITCHEN DIONNE ETAL
PO BOX 403

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1198	C11 0035	0.35	02		None
	Property Description	BLOCK A LOT 5 DILLARD HTS				
	Property Address	167 MCNAUGHTON STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	69,370	82,180	0	
C	40% Assessed Value	0	27,748	32,872	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;					
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	32,872	8.512000	279.81
	County School	0	0	32,872	16.990000	558.50
	Cusseta	0	0	0	0.000000	0.00
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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KNIGHT CHRISTOPHER ANDREW ETAL
C/O WESLEY KNIGHT
243 LAFAYETTE ROAD
CUSSETA GA 31805

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At the time of filing your appeal you must select one of the following appeal methods:

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
136	009 0004	167.86	01	2023	None
Property Description	LL 525376 & 77; LD 6TH PB04/FOLIO 146				
Property Address	243 LAFAYETTE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	312,557	313,807	138,287	
40% Assessed Value	0	125,023	125,523	55,315	

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Reasons for Assessment Notice

RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	19,168	0	106,355	8.512000	905.29
County School	19,168	0	106,355	16.990000	1806.97

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215 McNaughton Street
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KNIGHTON TRACEY L
256 GORDY MILL POND ROAD
CUSSETA GA 31805

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KOON JOHNNY & MICHELLE
180 FIRETOWER ROAD
CUSSETA GA 31805

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	100% Appraised Value	0	32,320	32,320	32,320																		
	40% Assessed Value	0	12,928	12,928	12,928																		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".																						
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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																		
County	3,232	0	9,696	8.512000	82.53																		
County School	3,232	0	9,696	16.990000	164.74																		
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

KRATZ RICHARD E & IRENE
105 ZUCKERMAN AVE

FORT MOORE GA 31905

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1642	015B 0076	5.04	01		None
Property Description	Bartrum Trail Subdivision Lot 5				
Property Address	945 GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	39,011	62,806	0	
40% Assessed Value	0	15,604	25,122	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Ownership Change; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	25,122	8.512000	213.84
County School	0	0	25,122	16.990000	426.82

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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215 McNaughton Street
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KRONBERG WENDY ECHO & NICK CHARLES
423-A GA HWY 26
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1818	009B 0017A		1.76	01		Yes-S1
	Property Description	TRACK II					
	Property Address	423 A GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	75,642	85,140	0		
40% Assessed Value	0	30,257	34,056	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated; New Accessory Improvement added.;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	3,406	30,650	8.512000	260.89	
	County School	0	3,406	30,650	16.990000	520.74	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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KRUISE HEIKE
112 PINEHILL ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1671	013A 0005B		1.03	01		Yes-S1
	Property Description						
	Property Address	112 PINE HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	35,320	36,914	0		
	40% Assessed Value	0	14,128	14,766	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,638	12,128	8.512000	103.23	
	County School	0	2,638	12,128	16.990000	206.05	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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KUESTER RUTH L & SANDRA K FULLER
496 BROAD STREET
CUSSETA GA 31805

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	10,345	62,817	8.512000	534.70	County School	0	16,345	56,817	16.990000	965.32	Cusseta	0	10,345	0	0.000000	0.00	The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.					
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KUHN HEINZ WG & BARBARA J
171 GORDY MILL POND ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	260	010 0002		5.23	01		Yes-S4
	Property Description	5.13 ACRE LOT;					
	Property Address	171 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	162,860	190,571	0		
40% Assessed Value	0	65,144	76,228	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	15,084	61,144	8.512000	520.46	
	County School	0	21,084	55,144	16.990000	936.90	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

KUHN RUSSELL A.
173 GORDY MILL POND RD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1835	010 0002A	1.00	01		Yes-S1
Property Description	1 ACRE LOT; SPLIT OFF 010/02				
Property Address	173 GORDY MILL POND ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	166,387	198,972	0	
40% Assessed Value	0	66,555	79,589	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	15,034	64,555	8.512000	549.49
County School	0	15,034	64,555	16.990000	1096.79

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

KUSER LUKE K & MIRAND R
19004 WESTMINSTER DR

PHENIX CITY AL 36870

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1678	010A 0201		6.00	01		Yes-S1
	Property Description	LOT 201; REPLAT LOT 2 BLOCK A THE FARM S/D					
	Property Address	160 PINTO LANE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	176,716	223,353	0		
	40% Assessed Value	0	70,686	89,341	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	20,655	68,686	8.512000	584.66	
	County School	0	20,655	68,686	16.990000	1166.98	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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KYTE JOSEPH BRIAN
P O BOX 4432
COLUMBUS GA 31914

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
927	C04 0090	0.19	02		None
Property Description	LOT 2A REPLAT PART OF CITY LOT 13				
Property Address	103 MOSLEY STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	1,814	1,814	0	
40% Assessed Value	0	726	726	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	726	8.512000	6.18
County School	0	0	726	16.990000	12.33
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

L E MIL PROPERTIES LLC
600 BROOKSTONE CENTRE PKWY

COLUMBUS GA 31904

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1	001 0001	75.00	01	2020	None
Property Description	75.00 ac LL 53 LD 22				
Property Address	0 RIVERBEND ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	98,407	98,407	44,565	
40% Assessed Value	0	39,363	39,363	17,826	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	21,537	0	17,826	8.512000	151.73
County School	21,537	0	17,826	16.990000	302.86

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

L E MIL PROPERTIES LLC
600 BROOKSTONE CENTRE PKWY

COLUMBUS GA 31904

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
3	001 0003		16.19	01	2020	None
Property Description	16.19 ac LL 53 LD 22					
Property Address	0 RIVERBEND ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	35,545	35,545		17,553	
40% Assessed Value	0	14,218	14,218		7,021	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	7,197	0	7,021	8.512000	59.76
County School	7,197	0	7,021	16.990000	119.29

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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L.E.MILITARY LLC
600 BROOKSTONE CENTRE PKWY

COLUMBUS GA 31904

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1900	002 0002X	692.00	01		None
	Property Description	353354355245246248234233 LL'S & 33LD				
	Property Address	960 RIVERBEND ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	1,378,203	1,378,203	0	
	40% Assessed Value	0	551,281	551,281	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice RESIDENCE DEPRECIATED; 299C Appeal Value Applied;					
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	551,281	8.512000	4692.50
	County School	0	0	551,281	16.990000	9366.26
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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LACHANCE DAMIAN & SARAH
105 TROTTERS RIDGE
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	355	010A 0056		1.20	01		Yes-S5
	Property Description	LOT "A" BLOCK "C"/ THE FARM S/D					
	Property Address	105 TROTTERS RIDGE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	175,505	222,977	0		
40% Assessed Value	0	70,202	89,191	0			
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	89,191	0	8.512000	0.00	
	County School	0	89,191	0	16.990000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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LACLAIR CHRISTOPHER
164 GA HWY 26

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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LACLAIR KATHY JEAN
124 LOUISE LANE

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1601	C08 0092	1.21	02		Yes-S1
Property Description	platbook4 folio 60				
Property Address	124 LOUISE LANE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	47,014	47,438	0	
40% Assessed Value	0	18,806	18,975	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,170	16,805	8.512000	143.04
County School	0	2,170	16,805	16.990000	285.52
Cusseta	0	2,170	0	0.000000	0.00

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LACLAIR SR COREY
130 MASSEY ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	44	005A 0007		1.30	01		None
	Property Description						
	Property Address	121 GREER ROAD SOUTH					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	5,156	5,156	0		
	40% Assessed Value	0	2,062	2,062	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,062	8.512000	17.55	
	County School	0	0	2,062	16.990000	35.03	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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LACLAIR SR COREY
130 MASSEY ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	45	005A 0008		1.00	01		None
	Property Description						
	Property Address	117 GREER ROAD SOUTH					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	4,000	4,000	0		
	40% Assessed Value	0	1,600	1,600	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,600	8.512000	13.62	
	County School	0	0	1,600	16.990000	27.18	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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LACLAIR SR COREY
130 MASSEY ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	46	005A 0009		1.00	01		None
	Property Description						
	Property Address	130 MASSEY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	31,154	31,360	0		
	40% Assessed Value	0	12,462	12,544	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	12,544	8.512000	106.77	
	County School	0	0	12,544	16.990000	213.12	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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LAKES JANNETT
115 STEEPLECHASE DRIVE

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	702	015B 0043	1.97	01		None
	Property Description	steeplechase Subdivision Lot # 7				
	Property Address	0 STEEPLECHASE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	6,250	6,250	0	
	40% Assessed Value	0	2,500	2,500	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	2,500	8.512000	21.28
	County School	0	0	2,500	16.990000	42.48
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CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	704	015B 0045	2.47	01		None
	Property Description	Steeplechase Subdivision Lot # 5				
	Property Address	0 STEEPLECHASE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	7,500	7,500	0	
40% Assessed Value	0	3,000	3,000	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	3,000	8.512000	25.54
	County School	0	0	3,000	16.990000	50.97
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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LAKES JARRETT N
115 STEEPLECHASE ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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LAKES JARRETT N
115 STEEPLECHASE ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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LAKES JARRETT N
115 STEEPLECHASE ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	703	015B 0044	2.11	01		None
	Property Description	Steeplechase Sub Lot # 6				
	Property Address	125 STEEPLECHASE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	12,157	7,734	0	
	40% Assessed Value	0	4,863	3,094	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated; PROPERTY REVIEW;					
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	3,094	8.512000	26.34
	County School	0	0	3,094	16.990000	52.57
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LAMEE ALAN & CAROL
4952 HARBIN STREET

COLUMBUS GA 31904

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	718	015B 0059	0.60	01		None
	Property Description	Plum Neely Subdivision Lot # 2				
	Property Address	0 GA HWY 26				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	1,500	1,500	0	
	40% Assessed Value	0	600	600	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	600	8.512000	5.11
	County School	0	0	600	16.990000	10.19
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COLUMBUS GA 31907

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

LAMEE ALAN R & CAROL E
4952 HARBIN STREET

COLUMBUS GA 31907-4091

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	714	015B 0055	2.29	01		None
	Property Description	Plum Neely Subdivision lot 6				
	Property Address	0 GA HWY 26				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	1,500	1,500	0	
	40% Assessed Value	0	600	600	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	600	8.512000	5.11
	County School	0	0	600	16.990000	10.19
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Chattahoochee County Board of Assessors
215 McNaughton Street
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LAMEE ALAN R & CAROL E
4952 HARBIN STREET

COLUMBUS GA 31907-4091

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
715	015B 0056	0.90	01		None
Property Description	Lot # 5 Plum Neely Subdivision				
Property Address	0 GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	1,500	1,500	0	
40% Assessed Value	0	600	600	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	600	8.512000	5.11
County School	0	0	600	16.990000	10.19

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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LAMEE ALAN R & CAROL E
4952 HARBIN STREET

COLUMBUS GA 31907-4091

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	717	015B 0058	1.10	01		None
	Property Description	LOTS 3 & 4 PLUM NELLY SUBDIVISION				
	Property Address	955 GA HWY 26				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	13,366	15,050	0	
	40% Assessed Value	0	5,346	6,020	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated; New Accessory Improvement added.;					
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	6,020	8.512000	51.24
	County School	0	0	6,020	16.990000	102.28
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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LANDENBERG KENNETH ROBERT JR
106 WEST COLEMAN DRIVE

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1583	012C 0077	1.03	01		Yes-S1
	Property Description	WINDY HILL SD LOT 6				
	Property Address	106 WEST COLEMAN DRIVE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	42,363	43,427	0	
	40% Assessed Value	0	16,945	17,371	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	2,426	14,945	8.512000	127.21
	County School	0	2,426	14,945	16.990000	253.92
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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LANDKAMER PATRICK A
C/O MARJORIE E. LANDKAMER
P.O.BOX 38

CUSSETA GA 31803

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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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
820	C03 0011	1.00	01		Yes-S4
Property Description	LOT 6 BLOCK M TOWERVIEW S/D				
Property Address	110 GREER ROAD NORTH				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	20,377	20,573	0	
40% Assessed Value	0	8,151	8,229	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	4,078	4,151	8.512000	35.33
County School	0	8,229	0	16.990000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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LANDKAMER PATRICK ALLEN
& BARBARA NELL
P O BOX 38
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
821	C03 0012	2.00	01		Yes-S1
Property Description					
Property Address	108 GREER ROAD NORTH				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	103,006	122,212	0	
40% Assessed Value	0	41,202	48,885	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	9,682	39,203	8.512000	333.70
County School	0	9,682	39,203	16.990000	666.06

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Chattahoochee County Board of Assessors
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LANDKAMER PATRICK ALLEN
P O BOX 38

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2047	005A 0089A		0.94	01		None
	Property Description	.94 AC LL 81 LD 33 PARCEL 1					
	Property Address	0 MARLETTE DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	1,373	1,373	0		
	40% Assessed Value	0	549	549	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	549	8.512000	4.67	
	County School	0	0	549	16.990000	9.33	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

LANDKAMER PATRICK ALLEN &
BARBARA NELL
P O BOX 38
CUSSETA GA 31805

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
837	C03 0028	0.44	01		None
Property Description	ALL OF LOT 1; BLOCK "M" TOWERVIEW S/D				
Property Address	0 GREER ROAD NORTH				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	887	887	0	
40% Assessed Value	0	355	355	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	355	8.512000	3.02
County School	0	0	355	16.990000	6.03

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1633	C06 0042		2.17	01		None
Property Description	TRACT 5 ON PB 4 PG 77					
Property Address	0 GREER ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	6,456	6,456		0	
40% Assessed Value	0	2,582	2,582		0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,582	8.512000	21.98
County School	0	0	2,582	16.990000	43.87

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LONDON-TEMPLE BETTY B
315 GA HWY 137

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2007	009B 0021B		5.00	01		None
	Property Description	5.00 AC PART OF PARCEL 3B					
	Property Address	315 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	72,968	73,445	0		
	40% Assessed Value	0	29,187	29,378	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	29,378	8.512000	250.07	
	County School	0	0	29,378	16.990000	499.13	
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LARSON JEAN
241 GA HWY 26
CUSSETA GA 31805

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LASSEN BOBBY JO
P.O. BOX 551
CUSSETA GA 31805

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LASSEN ESTATE OF JOHN M
C/O SAM I. LASSEN
P.O. BOX 544
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
975	C05 0039		9.86	02		Yes-S5
Property Description	TOWERVIEW SUBDIV; LOTS 9101112 ; BLK F					
Property Address	137 OAKDALE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	147,182	147,894	0		
40% Assessed Value	0	58,873	59,158	0		

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Reasons for Assessment Notice

Structure Characteristics Corrected;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	59,158	0	8.512000	0.00
County School	0	59,158	0	16.990000	0.00
Cusseta	0	59,158	0	0.000000	0.00

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***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

LASSEN WILLIAM JAMES
P.O. BOX 551
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	699	015B 0035	0.70	01		Yes-S1
	Property Description	Steeplechase Subdivision Lot # 61				
	Property Address	122 STEEPLCHASE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	18,785	19,076	0	
	40% Assessed Value	0	7,514	7,630	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;					
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	2,116	5,514	8.512000	46.94
	County School	0	2,116	5,514	16.990000	93.68
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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LASSEN WILLIAM JAMES JR
P.O. BOX 551
CUSSETA GA 31805

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	B	Account Number		Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
		695		015B 0031		0.71	01		None
		Property Description		Steeplechase Subdivision Lot # 57					
Property Address		0 STEEPLCHASE ROAD							
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *				
100% Appraised Value		0	5,000	5,000	0				
C	40% Assessed Value		0	2,000	2,000	0			
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;								
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.								
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax			
	County	0	0	2,000	8.512000	17.02			
	County School	0	0	2,000	16.990000	33.98			
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.									
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Chattahoochee County Board of Assessors
215 McNaughton Street
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LASSITER VALARIE
105 JOHN HANCOCK DR.
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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LATNER WILLIAM
115 W COLEMAN DR
CUSSETA GA 31805

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LATTIMER ROBERT M & LINDA L
110 OLD CUSSETA ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	787	C01 0050		0.65	02		None
	Property Description						
	Property Address	110 OLD CUSSETA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	20,566	23,301	0		
	40% Assessed Value	0	8,226	9,320	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
HOMESTEAD EXEMPTION REMOVED; Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	9,320	8.512000	79.33	
	County School	0	0	9,320	16.990000	158.35	
	Cusseta	0	0	0	0.000000	0.00	
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LEACH ANTHONY J & SAMIRA MARIE
134 C MANTA ROAD
CUSSETA GA 31805

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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>106,833</td> <td>0</td> <td>8.512000</td> <td>0.00</td> </tr> <tr> <td>County School</td> <td>0</td> <td>106,833</td> <td>0</td> <td>16.990000</td> <td>0.00</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	106,833	0	8.512000	0.00	County School	0	106,833	0	16.990000	0.00																																
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																																		
	County	0	106,833	0	8.512000	0.00																																																		
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

LEACH ANTHONY JAMES & MICHAEL JAMES
134C MANTA ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1759	010 0062		6.02	01		None
	Property Description	PLATBOOK 4/FOLIO 164 6.02 AC					
	Property Address	0 MANTA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	18,032	18,032	0		
	40% Assessed Value	0	7,213	7,213	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	7,213	8.512000	61.40	
	County School	0	0	7,213	16.990000	122.55	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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LEBRUN RAYMOND
P O BOX 607
CUSSETA GA 31805

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
942	C05 0006	0.57	02		Yes-S1
Property Description	LOTS29 & 35 ANDERSON S/D				
Property Address	110 ANGELINA DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	92,641	110,045	0	
40% Assessed Value	0	37,056	44,018	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	8,962	35,056	8.512000	298.40
County School	0	8,962	35,056	16.990000	595.60
Cusseta	0	8,962	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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LEE PAULINE
40 DEERTRAIL RD
BUENA VISTA GA 31803

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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		Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																										
		1844	012A 0055	1.50	01		None																																										
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	County	0	0	14,194	8.512000	120.82																																											
	County School	0	0	14,194	16.990000	241.16																																											

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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LEE ROGER & LINDA
109 LIBERTY HILL ROAD
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1334	009 0067		1.50	01		None
Property Description						
Property Address	184 LAFAYETTE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	15,000	15,000	0		
40% Assessed Value	0	6,000	6,000	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,000	8.512000	51.07
County School	0	0	6,000	16.990000	101.94

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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LEE ROGER L.
109 LIBERTY HILL ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1380	012C 0045	2.16	01		Yes-S5
	Property Description	SKYLINE SD LOT 1				
	Property Address	109 LIBERTY HILL ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	118,271	134,759	0	
	40% Assessed Value	0	47,308	53,904	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	53,904	0	8.512000	0.00
	County School	0	53,904	0	16.990000	0.00
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LEE SONJIA ANN BAKER
4616 GRIER STREET
GASTONIA NC 28056-1324

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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LEON JOSE J
126 SWANSON RD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Chattahoochee County Board of Assessors
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LEROY GUY
112 SUNSET BLVD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1579	012C 0070	1.27	01		Yes-S4
	Property Description	WINDY HILL SD LOT 17				
	Property Address	112 SUNSET BLVD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	49,666	50,139	0	
40% Assessed Value	0	19,866	20,056	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	4,189	15,867	8.512000	135.06
	County School	0	10,189	9,867	16.990000	167.64
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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1580	012C 0071	1.30	01		None
	Property Description	WINDY HILL SD LOT 18				
	Property Address	114 SUNSET BLVD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	14,170	14,170	0	
	40% Assessed Value	0	5,668	5,668	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	5,668	8.512000	48.25
	County School	0	0	5,668	16.990000	96.30
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LESTER IRENE & DEWITT THOMAS
C/O ALBERTA VICKS
1713 DOROUGH AVE
ALBANY GA 31705

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1217	C11 0054		0.48	02		None
Property Description						
Property Address	190 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	5,840	5,840	0		
40% Assessed Value	0	2,336	2,336	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,336	8.512000	19.88
County School	0	0	2,336	16.990000	39.69
Cusseta	0	0	0	0.000000	0.00

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LETT CARL, DEBRA, & JESSICA
118 MATTIE GARY ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	34	005 0010		0.77	01		None
	Property Description						
	Property Address	108 MATTIE GARY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	3,193	3,193	0		
40% Assessed Value	0	1,277	1,277	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,277	8.512000	10.87	
	County School	0	0	1,277	16.990000	21.70	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

LEWIS EDDIE & ALISA
182 FIRETOWER RD.
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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LEWIS ISIAH
P O BOX 832

CUSSETA GA 31805

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
912	C04 0074	0.40	02		None
Property Description	PART OF TOWN LOT # 10 CUSSETA CHATT CO GA				
Property Address	263 OSTEEN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,290	3,290	0	
40% Assessed Value	0	1,316	1,316	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,316	8.512000	11.20
County School	0	0	1,316	16.990000	22.36
Cusseta	0	0	0	0.000000	0.00

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LEWIS ISIAH EDWARD
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1225	C12 0002		1.24	02		None
Property Description						
Property Address	100					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	21,479	24,907	0		
40% Assessed Value	0	8,592	9,963	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	9,963	8.512000	84.81
County School	0	0	9,963	16.990000	169.27
Cusseta	0	0	0	0.000000	0.00

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LEWIS LEWIS WARREN
103 FELICIA RUTH DR
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1783	013A 0052	1.00	01		Yes-S1
Property Description	ALL OF LOT 2 REPLAT OF LOTS 313233 PINELAND				
Property Address	103 FELICIA RUTH DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	44,213	44,924	0	
40% Assessed Value	0	17,685	17,970	0	

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NADA Value Table Updated;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,284	15,686	8.512000	133.52
County School	0	2,284	15,686	16.990000	266.51

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Chattahoochee County Board of Assessors
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LICKLITER GEORGE
121 HENRY STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
843	C04 0005	0.39	02		None
Property Description	LOT 9; H.K. HARP SR SUBDIV LL79/80				
Property Address	121 HENRY STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	2,608	2,608	0	
40% Assessed Value	0	1,043	1,043	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,043	8.512000	8.88
County School	0	0	1,043	16.990000	17.72
Cusseta	0	0	0	0.000000	0.00

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LIGON HARRY & HENSON MARK
969 MOORES STORE RD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1484	014 0024		278.00	01	2022	None
	Property Description						
	Property Address	455 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	276,171	276,171	175,772		
	40% Assessed Value	0	110,468	110,468	70,309		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	36,834	0	73,634	8.512000	626.77	
	County School	36,834	0	73,634	16.990000	1251.04	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

LIKELY WILLIAM C. & YUN S.
142 MISSISSIPPI RIVER ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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LILES CHARLES R & JULIA K
114 MARLETTE DR
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1021	C06 0025		1.18	01		None
	Property Description	BLOCK N 10-12 TOWERVIEW					
	Property Address	115 MARLETTE DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	11,567	11,706	0		
	40% Assessed Value	0	4,627	4,682	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	4,682	8.512000	39.85	
	County School	0	0	4,682	16.990000	79.55	
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LILES JUDY
114 MARLETTE DR
CUSSETA GA 31805

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LINDSEY JAMES EARL
164 MASSEY ROAD
CUSSETA GA 31805

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LONG COREY L
C/O PHH MORTGAGE SERVICE
PO BOX 24665

WEST PALM BEACH FL 33416

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
338	010A 0036	0.78	01		None
Property Description	LOT 8 & 7B BLOCK C/ THE FARM SUBDIV				
Property Address	128 TROTTERS RIDGE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	132,143	167,835	0	
40% Assessed Value	0	52,857	67,134	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	67,134	8.512000	571.44
County School	0	0	67,134	16.990000	1140.61

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LONG MICHAEL JAMES
474 BROAD STREET

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1229	C12 0006		0.37	02		Yes-S1
	Property Description	LOT 6 RICH SD					
	Property Address	474 BROAD STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	5,831	5,929	0		
	40% Assessed Value	0	2,332	2,372	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,039	333	8.512000	2.83	
	County School	0	2,039	333	16.990000	5.66	
	Cusseta	0	2,039	0	0.000000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

LONG, JEAN MARIE
C/O JEREMY LONG
127 LIBERTY HILL RD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1385	012C 0050		1.00	01		Yes-S1
	Property Description	SKYLINE SD LOT 6					
	Property Address	127 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	86,010	101,032	0		
40% Assessed Value	0	34,404	40,413	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	8,009	32,404	8.512000	275.82	
	County School	0	8,009	32,404	16.990000	550.54	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

LONG, JEAN MARIE
C/O JEREMY LONG
127 LIBERTY HILL RD

CUSSETA GA 31805

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1386	012C 0051	1.00	01		None
Property Description	SKYLINE SD LOT 7				
Property Address	129 LIBERTY HILL ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	19,000	19,000	0	
40% Assessed Value	0	7,600	7,600	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,600	8.512000	64.69
County School	0	0	7,600	16.990000	129.12

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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LOPEZ ANDI
4934 MEHAFFEY STREET

COLUMBUS GA 31907

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
955	C05 0019		0.52	02		None
Property Description						
Property Address	151 OLD LOUVALE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	6,800	6,800	0		
40% Assessed Value	0	2,720	2,720	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,720	8.512000	23.15
County School	0	0	2,720	16.990000	46.21
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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LOPEZ ANDI
4934 MEHAFFEY STREET

COLUMBUS GA 31907

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
956	C05 0020		0.26	02		None
Property Description						
Property Address	151 OLD LOUVALE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	13,956	14,211	0		
40% Assessed Value	0	5,582	5,684	0		

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,684	8.512000	48.38
County School	0	0	5,684	16.990000	96.57
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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LOPEZ JANET C & BRIAN J
116 EDYTHE COURT

SUMMERVILLE SC 29485

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	411	010A 0115		1.00	01		None
	Property Description	ALL LOT 1 BLOCK "C" ADD TO THE RANCH CLUB					
	Property Address	105 MUSTANG DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	23,591	22,530	0		
40% Assessed Value	0	9,436	9,012	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice RESIDENCE DEPRECIATED; Ownership Change;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	9,012	8.512000	76.71	
	County School	0	0	9,012	16.990000	153.11	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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LOVATO JOSHUA J
164 MANTA RD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1442	010 0049		5.69	01		None
	Property Description	5.69 AC LL 18 LD 33 TRACT 1					
	Property Address	164 MANTA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	119,288	139,048	0		
	40% Assessed Value	0	47,715	55,619	0		
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	55,619	8.512000	473.43	
	County School	0	0	55,619	16.990000	944.97	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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LOVE ARTHUR M
C/O LEWIS SPIVEY
402 OLD LOUVALE ROAD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
226	009A 0045	0.72	01		None
Property Description					
Property Address	0 MCNAUGHTON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,600	3,600	0	
40% Assessed Value	0	1,440	1,440	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,440	8.512000	12.26
County School	0	0	1,440	16.990000	24.47

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LOWERY GWEN ETHEL
107 WILSON ROAD
CUSSETA GA 31805

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	County	0	95,919	0	8.512000	0.00																																											
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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LOWERY ME'QUISHA SHARMEL
172 LAFAYETTE RD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1327	009 0072		1.50	01		Yes-S1
	Property Description	BLK A LOT 6 HALLOCA ESTATES					
	Property Address	172 LAFAYETTE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	176,559	210,541	0		
40% Assessed Value	0	70,624	84,216	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	15,036	69,180	8.512000	588.86	
	County School	0	15,036	69,180	16.990000	1175.37	
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LUKES SIERRA
109 NELSON STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1206	C11 0043	0.75	02		None
Property Description					
Property Address					
109 NELSON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	35,821	42,075	0	
40% Assessed Value	0	14,328	16,830	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	16,830	8.512000	143.26
County School	0	0	16,830	16.990000	285.94
Cusseta	0	0	0	0.000000	0.00

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LYNCH HENRY III & VANNA C
P O BOX 235

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1165	C09 0021	1.20	02		Yes-S1
Property Description	LOT #1 TTRACT "A" OF L.F. GORDY ESTATE				
Property Address	436 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	146,474	172,402	0	
40% Assessed Value	0	58,590	68,961	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	12,371	56,590	8.512000	481.69
County School	0	12,371	56,590	16.990000	961.46
Cusseta	0	12,371	0	0.000000	0.00

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1119	C08 0061	1.55	02		None
Property Description	LOTS 3 & 4 TOWN LOT SUBDIV / PARCELS A & B				
Property Address	260 OSTEEN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	5,231	5,231	0	
40% Assessed Value	0	2,092	2,092	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,092	8.512000	17.81
County School	0	0	2,092	16.990000	35.54
Cusseta	0	0	0	0.000000	0.00

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LYNCH VANNA COLEMAN TRUSTEE
J AND M COLEMAN FAMILY TRUST
P O BOX 180

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1897	005 0011		0.44	01		None
Property Description	PLATBOOK 3 FOLIO 76					
Property Address	0 GA HWY 27					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	5,478	5,478		0	
40% Assessed Value	0	2,191	2,191		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,191	8.512000	18.65
County School	0	0	2,191	16.990000	37.23

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1167	C10 0001		21.06	02		None
Property Description	PLATBOOK 02 / FOLIO 181					
Property Address	502 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	38,750	38,750	0		
40% Assessed Value	0	15,500	15,500	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	15,500	8.512000	131.94
County School	0	0	15,500	16.990000	263.35
Cusseta	0	0	0	0.000000	0.00

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
32	005 0008		33.22	01	2017	Yes-S1
Property Description						
Property Address	654 GA HWY 27					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	198,356	216,961	26,607		
40% Assessed Value	0	79,342	86,784	10,643		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	23,177	9,442	54,165	8.512000	461.05
County School	23,177	9,442	54,165	16.990000	920.26

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

LYNCH VANNA COLEMAN TRUSTEE
THE J & M COLEMAN FAMILY TRUST
P O BOX 180

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1860	005 0016		3.00	01		None
	Property Description						
	Property Address	654 GA HWY 27					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	17,328	17,328	0		
40% Assessed Value	0	6,931	6,931	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	6,931	8.512000	59.00	
	County School	0	0	6,931	16.990000	117.76	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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LYNCH VANNA COLEMAN TRUSTEE
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P O BOX 180

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
868	C04 0030	0.61	02		None
Property Description	PLATBOOK 03;FOLIO 70				
Property Address	300 A BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	30,809	30,809	0	
40% Assessed Value	0	12,324	12,324	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	12,324	8.512000	104.90
County School	0	0	12,324	16.990000	209.38
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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LYNN JOHN W JR & SHIMEKO
P O BOX 419
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
982	C05 0046		0.53	02		None
Property Description	LOT 18; ANDERSON S/D					
Property Address	0 WILHELMINA DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	4,109	4,109		0	
40% Assessed Value	0	1,644	1,644		0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,644	8.512000	13.99
County School	0	0	1,644	16.990000	27.93
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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LYNN JOHN W JR & SHIMEKO
P O BOX 419
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
984	C05 0048		1.10	02		None
Property Description						
Property Address	131 WILHELMINA DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	97,692	113,618	0		
40% Assessed Value	0	39,077	45,447	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	45,447	8.512000	386.84
County School	0	0	45,447	16.990000	772.14
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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MABRY MARKI A
101 MARTHA LOOP
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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MADDEN JOSHUA T & ANDREA T
1520 20TH ST

COLUMBUS GA 31901

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
307	010A 0004	4.00	01		None
Property Description	LOT 2 BLOCK B; THE RANCH				
Property Address	104 RANCH ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	22,333	22,333	0	
40% Assessed Value	0	8,933	8,933	0	

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Reasons for Assessment Notice

Ownership Change;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,933	8.512000	76.04
County School	0	0	8,933	16.990000	151.77

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Chattahoochee County Board of Assessors
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MAGERUS JAMES E
140 STEEPLECHASE RD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	694	015B 0030		0.97	01		Yes-S1
	Property Description	Steeplechase Subdivision Lot # 56					
	Property Address	140 STEEPLECHASE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	12,960	14,301	0		
40% Assessed Value	0	5,184	5,720	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated; New Accessory Improvement added.; Mobile Home Add-On;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,062	3,658	8.512000	31.14	
	County School	0	2,062	3,658	16.990000	62.15	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MAHARREY ANNA LYNN
684 GA HWY 27

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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MAHARREY ANNA LYNN
684 HWY 27

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	29	005 0005		5.72	01		Yes-S4
	Property Description						
	Property Address	684 GA HWY 27					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	157,965	185,505	0		
	40% Assessed Value	0	63,186	74,202	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	15,016	59,186	8.512000	503.79	
	County School	0	21,016	53,186	16.990000	903.63	
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MALAGON, TERESA ANN
119 SWANSON RD
CUSSETA GA 31805

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MALONE JETHRO N
3112 BAKER CIRCLE

COLUMBUS GA 31903

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1516	012E 0026		1.00	01		Yes-S1
	Property Description	1 ACRE LOT ; LOT 1A BLOCK C; CYPRESS MEADOWS					
	Property Address	189 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	34,910	38,750	0		
	40% Assessed Value	0	13,964	15,500	0		
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Reasons for Assessment Notice							
Mobile Home Add-On;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,000	13,500	8.512000	114.91	
	County School	0	2,000	13,500	16.990000	229.37	
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MARION ROBIN & LAURA
P.O. BOX 534
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
781	C01 0043		0.30	02		Yes-S1
Property Description						
Property Address	124 JAMESTOWN ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	89,426	106,242	0		
40% Assessed Value	0	35,770	42,497	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	8,726	33,771	8.512000	287.46
County School	0	8,726	33,771	16.990000	573.77
Cusseta	0	8,726	0	0.000000	0.00

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MARION ROBIN DALE
P.O. BOX 534
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
772	C01 0034		0.78	02		None
Property Description						
Property Address	146 OLD LOUVALE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	128,218	152,664	0		
40% Assessed Value	0	51,287	61,066	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	61,066	8.512000	519.79
County School	0	0	61,066	16.990000	1037.51
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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County property records are available online at:
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MARION ROBIN DALE & LAURA
P.O.BOX 534
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
776	C01 0038		0.92	02		None
Property Description	SURVEY -PROP OF E.T. HENDRIX ESTATE 7-22-78					
Property Address	125 JAMESTOWN ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	151,292	166,136		0	
40% Assessed Value	0	60,517	66,454		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	66,454	8.512000	565.66
County School	0	0	66,454	16.990000	1129.05
Cusseta	0	0	0	0.000000	0.00

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MARION THOMAS J III & DI'ANNA ROSE MARIE
852A GA HWY 26

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1438	015A 0057		7.32	01		Yes-S1
	Property Description	lot 25 indian Hill Subdivision					
	Property Address	852 A GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	67,068	68,624	0		
40% Assessed Value	0	26,827	27,450	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,622	24,828	8.512000	211.34	
	County School	0	2,622	24,828	16.990000	421.83	
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MARSHALL MATTIE
128 PINE HILL ROAD
CUSSETA GA 31805

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MARTIN BRIAN L & ANGELA G
154 LAFAYETTE RD

CUSSETA GA 31805

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1682	C06 0019IN	1.50	02		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	6,750	6,750	0	
40% Assessed Value	0	2,700	2,700	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,700	8.512000	22.98
County School	0	0	2,700	16.990000	45.87
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

MARTIN KEVIN C & JENNIFER A
123 PAUL REVERE DRIVE
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

MARTIN PATTI JO
2235 BIRCH WOOD DR

COLUMBUS GA 31909

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
73	005A 0038	1.00	01		None
Property Description					
Property Address					
159 MASSEY ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,000	4,000	0	
40% Assessed Value	0	1,600	1,600	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,600	8.512000	13.62
County School	0	0	1,600	16.990000	27.18

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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<http://www.qpublic.net/ga/chattahoochee>

MASONIC LODGE BRIGHT LIGHT #96
% JAMES THORNTON
P O BOX 542
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1219	C11 0056	0.39	02		None
Property Description					
Property Address	206 MCNAUGHTON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	12,297	12,297	0	
40% Assessed Value	0	4,919	4,919	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,919	8.512000	41.87
County School	0	0	4,919	16.990000	83.57
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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MATHENA CHERYL J
C/O JAMES PRICE
399 GA HWY 137
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1652	013A 0014A		3.16	01		None
Property Description	LOTS 14 & 15 PINE PLANTATION SUBD LL 242 LD 32					
Property Address	234 FIRETOWER ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	38,135	39,066	0		
40% Assessed Value	0	15,254	15,626	0		

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	15,626	8.512000	133.01
County School	0	0	15,626	16.990000	265.49

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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MATHEWS AMY & CHRIS
1304 CARENDER ROAD

ZEPHYRHILLS FL 33540

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
649	015A 0032	0.93	01		None
Property Description	LOT 30 INDIAN HILL S/D				
Property Address	146 RED CANYON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	52,260	60,480	0	
40% Assessed Value	0	20,904	24,192	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	24,192	8.512000	205.92
County School	0	0	24,192	16.990000	411.02

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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MATHIS JASMINE MARIE
130 SUSAN ST

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
2056	C11 0008A	0.12	02		None
Property Description	LOT 8A				
Property Address	0 SUSAN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	0	1,498	0	
40% Assessed Value	0	0	599	0	

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Reasons for Assessment Notice

Parcel acreage changed.; Ownership Change;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	599	8.512000	5.10
County School	0	0	599	16.990000	10.18
Cusseta	0	0	0	0.000000	0.00

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215 McNaughton Street
Cusseta GA 31805
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MATHIS JOHNNIE B & HELEN
815 W BLOUNT ST
PENSACOLA FL 32501

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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MATHIS JR BROOKS J.
106 LEE RD 598

PHENIX CITY AL 36870

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	B	Account Number		Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
		294		010 0038		7.20	01		None
		Property Description		TRACT 5W					
Property Address		228 GORDY MILL POND ROAD							
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *				
100% Appraised Value		0	20,847	20,847	0				
40% Assessed Value		0	8,339	8,339	0				
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax			
	County	0	0	8,339	8.512000	70.98			
	County School	0	0	8,339	16.990000	141.68			
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MATHIS MARGARET
109 QUEEN STREET

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1138	C08 0081		0.31	02		None
Property Description						
Property Address	104 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	56,396	66,580	0		
40% Assessed Value	0	22,558	26,632	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	26,632	8.512000	226.69
County School	0	0	26,632	16.990000	452.48
Cusseta	0	0	0	0.000000	0.00

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MATTHEWS AMY & CHRIS
1304 CARENDER ROAD

ZEPHYRHILLS FL 33540

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
648	015A 0033	0.89	01		None
Property Description	LOT 31 INDIAN HILL S/D				
Property Address	0 RED CANYON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	10,680	10,680	0	
40% Assessed Value	0	4,272	4,272	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,272	8.512000	36.36
County School	0	0	4,272	16.990000	72.58

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MATTISON JAMES A
P.O. BOX 811
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
889	C04 0051	0.58	02		None
Property Description					
Property Address	133 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	36,525	42,865	0	
40% Assessed Value	0	14,610	17,146	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	17,146	8.512000	145.95
County School	0	0	17,146	16.990000	291.31
Cusseta	0	0	0	0.000000	0.00

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MATTISON JIM DAVID
P O BOX 811
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
970	C05 0034	0.34	02		None
Property Description	BLOCK F LOT 6 TOWERVIEW				
Property Address	128 OAKDALE STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,600	4,600	0	
40% Assessed Value	0	1,840	1,840	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,840	8.512000	15.66
County School	0	0	1,840	16.990000	31.26
Cusseta	0	0	0	0.000000	0.00

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
974	C05 0038	0.86	02		Yes-S1
Property Description	TOWERVIEW SUBDIV LOT 7 & 8; BLOCK "F"				
Property Address	128 OAKDALE STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	15,214	15,348	0	
40% Assessed Value	0	6,086	6,139	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,054	4,085	8.512000	34.77
County School	0	2,054	4,085	16.990000	69.40
Cusseta	0	2,054	0	0.000000	0.00

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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
1140	C08 0083	0.79	02		None
Property Description	TOWN LOTS #76777879 TOWN OF CUSSETA				
Property Address	107 DUNN LOOP				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	8,451	8,451	0	
40% Assessed Value	0	3,380	3,380	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,380	8.512000	28.77
County School	0	0	3,380	16.990000	57.43
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

MATTISON JIM DAVID
P.O. BOX 811
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1162	C09 0018	0.38	02		None
Property Description					
Property Address	0 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	2,694	2,694	0	
40% Assessed Value	0	1,078	1,078	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,078	8.512000	9.18
County School	0	0	1,078	16.990000	18.32
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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MAXWELL JEFFREY DAVID
PO BOX 158
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	144	009 0011		5.93	01		Yes-S5
	Property Description						
	Property Address	161 LAFAYETTE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	165,461	169,475	0		
	40% Assessed Value	0	66,184	67,790	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	67,790	0	8.512000	0.00	
	County School	0	67,790	0	16.990000	0.00	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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MAXWELL JEFFREY DAVID &
LORI MAXWELL BLANDY
PO BOX 158
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
183	009 0058		1.50	01		None
Property Description	1.50 AC LOT; LOT 5 HALLOCA ESTATE SUBDIVISION					
Property Address	170 LAFAYETTE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	15,000	15,000		0	
40% Assessed Value	0	6,000	6,000		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,000	8.512000	51.07
County School	0	0	6,000	16.990000	101.94

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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MAY KENNETH E & PHYLLIS C
P O BOX 161
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1107	C08 0049		0.64	02		Yes-S1
Property Description						
Property Address	358 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	78,957	92,673	0		
40% Assessed Value	0	31,583	37,069	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	7,486	29,583	8.512000	251.81
County School	0	7,486	29,583	16.990000	502.62
Cusseta	0	7,486	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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MAY KENNETH EARL JR & KENNETH EARL MAY
132 TROTTERS RIDGE

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2011	010 0003B		48.32	01		None
	Property Description	48.32 AC LL 3 & 48 LD 33 & LL 48 & 17 LD 6					
	Property Address	158 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	153,227	153,227	0		
	40% Assessed Value	0	61,291	61,291	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	61,291	8.512000	521.71	
	County School	0	0	61,291	16.990000	1041.33	
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MAY PHYLLIS C & KENNETH
P O BOX 161
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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MAYETTE RICHARD WILLIAM
126 HENRY ST

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1085	C08 0026		0.38	02		Yes-S1
Property Description	LOT 3 HK HARP SR. SUBDIV LL79/80					
Property Address	126 HENRY STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	104,528	124,344		0	
40% Assessed Value	0	41,811	49,738		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	9,926	39,812	8.512000	338.88
County School	0	9,926	39,812	16.990000	676.41
Cusseta	0	9,926	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

MAYNARD WILLIAM EDWARD & SUSAN ROSALEE
P.O. BOX 670

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
913	C04 0075		0.19	02		Yes-S1
Property Description						
Property Address	108 BAKER CIRCLE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	104,013	123,585	0		
40% Assessed Value	0	41,605	49,434	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	9,829	39,605	8.512000	337.12
County School	0	9,829	39,605	16.990000	672.89
Cusseta	0	9,829	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MAYNARD WILLIAM EDWARD & SUSAN ROSALEE
P.O. BOX 670

CUSSETA GA 31805

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		Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																										
		920	C04 0083	0.14	02		None																																										
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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MCADAMS MATTHEW G. & LORA
128 MUSTANG DRIVE
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1466	010A 0138		1.00	01		Yes-S5
	Property Description	LOT 11 BLOCK "C"; THE VILLAGE S/D					
	Property Address	128 MUSTANG DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	137,029	172,018	0		
40% Assessed Value	0	54,812	68,807	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	68,807	0	8.512000	0.00	
	County School	0	68,807	0	16.990000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
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MCBRIDE DEBORAH A
117 PINE HILL ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1669	013A 0007		1.00	01		None
	Property Description						
	Property Address	0 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	9,000	9,000	0		
	40% Assessed Value	0	3,600	3,600	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,600	8.512000	30.64	
	County School	0	0	3,600	16.990000	61.16	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Annual Assessment Notice Date: 6/20/2025

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MCBRIDE HAROLD
& LYDIA
4400 WARM SPRINGS RD

COLUMBUS GA 31909

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
374	010A 0078	0.42	01		None
Property Description	LOT 4 FRIENDSHIP ROAD S/D				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	5,951	5,951	0	
40% Assessed Value	0	2,380	2,380	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,380	8.512000	20.26
County School	0	0	2,380	16.990000	40.44

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MCBRIDE HAROLD
& LYDIA
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
375	010A 0079		0.47	01		None
Property Description	LOT 3 FRIENDSHIP ROAD S/D					
Property Address	0 OLD GA HWY 280					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	6,888	6,888		0	
40% Assessed Value	0	2,755	2,755		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,755	8.512000	23.45
County School	0	0	2,755	16.990000	46.81

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MCBRIDE HAROLD & PRINCESS
4400 WARM SPRINGS RD

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	376	010A 0080	0.44	01		None
	Property Description	LOT 2 FRIENDSHIP ROAD S/D				
	Property Address	0				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	7,165	7,165	0	
	40% Assessed Value	0	2,866	2,866	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	2,866	8.512000	24.40
	County School	0	0	2,866	16.990000	48.69
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

MCBRIDE HAROLD & PRINCESS
4400 WARM SPRINGS RD

COLUMBUS GA 31909

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
377	010A 0081	0.40	01		None
Property Description	LOT 1 FRIENDSHIP ROAD S/D				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	7,668	7,668	0	
40% Assessed Value	0	3,067	3,067	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,067	8.512000	26.11
County School	0	0	3,067	16.990000	52.11

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Chattahoochee County Board of Assessors
215 McNaughton Street
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MCBRIDE REESE J
467 HWY 26
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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MCBRIDE RONNIE & DEBORAH
117 PINE HILL ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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MCBRIDE SARA (EST)
C/O ANNIE MCBRIDE
467 GA HWY 26
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
397	010A 0101		3.33	01		None
Property Description						
Property Address	135 OLD GA HWY 280					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	22,145	22,145	0		
40% Assessed Value	0	8,858	8,858	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,858	8.512000	75.40
County School	0	0	8,858	16.990000	150.50

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MCBRIDE THEODORE
C/O CHANNELL LOVE
640 MLK BLVD
APT 4
TRENTON NJ 08618

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
235	009B 0007		0.45	01		None
Property Description						
Property Address	459 A GA HWY 26					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	1,696	1,696	0		
40% Assessed Value	0	678	678	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	678	8.512000	5.77
County School	0	0	678	16.990000	11.52

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Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

MCCAIN LUCAS
619 GROUNDHOG DRIVE

GREENVILLE GA 30222

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1726	009 0004B		2.00	01		None
	Property Description	TRACT #2					
	Property Address	241 LAFAYETTE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	17,763	19,682	0		
	40% Assessed Value	0	7,105	7,873	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	7,873	8.512000	67.01	
	County School	0	0	7,873	16.990000	133.76	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

MCCARTNEY BARBARA
P O BOX 186

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1071	C08 0012		0.41	02		None
Property Description						
Property Address	118 WISEMAN CIRCLE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	61,631	72,356	0		
40% Assessed Value	0	24,652	28,942	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	28,942	8.512000	246.35
County School	0	0	28,942	16.990000	491.72
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MCCARTNEY BARBARA
P.O. BOX 186

CUSSETA GA 31805

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1068	C08 0009		1.27	02		None
Property Description						
Property Address	109 WISEMAN CIRCLE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	50,595	59,571	0		
40% Assessed Value	0	20,238	23,828	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	23,828	8.512000	202.82
County School	0	0	23,828	16.990000	404.84
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MCGLAUN CHARLES H
2378 Bethel Rd

Box Springs GA 31801

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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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
727	017 0005		71.50	01	2018	None
Property Description	71.50 Ac					
Property Address	143 GEORGE MCGLAUN ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	129,309	137,738		38,213	
40% Assessed Value	0	51,724	55,095		15,285	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	17,415	0	37,680	8.512000	320.73
County School	17,415	0	37,680	16.990000	640.18

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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MCGLAUN CHARLES HAYES & LISA R
2378 BETHEL RD

BOX SPRINGS GA 31801

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
726	017 0004		3.50	01		Yes-S1
Property Description						
Property Address	143 GEORGE MCGLAUN ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	138,656	162,745	0		
40% Assessed Value	0	55,462	65,098	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	11,636	53,462	8.512000	455.07
County School	0	11,636	53,462	16.990000	908.32

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MCGLAUN GEORGE R JR
328 HIGHTOWER TRAIL
STONE MOUNTAIN GA 30087

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
725	017 0003		75.00	01	2019	None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	95,247	95,247		42,673	
40% Assessed Value	0	38,099	38,099		17,069	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	21,030	0	17,069	8.512000	145.29
County School	21,030	0	17,069	16.990000	290.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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MCGLAUN JUSTIN
363 BROAD STREET

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	724	017 0001		176.89	01	2022	None
	Property Description						
	Property Address	560 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	294,592	297,655	116,586		
	40% Assessed Value	0	117,837	119,062	46,634		
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Reasons for Assessment Notice							
LAND SPLIT; Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	23,928	0	95,134	8.512000	809.78	
	County School	23,928	0	95,134	16.990000	1616.33	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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MCGLAUN JUSTIN
363 BROAD STREET

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1668	017 0001A		10.00	01	2022	None
Property Description						
Property Address	564 LIBERTY HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	83,428	94,772	8,160		
40% Assessed Value	0	33,371	37,909	3,264		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	5,283	0	32,626	8.512000	277.71
County School	5,283	0	32,626	16.990000	554.32

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Cusseta GA 31805
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MCGLAUN JUSTIN W & KANDICE B
PO BOX 726

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1102	C08 0044	0.26	02		None
	Property Description	PART OF TOWN LOT 3738 & 55 SEP EASEMENT				
	Property Address	363 BROAD STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	160,783	191,239	0	
	40% Assessed Value	0	64,313	76,496	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	76,496	8.512000	651.13
	County School	0	0	76,496	16.990000	1299.67
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

MCGLAUN JUSTIN WESLEY & KANDACE BRADSHAW
558 LIBERTY HILL ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2054	017 0001B		13.91	01	2022	Yes-S1
	Property Description	13.91 AC LL 183 LD 32					
	Property Address	558 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	0	260,801	9,861		
	40% Assessed Value	0	0	104,320	3,944		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
LAND SPLIT; New Parcel; New Residential Improvement added.; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	7,419	3,908	92,993	8.512000	791.56	
	County School	7,419	3,908	92,993	16.990000	1579.95	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
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Cusseta GA 31805
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MCGLAUN VINSON L
591 LIBERTY HILL ROAD

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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MCGLAUN VINSON L & NADINE SMITH MCGLAUN
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CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	742	017 0020		5.00	01		Yes-S4
	Property Description	survey for Vinson McLaughlin II 183184 202					
	Property Address	0 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	103,263	120,223	0		
	40% Assessed Value	0	41,305	48,089	0		
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Reasons for Assessment Notice							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	10,784	37,305	8.512000	317.54	
	County School	0	16,784	31,305	16.990000	531.87	
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MCKEE SYLVIA C
P O BOX 52254
FORT MOORE GA 31995-2254

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
749	C01 0006		2.79	02		None
Property Description						
Property Address	102 SIERRA VISTA COURT					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	12,695	12,695	0		
40% Assessed Value	0	5,078	5,078	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,078	8.512000	43.22
County School	0	0	5,078	16.990000	86.28
Cusseta	0	0	0	0.000000	0.00

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MCKEE WALTER & SYLVIA
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FORT MOORE GA 31995

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1243	C12 0021	3.51	02		None
Property Description	LOT 22 CHATCO EST				
Property Address	126 PRINCIPAL DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	19,107	19,107	0	
40% Assessed Value	0	7,643	7,643	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,643	8.512000	65.06
County School	0	0	7,643	16.990000	129.85
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

MCKENNEY DAVID J
61 FLEM SMITH RD

BUENA VISTA GA 31803

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
217	009A 0032		6.00	01		None
Property Description	LOT 21 HV MILLER SUBDIVISION					
Property Address	128 HICKMAN ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	61,036	67,666	0		
40% Assessed Value	0	24,414	27,066	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	27,066	8.512000	230.39
County School	0	0	27,066	16.990000	459.85

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MCKENNEY DAVID J
61 FLEM SMITH RD

BUENA VISTA GA 31803

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1856	009A 0060	1.50	01		None
Property Description	1 1/2 AC IRREGULAR SHAPE SPLIT OFF H.V. MILL				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	7,500	7,500	0	
40% Assessed Value	0	3,000	3,000	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,000	8.512000	25.54
County School	0	0	3,000	16.990000	50.97

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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MCKENNY DAVID H.
716 GA HWY 26
CUSSETA GA 31805

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	B	<table border="1"> <thead> <tr> <th>Account Number</th> <th colspan="2">Property ID Number</th> <th>Acreage</th> <th>Tax Dist</th> <th>Covenant Year</th> <th>Homestead</th> </tr> </thead> <tbody> <tr> <td>460</td> <td colspan="2">012 0025</td> <td>5.03</td> <td>01</td> <td></td> <td>None</td> </tr> <tr> <td colspan="7"> Property Description Property Address 716 GA HWY 26 </td> </tr> <tr> <td colspan="2">Taxpayer Returned Value</td> <td>Previous Year Fair Market Value</td> <td>Current Year Fair Market Value</td> <td colspan="3">Current Year Other Value *</td> </tr> <tr> <td>100% Appraised Value</td> <td>0</td> <td>66,346</td> <td>76,453</td> <td colspan="3">0</td> </tr> <tr> <td>40% Assessed Value</td> <td>0</td> <td>26,538</td> <td>30,581</td> <td colspan="3">0</td> </tr> </tbody> </table> * The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice PROPERTY REVIEW; Value Changed to reflect Fair Market Value;						Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead	460	012 0025		5.03	01		None	Property Description Property Address 716 GA HWY 26							Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *			100% Appraised Value	0	66,346	76,453	0			40% Assessed Value	0	26,538	30,581	0		
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MCKENZIE HORACE ALLEN & DONNA
P O BOX 182
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1065	C08 0006		0.38	02		Yes-S1
Property Description	PARCEL B MCKENZIE					
Property Address	119 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	56,845	67,561	0		
40% Assessed Value	0	22,738	27,024	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	6,286	20,738	8.512000	176.52
County School	0	6,286	20,738	16.990000	352.34
Cusseta	0	6,286	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1066	C08 0007		0.56	02		None
Property Description	PARCEL A MCKENZIE					
Property Address	117 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	29,909	34,999	0		
40% Assessed Value	0	11,964	14,000	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	14,000	8.512000	119.17
County School	0	0	14,000	16.990000	237.86
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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MCKINLEY ROBERT
157 MASSEY ROAD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
74	005A 0039	1.00	01		None
Property Description					
Property Address					
157 MASSEY ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,000	4,000	0	
40% Assessed Value	0	1,600	1,600	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,600	8.512000	13.62
County School	0	0	1,600	16.990000	27.18

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MCLEMORE JOHN & LILAH D
130 TROTTERS RIDGE ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	337	010A 0035		0.52	01		Yes-S5
	Property Description	LOT 9/BLOCK C// THE FARM SUBDIV					
	Property Address	130 TROTTERS RIDGE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	129,853	165,870	0		
	40% Assessed Value	0	51,941	66,348	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	66,348	0	8.512000	0.00	
	County School	0	66,348	0	16.990000	0.00	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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MCNAIR KELLY D.
1540 RIDGEWAY ROAD
WAVERLY HALL GA 31831

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MCNETT DONALD K & MYONG SUN MCNETT
100 SADDLE COURT
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	315	010A 0012	2.20	01		Yes-S5
	Property Description	LL46&51/LOT 8;BLOCK B// THE RANCH SUBDIVISION				
	Property Address	100 SADDLE COURT				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	25,085	25,011	0	
	40% Assessed Value	0	10,034	10,004	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	10,004	0	8.512000	0.00
	County School	0	10,004	0	16.990000	0.00
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MEADOWS CHRISTINE
C/O LELA MEADOWS
P.O. BOX 216
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1168	C11 0001		0.23	02		None
Property Description						
Property Address	225 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	1,117	1,117	0		
40% Assessed Value	0	447	447	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	447	8.512000	3.80
County School	0	0	447	16.990000	7.59
Cusseta	0	0	0	0.000000	0.00

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MEADOWS DELORES
C/O JOE MEADOWS
21911 97TH ST

CALIFORNIA CITY CA 93505

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
380	010A 0084	0.31	01		Yes-S4
Property Description					
Property Address					
113 OLD FRIENDSHIP ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	41,144	48,248	0	
40% Assessed Value	0	16,458	19,299	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	6,842	12,457	8.512000	106.03
County School	0	12,842	6,457	16.990000	109.70

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C/O JOE MEADOWS
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1349	012 0088		7.31	01		None
Property Description	LOTS 111 7 110 SANDY SPRING SUBDIVISION					
Property Address	430 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	25,698	23,698		0	
40% Assessed Value	0	10,279	9,479		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	9,479	8.512000	80.69
County School	0	0	9,479	16.990000	161.05

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MEADOWS ERIC D
155 MANTA ROAD
CUSSETA GA 31805

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MEADOWS ERIC D & DOLORES
155 MANTA ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	286	010 0030		2.80	01		Yes-S1
	Property Description	TRACT 5-E; RED OAK HILLS PROPERTY					
	Property Address	155 MANTA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	38,446	39,440	0		
	40% Assessed Value	0	15,378	15,776	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,398	13,378	8.512000	113.87	
	County School	0	2,398	13,378	16.990000	227.29	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

MEADOWS JOE W JR & CARLOS A
113 OLD FRIENDSHIP ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	559	012B 0042		1.00	01		None
	Property Description						
	Property Address	0 OFF GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	9,000	9,000	0		
	40% Assessed Value	0	3,600	3,600	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,600	8.512000	30.64	
	County School	0	0	3,600	16.990000	61.16	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

MEADOWS JOE W JR & CARLOS A
21911 97TH ST

CALIFORNIA CITY CA 93505

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
561	012B 0044		1.00	01		None
Property Description						
Property Address	0 OFF GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	9,000	9,000		0	
40% Assessed Value	0	3,600	3,600		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,600	8.512000	30.64
County School	0	0	3,600	16.990000	61.16

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MEADOWS JOE WASHINGTON JR
ETAL
21911 97TH ST

CALIFORNIA CITY CA 93505

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
288	010 0032		6.20	01		None
Property Description	TRACT 7-E; RED OAK HILLS PROPERTY					
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	18,476	18,476		0	
40% Assessed Value	0	7,390	7,390		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,390	8.512000	62.90
County School	0	0	7,390	16.990000	125.56

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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MEADOWS LESLIE R.
6036 THEATRICAL RD

NORTH LAS VEGAS NV 89031

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	504	012A 0030	0.92	01		None
	Property Description					
	Property Address	0 OLD FRIENDSHIP ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	10,125	8,280	0	
40% Assessed Value	0	4,050	3,312	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Accessory Improvement deleted.;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	3,312	8.512000	28.19
	County School	0	0	3,312	16.990000	56.27
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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MEADOWS MABLE L
355 HWY 137

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	254	009B 0028		1.26	01		None
	Property Description						
	Property Address	355 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	55,254	65,802	0		
	40% Assessed Value	0	22,102	26,321	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	26,321	8.512000	224.04	
	County School	0	0	26,321	16.990000	447.19	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MEADOWS OTIS & CURLIE
129 OLD FRIENDSHIP ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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MEADOWS RODERICK
C/O JOE MEADOWS
21911 97TH ST

CALIFORNIA CITY CA 93505

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
365	010A 0068	0.37	01		None
Property Description	FRIENDSHIP ROAD S/D				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	5,188	5,188	0	
40% Assessed Value	0	2,075	2,075	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,075	8.512000	17.66
County School	0	0	2,075	16.990000	35.25

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

MEDOWS DELORIS
C/O JOE MEADOWS
21911 97TH ST

CALIFORNIA CITY CA 93505

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
367	010A 0070	0.38	01		None
Property Description	FRIENDSHIP ROAD S/D				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	5,246	5,246	0	
40% Assessed Value	0	2,098	2,098	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,098	8.512000	17.86
County School	0	0	2,098	16.990000	35.65

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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MELICK MARCELLA
165 LAFAYETTE ROAD

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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MERGL JOSEPH A
110 RALSTON ST

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	204	009A 0019		1.90	01		Yes-S4
	Property Description	1.90 AC PARCEL B OF LOT 9; H.V. MILLER SUB					
	Property Address	127 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	28,420	28,814	0		
	40% Assessed Value	0	11,368	11,526	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	4,158	7,368	8.512000	62.72	
	County School	0	10,158	1,368	16.990000	23.24	
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MERGL JOSEPH A
110 RALSTON STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1032	C06 0036	0.46	01		None
Property Description	BLOCK L LOT 16 & 17 TOWERVIEW				
Property Address	110 RALSTON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	9,225	9,225	0	
40% Assessed Value	0	3,690	3,690	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,690	8.512000	31.41
County School	0	0	3,690	16.990000	62.69

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215 McNaughton Street
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MICHELSON JOAN & PATRICK
2175 PIEDMONT LAKE RD

PINE MOUNTAIN GA 31822

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
174	009 0048	335.78	01	2023	None
Property Description	LL 15-16 5HT LD; LL15/16 6TH LD				
Property Address	265 GA HWY 137				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	362,909	366,478	225,419	
40% Assessed Value	0	145,164	146,591	90,168	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	46,964	0	99,627	8.512000	848.03
County School	46,964	0	99,627	16.990000	1692.66

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MILLER BEN M.
115 MANTA ROAD
CUSSETA GA 31805

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

MILLER BENJAMIN M
115 MANTA ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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MILLER BENJAMIN M
115 MANTA ROAD
CUSSETA GA 31805-9709

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215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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MILLER BENJAMIN M &
WALTER W JR
115 MANTA ROAD
CUSSETA GA 31805

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CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1275	009 0046IN		6.45	02		None
Property Description						
Property Address	0 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	14,629	14,629	0		
40% Assessed Value	0	5,852	5,852	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,852	8.512000	49.81
County School	0	0	5,852	16.990000	99.43
Cusseta	0	0	0	0.000000	0.00

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MILLER BENJAMINE
115 MANTA RD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1934	010 0069		171.84	01	2023	None
	Property Description						
	Property Address	0					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	254,132	267,884	87,491		
	40% Assessed Value	0	101,653	107,154	34,996		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	35,700	0	71,454	8.512000	608.22	
	County School	35,700	0	71,454	16.990000	1214.00	
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MILLER CRAIG COOGAN
P.O. BOX 69
RICHLAND GA 31825

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
736	017 0014		11.00	01	2024	None
Property Description						
Property Address	5050 LIBERTY HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	28,545	28,545		11,220	
40% Assessed Value	0	11,418	11,418		4,488	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	6,930	0	4,488	8.512000	38.20
County School	6,930	0	4,488	16.990000	76.25

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

MILLER JOHN JUSTUS
4130 TOMMY LEE COOK RD

NEWNAN GA 30263

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

MILLER LILLIAN
561 BROAD STREET

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1248	C13 0004	2.25	01		Yes-S4
	Property Description					
	Property Address	561 BROAD STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	164,137	195,257	0	
	40% Assessed Value	0	65,655	78,103	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
Reasons for Assessment Notice						
Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	16,448	61,655	8.512000	524.81
	County School	0	22,448	55,655	16.990000	945.58
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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MILLER LINDA SUE
821 GA HWY 520
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
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MILLER MALARIE
133 MUSTANG DRIVE

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1462	010A 0134		0.50	01		None
Property Description	LOT 7B; BLOCK "C" ; THE VILLAGE S/D					
Property Address	133 MUSTANG DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	108,039	136,668	0		
40% Assessed Value	0	43,216	54,667	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	54,667	8.512000	465.33
County School	0	0	54,667	16.990000	928.79

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Chattahoochee County Board of Assessors
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MILLER PAUL JOHN & EVELYN DEVON MILLER
112 MOCKINGBIRD LANE

WARNER ROBINS GA 31093

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	201	009A 0016		1.46	01		None
	Property Description	SPLIT OFF LOT 7 HV MILLER SUBDIV					
	Property Address	145 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	63,928	67,702	0		
	40% Assessed Value	0	25,571	27,081	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	27,081	8.512000	230.51	
	County School	0	0	27,081	16.990000	460.11	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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MILLER PAUL JOHN & EVELYN DEVON MILLER
112 MOCKINGBIRD LANE

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	202	009A 0017		0.70	01		None
	Property Description	SPLIT OFF LOT 7 HV MILLER SUBDIVISION					
	Property Address	145 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	19,312	22,687	0		
	40% Assessed Value	0	7,725	9,075	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
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PROPERTY REVIEW; Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	9,075	8.512000	77.25	
	County School	0	0	9,075	16.990000	154.18	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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MILLER SANDRA J & LAURETTE J PAIGE
9468 WARHAWK ROAD

JACKSONVILLE FL 32221

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	167	009 0038		0.34	01		None
	Property Description	LOT 10 BLK D DILLARD HEIGHTS					
	Property Address	203 KING STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	38,962	46,964	0		
40% Assessed Value	0	15,585	18,786	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	18,786	8.512000	159.91	
	County School	0	0	18,786	16.990000	319.17	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MILLER SANDRA J & LAURETTE J PAIGE
9468 WARHAWK ROAD

JACKSONVILLE FL 32221

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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MILLER SANDRA J & LAURETTE J PAIGE
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JACKSONVILLE FL 32221

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1305	009 0037		0.17	01		None
	Property Description	SOUTH 1/2 OF LOT 11 BLOCK D DILLARD HEIGHTS					
	Property Address	0 KING STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	811	811	0		
40% Assessed Value	0	324	324	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	324	8.512000	2.76	
	County School	0	0	324	16.990000	5.50	
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MILLER TRACY D
117 SMITH RD
CUSSETA GA 31805

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MILLER W WALTER & BENJAMIN M
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CUSSETA GA 31805

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MILLER W WALTER JR
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CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	70	005A 0035	52.00	01	2020	None
	Property Description	PART OF LL 81 & 82 LD 33				
	Property Address	454 OLD LOUVALE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	99,640	99,640	19,092	
	40% Assessed Value	0	39,856	39,856	7,637	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	32,219	0	7,637	8.512000	65.01
	County School	32,219	0	7,637	16.990000	129.75
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

MILLER W WALTER JR
544 BROAD STREET

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
586	013 0023		415.00	01	2023	None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	443,962	443,962		290,849	
40% Assessed Value	0	177,585	177,585		116,340	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	61,245	0	116,340	8.512000	990.29
County School	61,245	0	116,340	16.990000	1976.62

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MILLER W WALTER JR
544 BROAD STREET

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	762	C01 0021		0.44	01		None
	Property Description						
	Property Address	314 GA HWY 520					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	15,400	15,400	0		
	40% Assessed Value	0	6,160	6,160	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	6,160	8.512000	52.43	
	County School	0	0	6,160	16.990000	104.66	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MILLER W WALTER JR
544 BROAD STREET

CUSSETA GA 31805

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1274	C02 0004OUT	32.00	01		None
Property Description	LL 81 LD 6				
Property Address	0 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	28,800	28,800	0	
40% Assessed Value	0	11,520	11,520	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	11,520	8.512000	98.06
County School	0	0	11,520	16.990000	195.72

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MILLER W WALTER JR
544 BROAD STREET

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1933	010 0068		31.92	01	2023	None
Property Description						
Property Address	544 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	209,305	223,039	15,977		
40% Assessed Value	0	83,722	89,216	6,391		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	12,970	0	76,246	8.512000	649.01
County School	12,970	0	76,246	16.990000	1295.42

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215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MILLER W WALTER JR
544 BROAD STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1109	C08 0051	0.24	02		None
Property Description	PART OF TOWN LOT 16				
Property Address	368 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,608	4,608	0	
40% Assessed Value	0	1,843	1,843	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,843	8.512000	15.69
County School	0	0	1,843	16.990000	31.31
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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MILLER W WALTER JR
544 BROAD STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1123	C08 0065	0.29	02		None
Property Description	S 1/2 TOWN LOT 28 + 1/2 AC ...				
Property Address	386 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	10,094	10,094	0	
40% Assessed Value	0	4,038	4,038	0	

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Reasons for Assessment Notice

Ownership Change;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,038	8.512000	34.37
County School	0	0	4,038	16.990000	68.61
Cusseta	0	0	0	0.000000	0.00

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Cusseta GA 31805
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MILLER W WALTER JR
544 BROAD STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1252	C13 0008	0.23	02		None
Property Description					
Property Address	515 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	2,792	2,792	0	
40% Assessed Value	0	1,117	1,117	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,117	8.512000	9.51
County School	0	0	1,117	16.990000	18.98
Cusseta	0	0	0	0.000000	0.00

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MILLER W WALTER JR
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1256	C13 0012		0.47	02		None
Property Description						
Property Address	523 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	5,637	5,637	0		
40% Assessed Value	0	2,255	2,255	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,255	8.512000	19.19
County School	0	0	2,255	16.990000	38.31
Cusseta	0	0	0	0.000000	0.00

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Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

MILLER W WALTER JR
544 BROAD STREET

CUSSETA GA 31805

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1260	C13 0016A	1.00	02		None
Property Description					
Property Address	501 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	66,756	77,613	0	
40% Assessed Value	0	26,702	31,045	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	31,045	8.512000	264.26
County School	0	0	31,045	16.990000	527.45
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1273	C02 0004IN	27.50	02		None
Property Description	LL81 LD 6				
Property Address	152 GA HWY 520				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	60,775	61,618	0	
40% Assessed Value	0	24,310	24,647	0	

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Reasons for Assessment Notice

CORRECTED ACREAGE PER PLAT;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	24,647	8.512000	209.80
County School	0	0	24,647	16.990000	418.75
Cusseta	0	0	0	0.000000	0.00

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1899	C13 0016	14.00	02		None
Property Description	SPLIT OFF C13/016				
Property Address	499 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	363,624	430,284	0	
40% Assessed Value	0	145,450	172,114	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	172,114	8.512000	1465.03
County School	0	0	172,114	16.990000	2924.22
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
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MILLS ANNETTE
109 MCNAUGHTON STREET
CUSSETA GA 31805

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1796	C08 0079C	0.60	02		None
Property Description	REPLAT OF PROP OF WM V PATTERSON				
Property Address	109 MCNAUGHTON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	13,299	13,350	0	
40% Assessed Value	0	5,320	5,340	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,340	8.512000	45.45
County School	0	0	5,340	16.990000	90.73
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
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Cusseta GA 31805
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MILNER LAVERNE,
C/O BETTY BOND
2350 BANKS AVE

COLUMBUS GA 31903

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1577	012 0094		0.24	01		None
	Property Description	LOT 1A SANDY SPRING SUBDIVISION					
	Property Address	394 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	1,944	1,944	0		
	40% Assessed Value	0	778	778	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	778	8.512000	6.62	
	County School	0	0	778	16.990000	13.22	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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MINDIETA-MCKENNEY BARBARA J
61 FLEM SMITH ROAD

BUENA VISTA GA 31803

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	548	012B 0031		1.00	01		None
	Property Description						
	Property Address	676 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	22,287	22,587	0		
40% Assessed Value	0	8,915	9,035	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	9,035	8.512000	76.91	
	County School	0	0	9,035	16.990000	153.50	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MINDIETA-MCKENNEY BARBARA J
61 FLEM SMITH ROAD

BUENA VISTA GA 31803

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
549	012B 0032		0.95	01		None
Property Description						
Property Address	674 GA HWY 26					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	8,550	8,550		0	
40% Assessed Value	0	3,420	3,420		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,420	8.512000	29.11
County School	0	0	3,420	16.990000	58.11

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Chattahoochee County Board of Assessors
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Official Tax Matter - 2025 Tax Year

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<http://www.qpublic.net/ga/chattahoochee>

MIRANDA-CASTRO LEOPOLDO &
JESSICA E SOTO RIVERA
964 GEORGIA AVENUE

MACON GA 31210

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
133	009 0001	393.63	01	2022	None
Property Description					
Property Address	128 BEASLEY ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	450,093	456,182	221,012	
40% Assessed Value	0	180,037	182,473	88,405	

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Reasons for Assessment Notice

NADA Value Table Updated; Mobile Home Add-On;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	55,454	0	127,019	8.512000	1081.19
County School	55,454	0	127,019	16.990000	2158.05

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MISSILDINE CASSEY JOSEPH
P O BOX 185

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	60	005A 0025		0.50	01		None
	Property Description	.50 acres lot					
	Property Address	185 MASSEY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	12,592	12,696	0		
	40% Assessed Value	0	5,037	5,078	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	5,078	8.512000	43.22	
	County School	0	0	5,078	16.990000	86.28	
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MISSILDINE GARY
P O BOX 155
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MISSILDINE GARY
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CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	785	C01 0048	0.24	02		None
	Property Description					
	Property Address	108 SPRIGGS STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	48,696	57,792	0	
	40% Assessed Value	0	19,478	23,117	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	23,117	8.512000	196.77
	County School	0	0	23,117	16.990000	392.76
	Cusseta	0	0	0	0.000000	0.00
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1588	012C 0082		1.00	01		None
	Property Description	WINDY HILL SD LOT 11					
	Property Address	111 WEST COLEMAN DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	28,526	27,015	0		
40% Assessed Value	0	11,410	10,806	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	10,806	8.512000	91.98	
	County School	0	0	10,806	16.990000	183.59	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1961	015B 0018		2.50	01		None
	Property Description	LOT 14 AS DEFINED IN PLATBOOK 3/21					
	Property Address	0 STEEPLECHASE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	5,000	5,000	0		
	40% Assessed Value	0	2,000	2,000	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,000	8.512000	17.02	
	County School	0	0	2,000	16.990000	33.98	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

MISSILDINE GARY & BRENDA
P O BOX 155

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2005	009 0029B		1.00	01		None
	Property Description	1.00 AC LL 79 LD 6					
	Property Address	0					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	3,462	3,462	0		
	40% Assessed Value	0	1,385	1,385	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,385	8.512000	11.79	
	County School	0	0	1,385	16.990000	23.53	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MISSILDINE GARY & BRENDA
P O BOX 155

CUSSETA GA 31805

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
156	009 0025		0.37	02		None
Property Description						
Property Address	0 HENRY STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	1,413	1,413	0		
40% Assessed Value	0	565	565	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	565	8.512000	4.81
County School	0	0	565	16.990000	9.60
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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P O BOX 155

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
773	C01 0035		0.56	02		None
Property Description						
Property Address	140 OLD LOUVALE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	90,511	107,071	0		
40% Assessed Value	0	36,204	42,828	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	42,828	8.512000	364.55
County School	0	0	42,828	16.990000	727.65
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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MISSILDINE GARY & BRENDA
P O BOX 155

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	796	C02 0005		0.52	02		None
	Property Description	LL 81 LD 6					
	Property Address	105 FAYE DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	59,298	66,751	0		
	40% Assessed Value	0	23,719	26,700	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	26,700	8.512000	227.27	
	County School	0	0	26,700	16.990000	453.63	
	Cusseta	0	0	0	0.000000	0.00	
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Annual Assessment Notice Date: 6/20/2025

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MISSILDINE GARY & BRENDA
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CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
797	C02 0006	1.00	02		None
Property Description	BLOCK H LOTS 1 & 2 TOWERVIEW				
Property Address	189 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	60,133	69,461	0	
40% Assessed Value	0	24,053	27,784	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	27,784	8.512000	236.50
County School	0	0	27,784	16.990000	472.05
Cusseta	0	0	0	0.000000	0.00

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CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
813	C03 0003		0.17	02		None
Property Description						
Property Address	115 PATTY DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	27,320	32,224	0		
40% Assessed Value	0	10,928	12,890	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	12,890	8.512000	109.72
County School	0	0	12,890	16.990000	219.00
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
842	C04 0004	0.40	02		None
Property Description	LOT # 10; H.K. HARPE S/D				
Property Address	135 HENRY STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	2,644	2,644	0	
40% Assessed Value	0	1,058	1,058	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,058	8.512000	9.01
County School	0	0	1,058	16.990000	17.98
Cusseta	0	0	0	0.000000	0.00

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
845	C04 0007		0.17	02		None
Property Description						
Property Address	0 WEST RAILROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	1,750	1,750	0		
40% Assessed Value	0	700	700	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	700	8.512000	5.96
County School	0	0	700	16.990000	11.89
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MISSILDINE GARY & BRENDA
P O BOX 155

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
852	C04 0014		0.09	02		None
Property Description						
Property Address	123 WEST RAILROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	875	875	0		
40% Assessed Value	0	350	350	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	350	8.512000	2.98
County School	0	0	350	16.990000	5.95
Cusseta	0	0	0	0.000000	0.00

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1558	C01 0058	1.00	02		None
Property Description	PLATBOOK 4; PAGE 231				
Property Address	130 GA HWY 520				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	188,384	188,384	0	
40% Assessed Value	0	75,354	75,354	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	75,354	8.512000	641.41
County School	0	0	75,354	16.990000	1280.26
Cusseta	0	0	0	0.000000	0.00

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1602	C05 0062	3.41	02		None
Property Description	LL 80 & 81 3.41 ACRES				
Property Address	141 OAKDALE STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	118,331	138,634	0	
40% Assessed Value	0	47,332	55,454	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	55,454	8.512000	472.02
County School	0	0	55,454	16.990000	942.16
Cusseta	0	0	0	0.000000	0.00

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1941	009 0019A		0.89	02		None
Property Description	0.89 AC LL79 LD6TH					
Property Address	0 MOORE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	1,568	1,568		0	
40% Assessed Value	0	627	627		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	627	8.512000	5.34
County School	0	0	627	16.990000	10.65
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MISSILDINE GARY & BRENDA
P.O. BOX 155

CUSSETA GA 31805

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Annual Assessment Notice Date: 6/20/2025

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MISSILDINE GARY & BRENDA
P.O. BOX 155

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1538	C01 0059OUT	0.82	01		None
	Property Description					
	Property Address	132 GA HWY 520				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	32,727	32,809	0	
C	40% Assessed Value	0	13,091	13,124	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;					
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	13,124	8.512000	111.71
	County School	0	0	13,124	16.990000	222.98
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	846	C04 0008		0.43	02		None
	Property Description	LL 8 LD 6 - LOT ON RAILROD STREET					
	Property Address	100 WEST RAILROAD STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	5,108	5,541	0		
	40% Assessed Value	0	2,043	2,216	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,216	8.512000	18.86	
	County School	0	0	2,216	16.990000	37.65	
	Cusseta	0	0	0	0.000000	0.00	
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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	857	C04 0019	0.44	02		None
	Property Description	SURVEY OF CT & DOROTHY ROBERTS				
	Property Address	124 WEST RAILROAD STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	8,989	10,152	0	
	40% Assessed Value	0	3,596	4,061	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	4,061	8.512000	34.57
	County School	0	0	4,061	16.990000	69.00
	Cusseta	0	0	0	0.000000	0.00
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

MISSILDINE GARY & BRENDA
P.O. BOX 155

CUSSETA GA 31805

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1277	009 0021IN		12.53	02		None
Property Description						
Property Address	160 HENRY STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	26,444	26,444	0		
40% Assessed Value	0	10,578	10,578	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	10,578	8.512000	90.04
County School	0	0	10,578	16.990000	179.72
Cusseta	0	0	0	0.000000	0.00

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1681	C04 0090A	0.15	02		None
	Property Description	LL 80 LD 6 LOT 2B OF REPLAT OF CITY LOT 13				
	Property Address	346 BROAD STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	26,626	26,626	0	
	40% Assessed Value	0	10,650	10,650	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	10,650	8.512000	90.65
	County School	0	0	10,650	16.990000	180.94
	Cusseta	0	0	0	0.000000	0.00
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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1976	C04 0105	2.17	02		None
Property Description	2.1874 AC PLATBOOK 4 / FOLIO 201				
Property Address	133 WYNN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	127,672	127,672	0	
40% Assessed Value	0	51,069	51,069	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	51,069	8.512000	434.70
County School	0	0	51,069	16.990000	867.66
Cusseta	0	0	0	0.000000	0.00

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P.O.BOX 155

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1537	C01 0059IN		0.63	02		None
Property Description						
Property Address	132 GA HWY 520					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	4,560	4,560	0		
40% Assessed Value	0	1,824	1,824	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,824	8.512000	15.53
County School	0	0	1,824	16.990000	30.99
Cusseta	0	0	0	0.000000	0.00

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1428	013A 0047		0.89	01		None
	Property Description	PARCELS 46 & 47 PINE PLANTATION SUB					
	Property Address	229 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	12,010	12,010	0		
	40% Assessed Value	0	4,804	4,804	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	4,804	8.512000	40.89	
	County School	0	0	4,804	16.990000	81.62	
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1960	015B 0016		1.40	01		None
	Property Description	LOT 16 STEEPLECHASE					
	Property Address	0 STEEPLECHASE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	5,000	5,000	0		
	40% Assessed Value	0	2,000	2,000	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,000	8.512000	17.02	
	County School	0	0	2,000	16.990000	33.98	
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2013	009 0019C		4.35	01		None
	Property Description	4.35 AC LL 79 LD 6					
	Property Address	0 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	15,802	15,802	0		
	40% Assessed Value	0	6,321	6,321	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	6,321	8.512000	53.80	
	County School	0	0	6,321	16.990000	107.39	
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1855	009 0020A		1.94	01		None
	Property Description	1.94 AC SPLIT OFF 009/20					
	Property Address	0					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	4,903	4,903	0		
	40% Assessed Value	0	1,961	1,961	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,961	8.512000	16.69	
	County School	0	0	1,961	16.990000	33.32	
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(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

MISSILDINE GARY YOUNG
P.O. BOX 155
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1139	C08 0082		0.25	02		None
	Property Description						
	Property Address	108 MCNAUGHTON STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	26,223	30,663	0		
40% Assessed Value	0	10,489	12,265	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	12,265	8.512000	104.40	
	County School	0	0	12,265	16.990000	208.38	
	Cusseta	0	0	0	0.000000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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MISSLIDINE GARY YOUNG
P.O. BOX 155
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	875	C04 0037	0.33	02		None
	Property Description	LOT P-5 OF KING ESTATE				
	Property Address	125 OLD CUSSETA ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	21,000	24,600	0	
40% Assessed Value	0	8,400	9,840	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	9,840	8.512000	83.76
	County School	0	0	9,840	16.990000	167.18
	Cusseta	0	0	0	0.000000	0.00
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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MITCHELL FRED D.
957 GA HWY 26
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1638	015B 0072		7.35	01		Yes-S5
	Property Description	Bartrum Trail Subdivision Lot # 1					
	Property Address	957 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	150,137	216,901	0		
40% Assessed Value	0	60,055	86,760	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
New Accessory Improvement added.; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	86,760	0	8.512000	0.00	
	County School	0	86,760	0	16.990000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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MITCHELL MARY
672 GA HWY 27
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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MITCHELL ROBERT
P O BOX 905

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
853	C04 0015	0.37	02		Yes-S1
Property Description	IDENTIFIED AS PARCEL "C" PLAT 03/188				
Property Address	105 WEST RAILROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	13,719	15,736	0	
40% Assessed Value	0	5,488	6,294	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,807	3,487	8.512000	29.68
County School	0	2,807	3,487	16.990000	59.24
Cusseta	0	2,807	0	0.000000	0.00

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Chattahoochee County Board of Assessors
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MITCHELL TERESA
705 GOODSON DRIVE

COLUMBUS GA 31907

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
501	012A 0026	0.46	01		None
Property Description	HV MILLER SUBDIVISION; EAST SIDE 1/2 LOT 17				
Property Address	115 CHURCH STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,294	4,294	0	
40% Assessed Value	0	1,718	1,718	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,718	8.512000	14.62
County School	0	0	1,718	16.990000	29.19

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MITCHELL TERESA A.
705 GOODSON DRIVE

COLUMBUS GA 31907

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1522	012E 0014	1.00	01		None
Property Description	Survey of lot 11 Block A Cypress Meadows				
Property Address	111 SWANSON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	33,508	34,839	0	
40% Assessed Value	0	13,403	13,936	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	13,936	8.512000	118.62
County School	0	0	13,936	16.990000	236.77

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MITCHELL VERNA T
116 SUNSET BLVD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1607	012C 0088	1.38	01		Yes-S4
	Property Description	WINDY HILL SD LOT 25				
	Property Address	116 SUNSET BLVD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	41,602	42,565	0	
	40% Assessed Value	0	16,641	17,026	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	4,385	12,641	8.512000	107.60
	County School	0	10,385	6,641	16.990000	112.83
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

MONKUS CINDY FISHER
P O BOX 13

PARROTT GA 39877

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
35	005 0012		5.68	01		None
Property Description						
Property Address	636 GA HWY 27					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	73,339	84,035	0		
40% Assessed Value	0	29,336	33,614	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	33,614	8.512000	286.12
County School	0	0	33,614	16.990000	571.10

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Chattahoochee County Board of Assessors
215 McNaughton Street
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(706)989-3249

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MONKUS DANIEL
441 GA HWY 26

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	243	009B 0015		4.03	01		None
	Property Description						
	Property Address	441 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	41,515	39,633	0		
	40% Assessed Value	0	16,606	15,853	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	15,853	8.512000	134.94	
	County School	0	0	15,853	16.990000	269.34	
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MOORE DAVID A (LIFE ESTATE)
C/O RICKY LEE MOORE
148 MILLER ROAD

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
213	009A 0028		5.39	01		Yes-S4
Property Description	LOT 6 HV MILLER SUBDIVISION					
Property Address	148 MILLER ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	136,698	165,120	0		
40% Assessed Value	0	54,679	66,048	0		

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Reasons for Assessment Notice

STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	13,131	52,917	8.512000	450.43
County School	0	19,131	46,917	16.990000	797.12

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Chattahoochee County Board of Assessors
215 McNaughton Street
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MOORE GEORGE E JR
252 FIRETOWER ROAD
CUSSETA GA 31805

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MOORE H.L., JAMES LARRY MOORE, & BRENT
C/O H.L. MOORE JR
P.O. BOX 280
RICHLAND GA 31825

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
11	004 0005	24.00	01		None
Property Description	EAST 1/2 OF LL 111; 6TH LD				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	49,464	49,464	0	
40% Assessed Value	0	19,786	19,786	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	19,786	8.512000	168.42
County School	0	0	19,786	16.990000	336.16

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MOORE JETTILENE
P O BOX 668
500 OLD LOUVALE RD

GREENVILLE SC 29601

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
81	005A 0046	5.00	01		None
Property Description	5.00 AC LL 82 LD 33 LOT 101				
Property Address	0 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	17,825	17,825	0	
40% Assessed Value	0	7,130	7,130	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,130	8.512000	60.69
County School	0	0	7,130	16.990000	121.14

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MOORE JOHN A
218A FIRETOWER ROAD
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1973	012E 0039	31.97	01		None
Property Description	SURVEY OF LAKE SARA JANE LOT301-307 & 401-8				
Property Address	103 JOHN JAMES ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	56,860	58,390	0	
40% Assessed Value	0	22,744	23,356	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	23,356	8.512000	198.81
County School	0	0	23,356	16.990000	396.82

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

MOORE JOHN ALLEN
218 A FIRETOWER ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MOORE JR ROBERT D
168 PATTY DRIVE

CUSSETA GA 31805

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1720	C04 0098A	0.09	02		None
Property Description					
Property Address	333 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	29,051	29,051	0	
40% Assessed Value	0	11,620	11,620	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	11,620	8.512000	98.91
County School	0	0	11,620	16.990000	197.42
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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MOORE MELANIE & DENNIS HUDDLESTON
P.O. BOX 336
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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MOORE ROBERT & HUNTER
168 PATTY DRIVE

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
823	C03 0014		0.39	02		None
Property Description						
Property Address	168 PATTY DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	9,899	9,899	0		
40% Assessed Value	0	3,960	3,960	0		

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Reasons for Assessment Notice

NADA Value Table Updated;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,960	8.512000	33.71
County School	0	0	3,960	16.990000	67.28
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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MOORE ROBERT D JR
168 PATTY DRIVE

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
923	C04 0086	0.27	02		None
Property Description					
Property Address					
119 WYNN STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	34,783	41,263	0	
40% Assessed Value	0	13,913	16,505	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	16,505	8.512000	140.49
County School	0	0	16,505	16.990000	280.42
Cusseta	0	0	0	0.000000	0.00

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MOORE ROBERT D JR
333 BROAD ST

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
935	C04 0098		0.05	02		None
Property Description						
Property Address	331 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	6,653	6,653	0		
40% Assessed Value	0	2,661	2,661	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,661	8.512000	22.65
County School	0	0	2,661	16.990000	45.21
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

MOORE ROBERT DANIEL
168 PATTY DRIVE

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1005	C06 0009		0.73	01		None
	Property Description	BLOCK K SOUTH 1/3 LOT 9 & LOT 10 TOWERVIEW					
	Property Address	146 MARLETTE DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	13,692	13,692	0		
	40% Assessed Value	0	5,477	5,477	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	5,477	8.512000	46.62	
	County School	0	0	5,477	16.990000	93.05	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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MOORE ROBERT DANIEL JR
168 PATTY DRIVE

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1006	C06 0010	0.48	01		None
	Property Description	BLOCK J LOT 7 TOWERVIEW				
	Property Address	161 RANKIN STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	9,006	9,006	0	
40% Assessed Value	0	3,602	3,602	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	3,602	8.512000	30.66
	County School	0	0	3,602	16.990000	61.20
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
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MOORE ROBERT DANIEL JR
C/O ROBERT DANIEL MOORE JR
168 PATTY DRIVE

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1004	C06 0008	0.75	02		Yes-S1
Property Description	BLOCK K LOTS 8NORTH 2/3 OF LOT 9 TOWERVIEW				
Property Address	150 RANKIN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	98,772	117,096	0	
40% Assessed Value	0	39,509	46,838	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	9,330	37,508	8.512000	319.27
County School	0	9,330	37,508	16.990000	637.26
Cusseta	0	9,330	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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MOORE TONI AS TRUSTEE
218 FIRETOWER ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1403	013A 0016		2.98	01		None
	Property Description						
	Property Address	220 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	28,116	28,116	0		
40% Assessed Value	0	11,246	11,246	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	11,246	8.512000	95.73	
	County School	0	0	11,246	16.990000	191.07	
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MOORE TONI LEIGH
218 FIRETOWER ROAD
CUSSETA GA 31805

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MORGAN MARIA
P.O. BOX 515
CUSSETA GA 31805

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MORGAN SHARON KAY
PO BOX 173
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	786	C01 0049		0.36	02		Yes-S4
	Property Description						
	Property Address	116 OLD CUSSETA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	53,256	61,632	0		
C	40% Assessed Value	0	21,302	24,653	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	7,350	17,303	8.512000	147.28	
	County School	0	13,350	11,303	16.990000	192.04	
	Cusseta	0	7,350	0	0.000000	0.00	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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MORRISON DAVID H & VIVIAN G
P O BOX 432
CUSSETA GA 31805

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MORTON JAMES A
310 WELLS STREET
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P.O. BOX 63
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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MOSQUEDA TERESA
P O BOX 153
CUSSETA GA 31805

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MOZO CONSTRUCTION LLC
858 WYTOWER TRAIL

NORCROSS GA 30093

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MUELLER WILHELMINA
P O BOX 585
CUSSETA GA 31805-0585

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MUELLER WILHELMINA
P.O. BOX 585

CUSSETA GA 31805-0585

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1118	C08 0060	0.11	02		None
Property Description					
Property Address	173 WELLS STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	113,825	113,825	0	
40% Assessed Value	0	45,530	45,530	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	45,530	8.512000	387.55
County School	0	0	45,530	16.990000	773.55
Cusseta	0	0	0	0.000000	0.00

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215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

MUHAMMAD MARSHALL J
P O BOX 371
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
901	C04 0063		1.00	02		None
Property Description						
Property Address	105 MCCLOUD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	3,200	3,200		0	
40% Assessed Value	0	1,280	1,280		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,280	8.512000	10.90
County School	0	0	1,280	16.990000	21.75
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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MUHAMMAD MARSHALL J.
P.O. BOX 371
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
899	C04 0061		0.72	02		Yes-S1
Property Description						
Property Address	105 MCCLOUD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	82,290	97,698	0		
40% Assessed Value	0	32,916	39,079	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	8,163	30,916	8.512000	263.16
County School	0	8,163	30,916	16.990000	525.26
Cusseta	0	8,163	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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MURDOCK MARGUERITE MILLER
6310 BROOKSTONE BLVD

COLUMBUS GA 31904

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1280	009 0043OUT	25.20	01		None
Property Description					
Property Address	0 GA HWY 137				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	56,326	56,326	0	
40% Assessed Value	0	22,530	22,530	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	22,530	8.512000	191.78
County School	0	0	22,530	16.990000	382.78

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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MURDOCK MARGUERITE MILLER
6310 BROOKSTONE BLVD

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1279	009 0043IN		41.00	02		None
	Property Description						
	Property Address	0 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	61,334	61,334	0		
	40% Assessed Value	0	24,534	24,534	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	24,534	8.512000	208.83	
	County School	0	0	24,534	16.990000	416.83	
	Cusseta	0	0	0	0.000000	0.00	
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
262	010 0004		52.13	01	2023	None
Property Description						
Property Address	561 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	92,508	92,508	46,310		
40% Assessed Value	0	37,003	37,003	18,524		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	18,479	0	18,524	8.512000	157.68
County School	18,479	0	18,524	16.990000	314.72

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MYERS AMANDA J
108 HICKMAN RD
CUSSETA GA 31805

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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>0</td> <td>26,924</td> <td>8.512000</td> <td>229.18</td> </tr> <tr> <td>County School</td> <td>0</td> <td>0</td> <td>26,924</td> <td>16.990000</td> <td>457.44</td> </tr> <tr> <td>Cusseta</td> <td>0</td> <td>0</td> <td>0</td> <td>0.000000</td> <td>0.00</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	0	26,924	8.512000	229.18	County School	0	0	26,924	16.990000	457.44	Cusseta	0	0	0	0.000000	0.00																																	
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																																									
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

NEELEY MEGHAN & TRAVIS
148 LIBERTY HILL RD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1355	012C 0014		1.70	01		None
	Property Description	LIBERTY HILL SD LOT 14					
	Property Address	111 JOHN HANCOCK DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	18,530	18,530	0		
40% Assessed Value	0	7,412	7,412	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	7,412	8.512000	63.09	
	County School	0	0	7,412	16.990000	125.93	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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NEELEY MEGHAN & TRAVIS
148 LIBERTY HILL ROAD

CUSSETA GA 31805

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	B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
		1350	012C 0001	1.68	01		Yes-S1
		Property Description	ALL OF LOT 1 LIBERTY HILL SUBDIVISION				
Property Address		148 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value		0	132,943	146,572	0		
40% Assessed Value	0	53,177	58,629	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	7,452	51,177	8.512000	435.62	
	County School	0	7,452	51,177	16.990000	869.50	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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NEGRON CARLOS RAMON & NELLY
315 WELLS STREET

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	160	009 0029		7.00	01		Yes-S1
	Property Description						
	Property Address	315 WELLS STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	107,328	126,672	0		
	40% Assessed Value	0	42,931	50,669	0		
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Reasons for Assessment Notice							
STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	9,426	41,243	8.512000	351.06	
	County School	0	9,426	41,243	16.990000	700.72	
	The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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NELSON DANE & JULIE
485 ST ANDREWS DRIVE

JACKSON GA 30233

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1495	009A 0050		1.24	01		None
	Property Description	1.2354 AC SPLIT OFF LOT 9; HV MILLER SUBDIV					
	Property Address	121 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	48,953	51,628	0		
	40% Assessed Value	0	19,581	20,651	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	20,651	8.512000	175.78	
	County School	0	0	20,651	16.990000	350.86	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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NELSON LORI
C/O MICHAEL NELSON
838 GA HWY 26

CUSSETA GA 31805

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1435	015A 0054	5.00	01		Yes-S3
Property Description	PART IN 8182 111 112 LL				
Property Address	838 GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	32,187	34,065	0	
40% Assessed Value	0	12,875	13,626	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Accessory Improvement deleted.; NADA Value Table Updated; Mobile Home Add-On;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,655	10,971	8.512000	93.39
County School	0	10,655	2,971	16.990000	50.48

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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NELSON MICHAEL
838 GA HWY 26
CUSSETA GA 31805-3402

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1242	C12 0020		2.00	02		None
Property Description	LOT 21 CHATCO EST					
Property Address	122 PLAYGROUND LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	7,200	7,200		0	
40% Assessed Value	0	2,880	2,880		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,880	8.512000	24.51
County School	0	0	2,880	16.990000	48.93
Cusseta	0	0	0	0.000000	0.00

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NELSON REBECCA LAUREN
PO BOX 721

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
840	C04 0002	0.81	02		None
Property Description	LOTS 11 & 12; H.K. HARPE SR S/D				
Property Address	137 HENRY STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	5,312	5,312	0	
40% Assessed Value	0	2,125	2,125	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,125	8.512000	18.09
County School	0	0	2,125	16.990000	36.10
Cusseta	0	0	0	0.000000	0.00

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NELSON STEVEN
P O BOX 724

CUSSETA GA 31805

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
170	009 0042	26.80	02		Yes-S3
Property Description					
Property Address	136 GA HWY 137				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	171,613	186,989	0	
40% Assessed Value	0	68,645	74,796	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Accessory Improvement deleted.; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	8,150	66,646	8.512000	567.29
County School	0	16,150	58,646	16.990000	996.40
Cusseta	0	8,150	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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County property records are available online at:
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NEW BRIARWOOD VILLAGE APT,LLC
P.O. BOX 23589
COLUMBIA SC 29224

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1317	009 0078		3.19	02		None
Property Description						
Property Address	15 A BRIARWOOD VILLAGE CT					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	516,972	516,972	0		
40% Assessed Value	0	206,789	206,789	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	206,789	8.512000	1760.19
County School	0	0	206,789	16.990000	3513.35
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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NICKERSON BRENDA
145 LIBERTY HILL ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1559	012C 0034035		1.63	01		Yes-S1
	Property Description	SKYLINE SD LOTS 25 & 26					
	Property Address	145 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	127,986	159,332	0		
	40% Assessed Value	0	51,194	63,733	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
New Accessory Improvement added.; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	11,259	52,474	8.512000	446.66	
	County School	0	11,259	52,474	16.990000	891.53	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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NICKERSON BRENDA
145 LIBERTY HILL ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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NICKERSON BRENDA
145 LIBERTY HILL ROAD
CUSSETA GA 31805

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NIEBEL JOHN
8876 PROMANDE PLACE

MIDLAND GA 31820

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
947	C05 0011	0.57	02		None
Property Description	LOT 102 ANDERSON S/D				
Property Address	138 ANDERSON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	42,983	50,173	0	
40% Assessed Value	0	17,193	20,069	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	20,069	8.512000	170.83
County School	0	0	20,069	16.990000	340.97
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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NIEBEL JOHN
8876 PROMENADE PL

MIDLAND GA 31820

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NIEBEL JOHN W FAMILY TRUST
JOHN W NEIBEL AS TRUSTEE AS AMENDED
8876 PROMENADE PL

MIDLAND GA 31820

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1481	013A 0004A		1.87	01		None
Property Description	LL 242 & LL 239 LOT 200					
Property Address	278 FIRETOWER ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	30,160	30,037		0	
40% Assessed Value	0	12,064	12,015		0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	12,015	8.512000	102.27
County School	0	0	12,015	16.990000	204.13

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1488	013A 0004B	1.58	01		None
Property Description	LL 242 & LL 239 LOT 100				
Property Address	0 FIRETOWER ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	14,220	14,220	0	
40% Assessed Value	0	5,688	5,688	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,688	8.512000	48.42
County School	0	0	5,688	16.990000	96.64

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1307	012C 0003	1.00	01		None
Property Description	LIBERTY HILL SD LOT 3				
Property Address	144 LIBERTY HILL ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	38,639	37,507	0	
40% Assessed Value	0	15,456	15,003	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	15,003	8.512000	127.71
County School	0	0	15,003	16.990000	254.90

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1754	012E 0042	1.00	01		None
Property Description	SURVEY : LOT # 272 BLOCK "C"; CYPRESS MEA				
Property Address	272 SARA JANE LANE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	25,461	24,784	0	
40% Assessed Value	0	10,184	9,914	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	9,914	8.512000	84.39
County School	0	0	9,914	16.990000	168.44

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1695	C12 0023	1.00	02		None
Property Description	PART OF LOT 7; CHATTCO SCHOOL ESTATE; 1AC				
Property Address	138 PRINCIPAL DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	41,505	49,006	0	
40% Assessed Value	0	16,602	19,602	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	19,602	8.512000	166.85
County School	0	0	19,602	16.990000	333.04
Cusseta	0	0	0	0.000000	0.00

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1394	013A 0003	0.86	01		None
Property Description					
Property Address	276 FIRETOWER ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	21,622	21,622	0	
40% Assessed Value	0	8,649	8,649	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,649	8.512000	73.62
County School	0	0	8,649	16.990000	146.95

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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NIEBEL JOHN W.
8876 PROMENADE PLACE

MIDLAND GA 31820

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1833	C08 0023B	0.17	02		None
Property Description	.17 ACRE LOT				
Property Address	107 SIZEMORE LANE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	14,301	16,558	0	
40% Assessed Value	0	5,720	6,623	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,623	8.512000	56.37
County School	0	0	6,623	16.990000	112.52
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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NIEBLE JOHN W FAMILY TRUST
JOHN W NIEBLE TRUSTEE AS AMENDED
8876 PROMENADE PL

MIDLAND GA 31820

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1344	012 0082		1.00	01		None
Property Description	LOT 107 SANDY SPRINGS SUBDIVISION					
Property Address	410 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	32,517	33,332		0	
40% Assessed Value	0	13,007	13,333		0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	13,333	8.512000	113.49
County School	0	0	13,333	16.990000	226.53

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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NIVER RAY L ETAL & ELAYNE N MCGLAUN
100 PINE HILL ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1493	013A 0004G		8.45	01		Yes-S4
	Property Description	LL 242 & LL 239 LD 32 LOTS 4E - 4I					
	Property Address	100 PINE HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	34,614	34,482	0		
	40% Assessed Value	0	13,846	13,793	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	4,000	9,793	8.512000	83.36	
	County School	0	10,000	3,793	16.990000	64.44	
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NWADEYI CHRISTINA
317 FIRETOWER ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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317 FIRETOWER ROAD
CUSSETA GA 31805

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CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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NWADEYI CHRISTINA
317 FIRETOWER ROAD

CUSSETA GA 31805

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215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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NWADEYI CHRISTINA BAKER
315 FIRETOWER ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	579	013 0016		29.67	01	2019	None
	Property Description						
	Property Address	0 MANTA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	104,379	104,379	27,089		
	40% Assessed Value	0	41,752	41,752	10,836		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	30,916	0	10,836	8.512000	92.24	
	County School	30,916	0	10,836	16.990000	184.10	
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NWADEYI CHRISTINA BAKER
315 FIRETOWER ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1430	013 0035		92.98	01		None
	Property Description						
	Property Address	0					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	98,687	98,687	0		
40% Assessed Value	0	39,475	39,475	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice CONSERVATION USE COVENANT ENDED;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	39,475	8.512000	336.01	
	County School	0	0	39,475	16.990000	670.68	
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NWADEYI CHRISTINA BAKER
315 FIRETOWER ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1432	013 0034		46.66	01	2019	None
	Property Description						
	Property Address	0					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	75,244	75,244	31,140		
	40% Assessed Value	0	30,098	30,098	12,456		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	17,642	0	12,456	8.512000	106.03	
	County School	17,642	0	12,456	16.990000	211.63	
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O'BERRY DENNIS E & MARGARET R
106 PAUL REVERE DR

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1359	012C 0064	1.77	01		Yes-S4
	Property Description	LIBERTY HILL SD LOT 18 OR WINDY HILL SD LOT 1				
	Property Address	106 PAUL REVERE DRIVE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	33,832	33,718	0	
40% Assessed Value	0	13,533	13,487	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	4,000	9,487	8.512000	80.75
	County School	0	10,000	3,487	16.990000	59.24
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OCHILLEE FARMS LLC
103 HALLOCA ROAD

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
7	003 0001		141.56	01	2023	None
Property Description	LL 76 N& 85 OF 6TH LD					
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	198,100	198,100		106,877	
40% Assessed Value	0	79,240	79,240		42,751	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	36,489	0	42,751	8.512000	363.90
County School	36,489	0	42,751	16.990000	726.34

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

OCHILLEE FARMS LLC
103 HALLOCA ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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OCHILLEE FARMS LLC
103 HALLOCA ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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		Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead																																									
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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OLAH ELIZABETH L R & TAYLOR R STEPHENS
6022 MOON ROAD

COLUMBUS GA 31909

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	92	005A 0059		4.25	01		None
	Property Description	LL 79 & 80					
	Property Address	529 OLD LOUVALE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	20,030	18,175	0		
	40% Assessed Value	0	8,012	7,270	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
PROPERTY REVIEW;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	7,270	8.512000	61.88	
	County School	0	0	7,270	16.990000	123.52	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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OLAH LASZLO ETAL
P.O. BOX 854

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	96	005A 0063		1.06	01		None
	Property Description	1.063 ACRES					
	Property Address	510 GA HWY 27					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	9,476	9,905	0		
	40% Assessed Value	0	3,790	3,962	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
CORRECTED ACREAGE PER PLAT;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,962	8.512000	33.72	
	County School	0	0	3,962	16.990000	67.31	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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OLAH LASZLO ETAL
PO BOX 854

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	90	005A 0057		3.00	01		None
	Property Description	LL 79 & 80 LD 33					
	Property Address	515 OLD LOUVALE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	18,308	122,045	0		
	40% Assessed Value	0	7,323	48,818	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
New Accessory Improvement added.; House Remodeled/Renovated; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	48,818	8.512000	415.54	
	County School	0	0	48,818	16.990000	829.42	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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ONEY AARON A
6349 CRICKET LANE

COLUMBUS GA 31907

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1838	C05 0011A	0.54	02		None
Property Description	ANDERSON SUBDIVISION; LOT 101				
Property Address	136 ANDERSON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	68,416	81,256	0	
40% Assessed Value	0	27,366	32,502	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	32,502	8.512000	276.66
County School	0	0	32,502	16.990000	552.21
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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ORTEGA ANTHONY L & CYNTHIA M
123 TROTTERS RIDGE
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
349	010A 0049	1.02	01		Yes-S5
Property Description	THE FARM S/D				
Property Address	123 TROTTERS RIDGE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	126,727	157,061	0	
40% Assessed Value	0	50,691	62,824	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	62,824	0	8.512000	0.00
County School	0	62,824	0	16.990000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ORTENZIO SHIRLEY
141 PATTY DRIVE

CUSSETA GA 31805

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
834	C03 0025	0.60	02		Yes-S4
Property Description	ALL OF LOT 13; BLOCK " G"; TOWERVIEW S/D				
Property Address	141 PATTY DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	27,191	27,691	0	
40% Assessed Value	0	10,876	11,076	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	4,200	6,876	8.512000	58.53
County School	0	10,200	876	16.990000	14.88
Cusseta	0	4,200	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

OSTERHOLT SHEILA & PAUL
209 FIRETOWER ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	454	012 0019		45.80	01		None
	Property Description	45.77 AC LL 17 LD 5 PARCEL 1-B					
	Property Address	0 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	68,950	69,039	0		
40% Assessed Value	0	27,580	27,616	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Parcel acreage changed.;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	27,616	8.512000	235.07	
	County School	0	0	27,616	16.990000	469.20	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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OSTERHOLT SHEILA & PAUL
209 FIRETOWER ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2049	012 0019A		5.00	01		None
	Property Description	5.00 AC LL 17 LD 5 PARCEL 1-A					
	Property Address	203 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	40,727	41,393	0		
40% Assessed Value	0	16,291	16,557	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice New Accessory Improvement added.;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	16,557	8.512000	140.93	
	County School	0	0	16,557	16.990000	281.30	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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OSTERHOLT SHEILA & PAUL
209 FIRETOWER ROAD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
2050	012 0019B	7.00	01		Yes-S4
Property Description	7.00 AC LL 17 LD 5 PARCEL 1-B				
Property Address	209 FIRETOWER ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	309,084	365,573	0	
40% Assessed Value	0	123,634	146,229	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	26,596	119,633	8.512000	1018.32
County School	0	32,596	113,633	16.990000	1930.62

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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OSTERHOLT SHELIA & PAUL
209 FIRETOWER ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	576	013 0013		52.40	01		None
	Property Description	52.40 AC LL 242 LD 32 TRACT 11					
	Property Address	0 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	74,968	74,968	0		
	40% Assessed Value	0	29,987	29,987	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	29,987	8.512000	255.25	
	County School	0	0	29,987	16.990000	509.48	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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OWENS JOYCE B
3501 CROWELL DR

COLUMBUS GA 31906

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	207	009A 0022		4.31	01		None
	Property Description	LOT 1 HV MILLER SUBDIVISION					
	Property Address	0 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	21,550	21,550	0		
40% Assessed Value	0	8,620	8,620	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	8,620	8.512000	73.37	
	County School	0	0	8,620	16.990000	146.45	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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OWENS KEVIN & CINDY
3727 EAST BRITT DAVID ROAD
COLUMBUS GA 31909

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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OWENS KEVIN EUGENE
3727 EAST BRITT DAVID ROAD
COLUMBUS GA 31909

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COLUMBUS GA 31909

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1028	C06 0032		0.92	01		None
	Property Description	BLOCK L LOTS 45 TOWERVIEW					
	Property Address	126 MARLETTE DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	8,041	8,041	0		
	40% Assessed Value	0	3,216	3,216	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,216	8.512000	27.37	
	County School	0	0	3,216	16.990000	54.64	
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OWENS ZELMA
P O BOX 392
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1233	C12 0010		1.63	02		None
Property Description						
Property Address	489 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	8,042	8,042	0		
40% Assessed Value	0	3,217	3,217	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,217	8.512000	27.38
County School	0	0	3,217	16.990000	54.66
Cusseta	0	0	0	0.000000	0.00

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PACK GARY & TAMMY
271 FIRETOWER ROAD
CUSSETA GA 31805

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PAGE SHARON CORBETT
C/O JOANN WIENER
108 FRIENDSHIP RD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1596	010 0057		9.15	01		Yes-S1
	Property Description						
	Property Address	108 FRIENDSHIP ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	41,408	41,725	0		
	40% Assessed Value	0	16,563	16,690	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,127	14,563	8.512000	123.96	
	County School	0	2,127	14,563	16.990000	247.43	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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PALINO ANDREA
RUGSHOFER STRASS 5

GEROLZHOFEN GR 97447

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1468	010A 0140		2.18	01		None
	Property Description	LOTS 13 & 14; BLOCK "C"; THE VILLAGE S/D					
	Property Address	0 MUSTANG COURT					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	15,000	15,000	0		
	40% Assessed Value	0	6,000	6,000	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	6,000	8.512000	51.07	
	County School	0	0	6,000	16.990000	101.94	
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PANTOJA SAMUEL ANGEL
111 COURT BEVINS LANE

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1374	012C 0062	1.20	01		None
	Property Description	LIBERTY HILL SD LOT 10A				
	Property Address	111 COURT BEVINS LANE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	80,010	93,396	0	
	40% Assessed Value	0	32,004	37,358	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Ownership Change; Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	37,358	8.512000	317.99
	County School	0	0	37,358	16.990000	634.71
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328 FRIENDSHIP ROAD
CUSSETA GA 31805

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At the time of filing your appeal you must select one of the following appeal methods:

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1785	011 0014D	12.63	01		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	31,267	31,267	0	
40% Assessed Value	0	12,507	12,507	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	12,507	8.512000	106.46
County School	0	0	12,507	16.990000	212.49

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

PARKER MARCUS P & MARION M
328 FRIENDSHIP RD

CUSSETA GA 31805

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	B	<table border="1"> <thead> <tr> <th>Account Number</th> <th>Property ID Number</th> <th>Acreage</th> <th>Tax Dist</th> <th>Covenant Year</th> <th>Homestead</th> </tr> </thead> <tbody> <tr> <td>1653</td> <td>011 0014A</td> <td>5.46</td> <td>01</td> <td></td> <td>Yes-S1</td> </tr> <tr> <td colspan="6"> Property Description Property Address 328 FRIENDSHIP ROAD </td> </tr> <tr> <td colspan="2">Taxpayer Returned Value</td> <td>Previous Year Fair Market Value</td> <td>Current Year Fair Market Value</td> <td colspan="2">Current Year Other Value *</td> </tr> <tr> <td colspan="2">100% Appraised Value</td> <td>0 179,607</td> <td>211,927</td> <td colspan="2">0</td> </tr> <tr> <td colspan="2">40% Assessed Value</td> <td>0 71,843</td> <td>84,771</td> <td colspan="2">0</td> </tr> </tbody> </table> * The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead	1653	011 0014A	5.46	01		Yes-S1	Property Description Property Address 328 FRIENDSHIP ROAD						Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		100% Appraised Value		0 179,607	211,927	0		40% Assessed Value		0 71,843	84,771	0	
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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PARKER SLADE & ALI PARKER
116 TROTTERS RIDGE

CUSSETA GA 31805-4104

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	341	010A 0040	0.53	01		Yes-S1
	Property Description	LOT 4; BLOCK C// THE FARM S/D				
	Property Address	116 TROTTERS RIDGE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	128,198	163,190	0	
40% Assessed Value	0	51,279	65,276	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	15,997	49,279	8.512000	419.46
	County School	0	15,997	49,279	16.990000	837.25
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PARRIS GERALDINE AVERETT
P.O BOX 332
461 GA HWY 26
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
234	009B 0006		0.35	01		Yes-S4
Property Description						
Property Address	461 GA HWY 26					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	51,954	46,575	0		
40% Assessed Value	0	20,782	18,630	0		

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Reasons for Assessment Notice

RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	4,000	14,630	8.512000	124.53
County School	0	10,000	8,630	16.990000	146.62

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PARRIS ROSIE V &
MORTON JAMES A & ANNIE M
BUFORD
312 WELLS STREET
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1055	C07 0024		0.34	01		None
	Property Description	LOT C PROPERTY OF H K HARP					
	Property Address	312 WELLS STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	42,511	50,521	0		
	40% Assessed Value	0	17,004	20,208	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	20,208	8.512000	172.01	
	County School	0	0	20,208	16.990000	343.33	
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PASS-TIMES INVESTMENTS LLLP
C/O RAYONIER TAX SERVICES
P.O. BOX 161139

MOBILE AL 36616

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
619	015 0005	590.00	01	2012	None
Property Description	LD 5/ LL 112 113114/ LD 32LL 248				
Property Address	0 GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	532,003	532,003	343,601	
40% Assessed Value	0	212,801	212,801	137,440	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	75,361	0	137,440	8.512000	1169.89
County School	75,361	0	137,440	16.990000	2335.11

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PATE LIN A
C/O TERI ROLAND & JAIME HOLLAND
133 GA HWY 26

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
10	004 0004		14.80	01	2021	None
Property Description	LL 82& 83 LD 6TH					
Property Address	133 GA HWY 26					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	114,510	129,454	6,835		
40% Assessed Value	0	45,804	51,782	2,734		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	11,032	0	40,750	8.512000	346.86
County School	11,032	0	40,750	16.990000	692.34

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PATERSON DANIEL B ETAL
1090 GEORGIA HIGHWAY 520

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	610	014 0017		174.00	01	2022	None
	Property Description						
	Property Address	0 PATTERSON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	172,350	172,350	97,830		
	40% Assessed Value	0	68,940	68,940	39,132		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	29,808	0	39,132	8.512000	333.09	
	County School	29,808	0	39,132	16.990000	664.85	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

PATTERSON BRICE W
380 PINE HOLLOW COURT
WAVERLY HALL GA 31831

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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PATTERSON DANIEL BREWER
1090 GA HWY 520

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1981	014 0011A		5.00	01		None
	Property Description	175 146 174 147 & 142					
	Property Address	1090 GA HWY 520					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	150,635	177,497	0		
	40% Assessed Value	0	60,254	70,999	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	70,999	8.512000	604.34	
	County School	0	0	70,999	16.990000	1206.27	
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PATTERSON DANIEL BREWER ETAL
1090 GEORGIA HIGHWAY 520

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
731	017 0009		50.00	01	2022	None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	67,057	67,057		24,524	
40% Assessed Value	0	26,823	26,823		9,810	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	17,013	0	9,810	8.512000	83.50
County School	17,013	0	9,810	16.990000	166.67

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Chattahoochee County Board of Assessors
215 McNaughton Street
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PATTERSON JR CHARLES DAVID
101 PATERSON ROAD

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1485	014 0025		21.28	01	2022	None
Property Description						
Property Address	101 PATTERSON ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	88,827	99,339	9,813		
40% Assessed Value	0	35,531	39,736	3,925		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	8,768	0	30,968	8.512000	263.60
County School	8,768	0	30,968	16.990000	526.15

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PATTERSON WILLIAM ROBERT & TERRY AMANDA
153 LAFAYETTE RD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	148	009 0015		0.50	01		None
	Property Description						
	Property Address	153 LAFAYETTE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	97,835	116,077	0		
	40% Assessed Value	0	39,134	46,431	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	46,431	8.512000	395.22	
	County School	0	0	46,431	16.990000	788.86	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

PATTERSON WILLIAM ROBERT & TERRY AMANDA
153 LAFAYETTE RD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2034	009 0015A		1.00	01		None
	Property Description	1.00 AC LL 78 LD 6					
	Property Address	0 LAFAYETTE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	7,500	7,500	0		
	40% Assessed Value	0	3,000	3,000	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,000	8.512000	25.54	
	County School	0	0	3,000	16.990000	50.97	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

PATTERSON WILLIAM V
380 PINE HOLLOW CT

WAVERLY HALL GA 31831

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1795	C08 0079B	0.18	02		None
Property Description	Replat of prop of Wm V. Patterson lying in				
Property Address	413 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	31,360	37,470	0	
40% Assessed Value	0	12,544	14,988	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	14,988	8.512000	127.58
County School	0	0	14,988	16.990000	254.65
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

PAYNE TYLER EUGENE
104 MUSTANG COURT

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1316	010A 0146		1.18	01		None
	Property Description	LOT 19; BLOCK "C"; THE VILLAGE S/D					
	Property Address	104 MUSTANG COURT					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	119,508	149,159	0		
40% Assessed Value	0	47,803	59,664	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	59,664	8.512000	507.86	
	County School	0	0	59,664	16.990000	1013.69	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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PENNY DOROTHY JEAN
87 GATEWAY DRIVE
FORTSON GA 31808

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
78	005A 0043	2.00	01		None
Property Description	PARCEL 1A TOWERVIEW				
Property Address	493 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	22,544	22,690	0	
40% Assessed Value	0	9,018	9,076	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	9,076	8.512000	77.25
County School	0	0	9,076	16.990000	154.20

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

PENNY DOROTHY JEAN
87 GATEWAY DRIVE
FORTSON GA 31808

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1993	005A 0043A		1.67	01		None
Property Description	PARCEL 2A TOWERVIEW					
Property Address	0 OLD LOUVALE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	10,290	10,290		0	
40% Assessed Value	0	4,116	4,116		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,116	8.512000	35.04
County School	0	0	4,116	16.990000	69.93

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

PEREZ UBIN VAZQUEZ
3608 REGAL DRIVE

COLUMBUS GA 31906-4626

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
934	C04 0097	0.13	02		None
Property Description	PART OF CITY LOT 12				
Property Address	332 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	15,532	15,532	0	
40% Assessed Value	0	6,213	6,213	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,213	8.512000	52.89
County School	0	0	6,213	16.990000	105.56
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

PERRY BROTHERS OIL COMPANY INC
P O BOX 469
DBA: CUSSETA FOOD MART
AMERICUS GA 31709

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
977	C05 0041	2.56	02		None
Property Description	LOTS 15 16 & 17 ANDERSON SD				
Property Address	197 GA HWY 520				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	592,692	585,692	0	
40% Assessed Value	0	237,077	234,277	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	234,277	8.512000	1994.17
County School	0	0	234,277	16.990000	3980.37
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

PERRY JOHNNIE
% PAULA MCCA
4441 DON MILAGRO DRIVE
LOS ANGELES CA 90008

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
410	010A 0114		0.11	01		None
Property Description						
Property Address	0 OLD GA HWY 280					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	3,484	3,484	0		
40% Assessed Value	0	1,394	1,394	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,394	8.512000	11.87
County School	0	0	1,394	16.990000	23.68

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

PERRY JOHNNIE
C/O PAULA MCCA
4441 DON MILAGRO DRIVE
LOS ANGELES CA 90008

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
393	010A 0097	4.78	01		None
Property Description					
Property Address					
139 OLD GA HWY 280					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	67,700	75,026	0	
40% Assessed Value	0	27,080	30,010	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	30,010	8.512000	255.45
County School	0	0	30,010	16.990000	509.87

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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PETERSON RONNIE
223 STEELE CREEK DR

MIDLAND GA 31820

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1697	009 0029A		1.00	01		None
Property Description	1 ACRE LOT					
Property Address	309 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	3,462	3,462		0	
40% Assessed Value	0	1,385	1,385		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,385	8.512000	11.79
County School	0	0	1,385	16.990000	23.53

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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PETERSON ROSCOE
C/O KATHY HARVEY
115 WOODSON STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
508	012A 0034	0.92	01		Yes-S4
Property Description					
Property Address	115 WOODSON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	77,266	86,223	0	
40% Assessed Value	0	30,906	34,489	0	

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Reasons for Assessment Notice

RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	7,583	26,906	8.512000	229.02
County School	0	13,583	20,906	16.990000	355.19

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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PETERSON ROSCOE SR.
PO BOX 537
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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PHILLIPS JAMES & WANDA
1092 GA HWY 520

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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PHILLIPS PAUL
119 MARLETTE DR.

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1019	C06 0023	0.84	01		Yes-S4
	Property Description	BLOCK N LOT 7 TOWERVIEW				
	Property Address	119 MARLETTE DRIVE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	180,275	180,275	0	
40% Assessed Value	0	72,110	72,110	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	4,000	68,110	8.512000	579.75
	County School	0	10,000	62,110	16.990000	1055.25
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PHILLIPS TIM
1644 OLD STATE ROAD

MENLO GA 30731

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
76	005A 0041	1.20	01		None
Property Description					
Property Address	487 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	17,956	17,956	0	
40% Assessed Value	0	7,182	7,182	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,182	8.512000	61.13
County School	0	0	7,182	16.990000	122.02

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

PIFER DAVID L.
85 FOUR OAKS DR
NEWNAN GA 30263

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1207	C11 0044	1.29	02		None
Property Description					
Property Address					
105 PIFER DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	78,792	91,706	0	
40% Assessed Value	0	31,517	36,682	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	36,682	8.512000	312.24
County School	0	0	36,682	16.990000	623.23
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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PIFER JEFFERY A
PO BOX 957

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1502	015B 0068	1.01	01		None
	Property Description	Stepplechase Subdivision Lot # 68				
	Property Address	111 FOXCHASE COURT				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	21,813	22,109	0	
40% Assessed Value	0	8,725	8,844	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	8,844	8.512000	75.28
	County School	0	0	8,844	16.990000	150.26
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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PINEVIEW COMMUNITIES LLC
3470 MCCLURE BRIDGE RD
PO BOX 942

DULUTH GA 30096

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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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
1696	C12 0005	17.80	02		None
Property Description	17.8 AC LL49 LD 6 CUSSETA MOBILE HOME PARK				
Property Address	457 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	112,312	112,312	0	
40% Assessed Value	0	44,925	44,925	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	44,925	8.512000	382.40
County School	0	0	44,925	16.990000	763.28
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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PITTS STEVEN & KIMBERLY PITTS
524 WESTBRIDGE DR
FAYETTEVILLE GA 30214

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
482	012A 0007		0.49	01		None
Property Description						
Property Address	103 DOTSON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	32,327	26,807	0		
40% Assessed Value	0	12,931	10,723	0		

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Reasons for Assessment Notice

RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	10,723	8.512000	91.27
County School	0	0	10,723	16.990000	182.18

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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PLACE WILLIAM
P O BOX 267
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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PLACE WILLIAM J & GWANDA
P O BOX 267
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
893	C04 0055	2.00	02		None
Property Description					
Property Address	123 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	6,400	6,400	0	
40% Assessed Value	0	2,560	2,560	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,560	8.512000	21.79
County School	0	0	2,560	16.990000	43.49
Cusseta	0	0	0	0.000000	0.00

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PLACE WILLIAM J & GWANDA
P O BOX 267
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
894	C04 0056	1.04	02		Yes-S1
Property Description					
Property Address	123 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	113,882	132,780	0	
40% Assessed Value	0	45,553	53,112	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	9,559	43,553	8.512000	370.72
County School	0	9,559	43,553	16.990000	739.97
Cusseta	0	9,559	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

POOLE JOHN M.
111 HERO TRAIL
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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POPE MICKY
135 MUSTANG DR

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1463	010A 0135		1.04	01		Yes-S4
	Property Description	LOT 8 ; BLOCK "C"; THE VILLAGE S/D					
	Property Address	135 MUSTANG DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	98,100	120,925	0		
	40% Assessed Value	0	39,240	48,370	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	13,130	35,240	8.512000	299.96	
	County School	0	19,130	29,240	16.990000	496.79	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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POPE THOMAS E
536 HWY 137

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	544	012B 0027		5.20	01		Yes-S4
	Property Description						
	Property Address	536 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	133,573	153,901	0		
40% Assessed Value	0	53,429	61,560	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	12,131	49,429	8.512000	420.74	
	County School	0	18,131	43,429	16.990000	737.86	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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PORTER KATIE
127 OLD HIGHWAY 280
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
400	010A 0104		1.10	01		None
Property Description						
Property Address	127 OLD GA HWY 280					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	20,088	22,218	0		
40% Assessed Value	0	8,035	8,887	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,887	8.512000	75.65
County School	0	0	8,887	16.990000	150.99

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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PORTER WILLIAM
127 OLD HWY 280

CUSSETA GA 31805

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POSEY JASON & HOLLI POSEY
456 GA HWY 137

CUSSETA GA 31805

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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>2,000</td> <td>28,364</td> <td>8.512000</td> <td>241.43</td> </tr> <tr> <td>County School</td> <td>0</td> <td>2,000</td> <td>28,364</td> <td>16.990000</td> <td>481.90</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	2,000	28,364	8.512000	241.43	County School	0	2,000	28,364	16.990000	481.90																									
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																											
	County	0	2,000	28,364	8.512000	241.43																																											
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

POWELL JAY & NANCY
116 PINE STREET

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
750	C01 0008	0.26	02		None
Property Description	.26 AC LL 81 LD 6				
Property Address	116 PINE STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	8,107	8,107	0	
40% Assessed Value	0	3,243	3,243	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,243	8.512000	27.60
County School	0	0	3,243	16.990000	55.10
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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POWELL JOHN J & NANCY L
P O BOX 683

CUSSETA GA 31805

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
788	C01 0051		0.41	02		None
Property Description						
Property Address	111 PINE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	53,114	62,574	0		
40% Assessed Value	0	21,246	25,030	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	25,030	8.512000	213.06
County School	0	0	25,030	16.990000	425.26
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

POWELL JOSEPH W II
P O BOX 177
COLUMBUS GA 31902

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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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
1061	C08 0002		0.58	02		None
Property Description						
Property Address	112 FLOYD COURT					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	6,798	6,798	0		
40% Assessed Value	0	2,719	2,719	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,719	8.512000	23.14
County School	0	0	2,719	16.990000	46.20
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

POWELL WANDA D & WILLIE RIVERS
108 JOHN HANCOCK DRIVE

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1372	012C 0033	1.11	01		Yes-S5
	Property Description	LIBERTY HILL II S/D				
	Property Address	108 JOHN HANCOCK DRIVE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	37,444	38,444	0	
40% Assessed Value	0	14,978	15,378	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	15,378	0	8.512000	0.00
	County School	0	15,378	0	16.990000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

PRESTON SHANNON GAIL CLARK
102 BEASLEY RD

CUSSETA GA 31805-3206

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																										
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		Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																				
		238	009B 0010	0.72	01		Yes-S1																																				
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																					
	County	0	2,000	35,402	8.512000	301.34																																					
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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PRICE JAMESON E
399 GA HWY 137

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	477	012A 0002		1.84	01		Yes-S5
	Property Description						
	Property Address	399 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	160,000	189,936	0		
	40% Assessed Value	0	64,000	75,974	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	75,974	0	8.512000	0.00	
	County School	0	75,974	0	16.990000	0.00	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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PRICE KATHRINE & TRAVIS HANCOCK
122 OLD CUSSETA ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1609	012C 0090	5.00	01		None
	Property Description	WINDY HILL SD LOT 27 PLUS 5.00 AC				
	Property Address	121 SUNSET BLVD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	27,000	26,160	0	
C	40% Assessed Value	0	10,800	10,464	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice 1-year Arms Length Transaction cap removed; Parcel acreage changed.;					
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	10,464	8.512000	89.07
	County School	0	0	10,464	16.990000	177.78
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

PROFFIT GARY A & SUSAN P.
P.O. BOX 343
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
	B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
		50	005A 0014	3.78	01		Yes-S1
		Property Description	COMBINED PARCEL 5A-14 W/ 5A-91				
Property Address		152 MASSEY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value		0	75,152	87,391	0		
40% Assessed Value	0	30,061	34,956	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	6,896	28,060	8.512000	238.85	
	County School	0	6,896	28,060	16.990000	476.74	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

PROFFIT JOHN & LINDA
P O BOX 466

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1304	005A 0016	5.60	01		Yes-S4
	Property Description					
	Property Address	166 MASSEY ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	66,432	66,877	0	
	40% Assessed Value	0	26,573	26,751	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
Reasons for Assessment Notice						
NADA Value Table Updated; New Accessory Improvement added.;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	4,000	22,751	8.512000	193.66
	County School	0	10,000	16,751	16.990000	284.60
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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PROPANE PARTNERS OF GA INC
P O BOX 199

BUENA VISTA GA 31803

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
17	004 0011		0.50	01		None
Property Description	PLATBOOK 2 FOLIO 195					
Property Address	158 GA HWY 26					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	4,500	4,500		0	
40% Assessed Value	0	1,800	1,800		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,800	8.512000	15.32
County School	0	0	1,800	16.990000	30.58

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

PUBLIC SERVICE TOWERS, INC
P.O. BOX 669
REYNOLDS GA 31076

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1282	009 0055OUT		9.01	01		None
Property Description						
Property Address	206 KING STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	26,361	26,361	0		
40% Assessed Value	0	10,544	10,544	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	10,544	8.512000	89.75
County School	0	0	10,544	16.990000	179.14

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

PUBLIC SERVICE TOWERS, INC
P.O. BOX 669
REYNOLDS GA 31076

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1281	009 0055IN		1.38	02		None
Property Description						
Property Address	0 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	2,760	2,760	0		
40% Assessed Value	0	1,104	1,104	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,104	8.512000	9.40
County School	0	0	1,104	16.990000	18.76
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

PURTLEBAUGH LEE
100 SPIKES ROAD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
110	005A 0078	0.60	01		None
Property Description	.60 AC LL 79 LD 33				
Property Address	100 SPIKES ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	7,840	7,840	0	
40% Assessed Value	0	3,136	3,136	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,136	8.512000	26.69
County School	0	0	3,136	16.990000	53.28

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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County property records are available online at:
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Q & MAYES INVESTMENTS LLC
5 SHEPERD STREET

COLUMBUS GA 31906

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
801	C02 0010	0.45	02		None
Property Description	BLOCK H LOT 9 TOWERVIEW				
Property Address	124 THOMPSON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	49,419	58,365	0	
40% Assessed Value	0	19,768	23,346	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	23,346	8.512000	198.72
County School	0	0	23,346	16.990000	396.65
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

QDDT MANAGEMENT LLC
2625 FREMONT AVENUE

COLUMBUS GA 31906

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

RAMBO SHAWN
122 OLD LOUVALE ROAD
CUSSETA GA 31805

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
886	C04 0048		1.13	02		None
Property Description						
Property Address	122 OLD LOUVALE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	92,869	109,539	0		
40% Assessed Value	0	37,148	43,816	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	43,816	8.512000	372.96
County School	0	0	43,816	16.990000	744.43
Cusseta	0	0	0	0.000000	0.00

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RAMEY EVA ELLEN
122 MUSTANG DRIVE
CUSSETA GA 31805

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RAMOS VASQUEZ ANGEL LUIS
14934 AMOS STREET

POWAY CA 92064

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1792	013A 0058		1.00	01		None
	Property Description	Lot 2 Pine Plantation Subdivision					
	Property Address	103 MARTHAS LOOP					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	143,610	169,332	0		
40% Assessed Value	0	57,444	67,733	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	67,733	8.512000	576.54	
	County School	0	0	67,733	16.990000	1150.78	
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RAY FAIRE LEE ETAL
C/O LARRY JONES
2711 GARDENIA STREET
COLUMBUS GA 31906

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
275	010 0018		3.10	01		None
Property Description						
Property Address	139 OLD FRIENDSHIP ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	10,202	10,202	0		
40% Assessed Value	0	4,081	4,081	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,081	8.512000	34.74
County School	0	0	4,081	16.990000	69.34

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RAYLEY KENNETH JR
152 RED CANYON ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	646	015A 0028	2.04	01		Yes-S5
	Property Description	INDIAN HILL SUBDIVISION LOTS 1 26 27				
	Property Address	152 RED CANYON ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	155,227	211,187	0	
	40% Assessed Value	0	62,091	84,475	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice New Accessory Improvement added.; Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	84,475	0	8.512000	0.00
	County School	0	84,475	0	16.990000	0.00
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CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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REGISTER JAMES R.
135 MANTA ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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RELEFORD RICHARD
P O BOX 6472
COLUMBUS GA 31907

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RELEFORD RICHARD L
P O BOX 6472

COLUMBUS GA 31917

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RELEFORD RICHARD L
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COLUMBUS GA 31917

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
672	015B 0002	0.60	01		None
Property Description	Steeplechase Subdiv Lot # 30				
Property Address	0 STEEPLCHASE LOOP				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,500	3,500	0	
40% Assessed Value	0	1,400	1,400	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,400	8.512000	11.92
County School	0	0	1,400	16.990000	23.79

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RELEFORD RICHARD L
P O BOX 6472

COLUMBUS GA 31917

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
673	015B 0003	0.59	01		None
Property Description	Steeplechase Subdiv Lot # 29				
Property Address	0 STEEPLCHASE LOOP				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,500	3,500	0	
40% Assessed Value	0	1,400	1,400	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,400	8.512000	11.92
County School	0	0	1,400	16.990000	23.79

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
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REMBERT WILLIE
202 HERO TRAIL

CUSSETA GA 31805

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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																					
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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RENFROE HILL FARM LLLP
PO BOX 116

RICHLAND GA 31825

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	614	014 0020		8.00	01	2022	None
	Property Description						
	Property Address	0					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	9,600	9,600	4,912		
	40% Assessed Value	0	3,840	3,840	1,965		
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Reasons for Assessment Notice							
Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	1,875	0	1,965	8.512000	16.73	
	County School	1,875	0	1,965	16.990000	33.39	
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RENFROE JAMES A & MICHELE
368 FRIENDSHIP ROAD
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1569	011 0023		86.24	01	2019	Yes-S1
Property Description						
Property Address	368 FRIENDSHIP ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	263,240	296,822	48,188		
40% Assessed Value	0	105,296	118,729	19,275		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	16,155	15,433	87,141	8.512000	741.74
County School	16,155	15,433	87,141	16.990000	1480.53

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Chattahoochee County Board of Assessors
215 McNaughton Street
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RENN ALLEN
12500 GA HWY 219

WEST POINT GA 31833

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REYNOLDS KENNETH M II & JESSICA P
127 RALSTON ST

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1789	C06 0043	1.00	02		None
Property Description	LOT 18; BLOCK "L"; TOWERVIEW S/D				
Property Address	127 RALSTON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	8,787	8,787	0	
40% Assessed Value	0	3,515	3,515	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,515	8.512000	29.92
County School	0	0	3,515	16.990000	59.72
Cusseta	0	0	0	0.000000	0.00

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RHODES DARRELL & PATRICIA
P O BOX 622
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
990	C05 0054	0.35	02		Yes-S4
Property Description	lot36 & part of lot 37 Anderson S/D				
Property Address	116 WILHELMINA DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	106,976	126,983	0	
40% Assessed Value	0	42,790	50,793	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	12,003	38,790	8.512000	330.18
County School	0	18,003	32,790	16.990000	557.10
Cusseta	0	12,003	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

RHODES DARRELL & PATRICIA T
P O BOX 622

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
944	C05 0008	0.45	02		None
Property Description	ALL OF LOT 34ANDERSON S/D				
Property Address	106 ANGELINA DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	66,475	79,007	0	
40% Assessed Value	0	26,590	31,603	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	31,603	8.512000	269.00
County School	0	0	31,603	16.990000	536.93
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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RHODES JULIE K
112 MILLER ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	208	009A 0023		5.00	01		None
	Property Description	LOT 2 HV MILLER SUBDIVISION					
	Property Address	0 MILLER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	25,000	25,000	0		
40% Assessed Value	0	10,000	10,000	0			
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	10,000	8.512000	85.12	
	County School	0	0	10,000	16.990000	169.90	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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RHODES RUSSELL J
112 MILLER ROAD

CUSSETA GA 31805

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
209	009A 0024		1.66	01		Yes-S1
Property Description	009A-0024 LOT 31					
Property Address	112 MILLER ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	33,844	34,753	0		
40% Assessed Value	0	13,538	13,901	0		

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,202	11,699	8.512000	99.58
County School	0	2,202	11,699	16.990000	198.77

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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RHODES RUSSELL J & JULIE K
112 MILLER ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1552	009A 0051	1.34	01		None
	Property Description					
	Property Address	113 GORDY MILL POND ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	8,140	7,564	0	
	40% Assessed Value	0	3,256	3,026	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	3,026	8.512000	25.76
	County School	0	0	3,026	16.990000	51.41
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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RICE JAMES H ESTATE
C/O ELIZABETH RICE
176 GA HWY 26
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
21	004 0015		2.38	01		Yes-S1
Property Description	PLATBOOK 3/FOLIO 124					
Property Address	172 GA HWY 26					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	56,909	66,257	0		
40% Assessed Value	0	22,764	26,503	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	5,739	20,764	8.512000	176.74
County School	0	5,739	20,764	16.990000	352.78

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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RICHARDS CHARLOTTE & CHARLIE E WHITE
114 SADDLE COURT

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	412	010A 0116		1.13	01		Yes-S1
	Property Description	LOT 1 BLK D ADDITION TO THE RANCH S/D					
	Property Address	114 SADDLE COURT					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	200,862	226,294	0		
40% Assessed Value	0	80,345	90,518	0			
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	13,398	77,120	8.512000	656.45	
	County School	0	13,398	77,120	16.990000	1310.27	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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RICHARDS CHRISTINE
P.O. BOX 904
136 SUSAN STREET
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1176	C11 0013		0.39	02		None
Property Description	BLOCK C LOT 3 DILLARD HTS					
Property Address	140 SUSAN STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	10,336	10,399	0		
40% Assessed Value	0	4,134	4,160	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,160	8.512000	35.41
County School	0	0	4,160	16.990000	70.68
Cusseta	0	0	0	0.000000	0.00

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Cusseta GA 31805
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RICHARDS CHRISTINE
P.O. BOX 904
136 SUSAN STREET
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1878	C11 0012		0.40	02		Yes-S1
Property Description	BLOCK "C"; LOT 4 ; DILLARD HEIGHT SUB					
Property Address	136 SUSAN STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	27,355	28,151		0	
40% Assessed Value	0	10,942	11,260		0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,318	8,942	8.512000	76.11
County School	0	2,318	8,942	16.990000	151.92
Cusseta	0	2,318	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

RICHARDS JOE
103 ANDERSON RD
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
933	C04 0096	0.21	02		None
Property Description	PART OF CITY LOT 12 LL 80 LD 6				
Property Address	103 ANDERSON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	41,468	46,388	0	
40% Assessed Value	0	16,587	18,555	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Accessory Improvement deleted.; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	18,555	8.512000	157.94
County School	0	0	18,555	16.990000	315.25
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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RICHARDS SHIRLEY NELL
6332 PARKER DRIVE

COLUMBUS GA 31907

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
809	C02 0019		0.44	02		None
Property Description						
Property Address	0 OAKDALE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	990	990	0		
40% Assessed Value	0	396	396	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	396	8.512000	3.37
County School	0	0	396	16.990000	6.73
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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RICHARDSON P D & KAREN G
P O BOX 243
CUSSETA GA 31805

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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
1161	C09 0017		1.42	02		Yes-S1
Property Description						
Property Address	448 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	73,350	86,148	0		
40% Assessed Value	0	29,340	34,459	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	7,119	27,340	8.512000	232.72
County School	0	7,119	27,340	16.990000	464.51
Cusseta	0	7,119	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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RICHARDSON S LAMAR
227 LAFAYETTE ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	137	009 0005		3.00	01		Yes-S1
	Property Description	LL 77 & 52					
	Property Address	227 LAFAYETTE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	65,438	65,951	0		
	40% Assessed Value	0	26,175	26,380	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,000	24,380	8.512000	207.52	
	County School	0	2,000	24,380	16.990000	414.22	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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RICHARDSON SIDNEY LAMAR
227 LAFAYETTE ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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RICHARDSON TRACY S
107 JOHN JAMES ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1793	012E 0043	2.94	01		None
	Property Description	CYPRESS MEADOWS FARMS SUB-LOT 301 & 302 BLK C				
	Property Address	107 JOHN JAMES ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	38,923	39,483	0	
40% Assessed Value	0	15,569	15,793	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	15,793	8.512000	134.43
	County School	0	0	15,793	16.990000	268.32
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215 McNaughton Street
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RICKS RIA
116 ANDERSON ROAD

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1447	C04 0102		0.25	02		None
Property Description	ALL OF LOT BREPLAT OF LOTS 1&2 BLOCK A					
Property Address	116 ANDERSON ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	45,000	81,118	0		
40% Assessed Value	0	18,000	32,447	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	32,447	8.512000	276.19
County School	0	0	32,447	16.990000	551.27
Cusseta	0	0	0	0.000000	0.00

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215 McNaughton Street
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<http://www.qpublic.net/ga/chattahoochee>

RIDDICK TIMOTHY D
345 ASHTON PARK

MILLBROOK AL 36054

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
164	009 0033		7.60	02		None
Property Description						
Property Address	102 LOKIE LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	36,957	24,188	0		
40% Assessed Value	0	14,783	9,675	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Accessory Improvement deleted.;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	9,675	8.512000	82.35
County School	0	0	9,675	16.990000	164.38
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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RIDDICK TIMOTHY D
345 ASHTON PARK

MILLBROOK AL 36054

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1221	C11 0058	1.52	02		None
	Property Description	LOT SOUTH OF MCNAUGHTON IS PARCEL 2 ROSSO				
	Property Address	139 MCNAUGHTON STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	100,228	116,692	0	
	40% Assessed Value	0	40,091	46,677	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	46,677	8.512000	397.31
	County School	0	0	46,677	16.990000	793.04
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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RILEY BEVERLY R
PO BOX 11

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1769	012 0103		8.00	01		None
	Property Description						
	Property Address	510 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	37,561	29,384	0		
	40% Assessed Value	0	15,024	11,754	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Structure Characteristics Corrected; NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	11,754	8.512000	100.05	
	County School	0	0	11,754	16.990000	199.70	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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RILEY BEVERLY R.
PO BOX 11

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1798	012 0074		1.00	01		Yes-S5
	Property Description	TRACT #2					
	Property Address	528 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	228,080	243,646	0		
40% Assessed Value	0	91,232	97,458	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	97,458	0	8.512000	0.00	
	County School	0	97,458	0	16.990000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
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Annual Assessment Notice Date: 6/20/2025

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RILEY BEVERLY R.
PO BOX 11

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1948	012 0104		1.00	01		None
	Property Description						
	Property Address	0					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	9,000	9,000	0		
	40% Assessed Value	0	3,600	3,600	0		
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Reasons for Assessment Notice							
Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,600	8.512000	30.64	
	County School	0	0	3,600	16.990000	61.16	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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RILEY CHARLOTTE
1246 10TH AVENUE
COLUMBUS GA 31901

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1507	012E 0001	40.00	01		Yes-S4
Property Description					
Property Address	540 GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	241,303	281,523	0	
40% Assessed Value	0	96,521	112,609	0	

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Reasons for Assessment Notice

STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	16,084	96,525	8.512000	821.62
County School	0	22,084	90,525	16.990000	1538.02

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Cusseta GA 31805
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RILEY OSCAR & VIRGINIA L
PO BOX 242

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1448	C04 0103		0.12	02		Yes-S1
Property Description	LOT "C" REPLAT; OF LOTS 1&2 BLOCK A TOWNVI					
Property Address	120 ANDERSON ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	37,747	33,720		0	
40% Assessed Value	0	15,099	13,488		0	

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Reasons for Assessment Notice

Accessory Improvement deleted.;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	11,488	8.512000	97.79
County School	0	2,000	11,488	16.990000	195.18
Cusseta	0	2,000	0	0.000000	0.00

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RIOS FERNANDO I & LUZ Y
121 HERO TRAIL

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1912	010B 0030	1.20	01		Yes-S5
	Property Description	LOT # 30 RED OAK PLANTATION SUB				
	Property Address	121 HERO TRAIL				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	243,498	307,924	0	
	40% Assessed Value	0	97,399	123,170	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	123,170	0	8.512000	0.00
	County School	0	123,170	0	16.990000	0.00
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RIVER CITY PROPERTIES LLC
P O BOX 7871

COLUMBUS GA 31908

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	631	015A 0013		0.61	01		None
	Property Description	Lot 11 Indian Hill S/D					
	Property Address	103 RED CANYON ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	63,768	75,835	0		
40% Assessed Value	0	25,507	30,334	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Accessory Improvement deleted.; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	30,334	8.512000	258.20	
	County School	0	0	30,334	16.990000	515.37	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

RIVER CITY PROPERTIES LLC
P O BOX 7871

COLUMBUS GA 31908

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1367	012C 0067		1.00	01		None
	Property Description	WINDY HILL SD LOT 14					
	Property Address	116 PAUL REVERE DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	46,445	48,279	0		
	40% Assessed Value	0	18,578	19,312	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	19,312	8.512000	164.38	
	County School	0	0	19,312	16.990000	328.11	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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RIVER CITY PROPERTIES LLC
P O BOX 7871

COLUMBUS GA 31908

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1370	012C 0030	1.48	01		None
Property Description	LIBERTY HILL SD LOT 30				
Property Address	115 PAUL REVERE DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	106,496	124,569	0	
40% Assessed Value	0	42,598	49,828	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	49,828	8.512000	424.14
County School	0	0	49,828	16.990000	846.58

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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RIVER CITY PROPERTIES LLC
P O BOX 7871

COLUMBUS GA 31908

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1142	C08 0085		0.91	02		None
Property Description	PARCEL B MCKENZIE					
Property Address	122 WISEMAN CIRCLE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	5,043	5,043	0		
40% Assessed Value	0	2,017	2,017	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,017	8.512000	17.17
County School	0	0	2,017	16.990000	34.27
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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RIVERS MATTHEW
4483 STEAM MILL ROAD

COLUMBUS GA 31907

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1244	C12 0022	2.84	02		None
Property Description	LOT 23 CHATCO EST				
Property Address	134 PLAYGROUND LANE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	27,099	27,338	0	
40% Assessed Value	0	10,840	10,935	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	10,935	8.512000	93.08
County School	0	0	10,935	16.990000	185.79
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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RIVERS WANDA
29 WHEATLAND WAY

FORT MITCHELL AL 36856

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	395	010A 0099		1.12	01		None
	Property Description						
	Property Address	137 OLD GA HWY 280					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	7,280	7,280	0		
	40% Assessed Value	0	2,912	2,912	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Ownership Change;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,912	8.512000	24.79	
	County School	0	0	2,912	16.990000	49.47	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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RIVERSOUTH PROPERTIES LLC
412 BROADWAY STREET
SUITE B

COLUMBUS GA 31901

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1059	C07 0028		2.12	01		None
	Property Description	LL 79 LD 6 PARCEL 5 LOT B & LOT D					
	Property Address	0 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	6,784	6,784	0		
	40% Assessed Value	0	2,714	2,714	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,714	8.512000	23.10	
	County School	0	0	2,714	16.990000	46.11	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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ROBERTS GLYNDA C
2415 FREDERICA RD

SAINT SIMONS ISLAND GA 31522

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
36	005 0014		0.34	01		None
Property Description						
Property Address	111 MISSOURI RIVER ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	16,285	16,285	0		
40% Assessed Value	0	6,514	6,514	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,514	8.512000	55.45
County School	0	0	6,514	16.990000	110.67

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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ROBERTS GLYNDA C
2415 FREDERICA RD

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
38	005A 0001	1.92	01		None
Property Description Property Address	0 MARLETTE DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	9,051	9,051	0
	40% Assessed Value	0	3,620	3,620	0

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,620	8.512000	30.81
County School	0	0	3,620	16.990000	61.50

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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ROBERTS GLYNDA C
2415 FREDERICA RD

SAINT SIMONS ISLAND GA 31522

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
100	005A 0067		0.87	01		None
Property Description						
Property Address	422 GA HWY 27					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	8,015	8,015	0		
40% Assessed Value	0	3,206	3,206	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,206	8.512000	27.29
County School	0	0	3,206	16.990000	54.47

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
106	005A 0073	1.00	01		None
Property Description					
Property Address	546 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	90,313	90,313	0	
40% Assessed Value	0	36,125	36,125	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	36,125	8.512000	307.50
County School	0	0	36,125	16.990000	613.76

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
107	005A 0074		3.50	01		None
Property Description						
Property Address	106 MISSISSIPPI RIVER ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	17,283	17,283	0		
40% Assessed Value	0	6,913	6,913	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,913	8.512000	58.84
County School	0	0	6,913	16.990000	117.45

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Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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ROBERTS GLYNDA C
2415 FREDERICA RD

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	127	006 0010		46.67	01	2019	None
	Property Description	LL 106; LD 33RD					
	Property Address	926 GA HWY 27					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	102,392	102,392	31,504		
	40% Assessed Value	0	40,957	40,957	12,602		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	23,719	0	17,238	8.512000	146.73	
	County School	23,719	0	17,238	16.990000	292.87	
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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1272	C01 0015OUT	1.06	01		None
Property Description					
Property Address	0 GA HWY 520				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	2,326	2,326	0	
40% Assessed Value	0	930	930	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	930	8.512000	7.92
County School	0	0	930	16.990000	15.80

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1308	C01 0007		0.54	01		None
	Property Description						
	Property Address	106 BROAD STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	265,452	265,452	0		
40% Assessed Value	0	106,181	106,181	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	106,181	8.512000	903.81	
	County School	0	0	106,181	16.990000	1804.02	
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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1619	005 0013		5.65	01		None
Property Description						
Property Address	106 MISSOURI RIVER ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	30,607	30,607	0		
40% Assessed Value	0	12,243	12,243	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	12,243	8.512000	104.21
County School	0	0	12,243	16.990000	208.01

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1120	C08 0062		0.36	02		None
Property Description						
Property Address	180 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	64,177	74,957	0		
40% Assessed Value	0	25,671	29,983	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	29,983	8.512000	255.22
County School	0	0	29,983	16.990000	509.41
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ROBERTS GLYNDA C
2415 FREDERICA RD

SAINT SIMONS ISLAND GA 31522

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1121	C08 0063		0.29	02		None
Property Description						
Property Address	376 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	13,452	13,452	0		
40% Assessed Value	0	5,381	5,381	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,381	8.512000	45.80
County School	0	0	5,381	16.990000	91.42
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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ROBERTS GLYNDA C
2415 FREDERICA RD

SAINT SIMONS ISLAND GA 31522

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1141	C08 0084		0.77	02		None
Property Description	LOT 47; SURVEY OF PART OF TOWN LOTS 47 & 48					
Property Address	112 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	7,677	7,677	0		
40% Assessed Value	0	3,071	3,071	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,071	8.512000	26.14
County School	0	0	3,071	16.990000	52.18
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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ROBERTS GLYNDA C
2415 FREDERICA RD

SAINT SIMONS ISLAND GA 31522

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1143	C08 0086		0.27	02		None
Property Description						
Property Address	0 BOYD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	20,895	23,992	0		
40% Assessed Value	0	8,358	9,597	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	9,597	8.512000	81.69
County School	0	0	9,597	16.990000	163.05
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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ROBERTS GLYNDA C
2415 FREDERICA RD

SAINT SIMONS ISLAND GA 31522

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1144	C08 0087		0.26	02		None
Property Description						
Property Address	184 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	15,019	15,019	0		
40% Assessed Value	0	6,008	6,008	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,008	8.512000	51.14
County School	0	0	6,008	16.990000	102.08
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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ROBERTS GLYNDA C
2415 FREDERICA RD

SAINT SIMONS ISLAND GA 31522

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1271	C01 0015IN	10.20	02		None
Property Description					
Property Address	0 GA HWY 27				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	22,376	22,376	0	
40% Assessed Value	0	8,950	8,950	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,950	8.512000	76.18
County School	0	0	8,950	16.990000	152.06
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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ROBERTS GLYNDA C
PO BOX 936

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1683	C04 0093A	0.18	02		None
Property Description	part of city lot 12				
Property Address	105 ANDERSON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	28,542	33,852	0	
40% Assessed Value	0	11,417	13,541	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	13,541	8.512000	115.26
County School	0	0	13,541	16.990000	230.06
Cusseta	0	0	0	0.000000	0.00

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Cusseta GA 31805
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ROBERTS GLYNDA C & DENNIS
2415 FREDERICA RD

SAINT SIMONS ISLAND GA 31522

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
93	005A 0060		10.00	01		None
Property Description						
Property Address	522 OLD LOUVALE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	51,560	51,560	0		
40% Assessed Value	0	20,624	20,624	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	20,624	8.512000	175.55
County School	0	0	20,624	16.990000	350.40

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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ROBERTS JAMES & TIFFANY HURLET ROBERTS
132 OLD LOUVALE ROAD

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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ROBERTS JAMES W JR & WANDA J
109 CORRAL DR
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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ROBERTS JERMAINE TAUIVS
107 SUNSET BLVD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1364	012C 0073	1.00	01		Yes-S1
	Property Description	WINDY HILL SD LOT 20				
	Property Address	107 SUNSET BLVD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	150,855	176,145	0	
	40% Assessed Value	0	60,342	70,458	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	12,116	58,342	8.512000	496.61
	County School	0	12,116	58,342	16.990000	991.23
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ROBERTSON & PENN INC
ATTN MRS ROSE
P O BOX A
ROLLA MO 65401

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
24	004 0019		4.00	01		None
Property Description	PLATBOOK 3; FOLIO 153					
Property Address	118 INDUSTRIAL PARK ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	340,445	340,445		0	
40% Assessed Value	0	136,178	136,178		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	136,178	8.512000	1159.15
County School	0	0	136,178	16.990000	2313.66

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ROBERTSON ALLEN J
P O BOX 705

LUMPKIN GA 31815

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1691	012 0037	1.07	01		None
Property Description	1.07 AC LL 47 LD 5 LOT D				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	9,630	9,630	0	
40% Assessed Value	0	3,852	3,852	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,852	8.512000	32.79
County School	0	0	3,852	16.990000	65.45

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ROBERTSON ALLEN J
P O BOX 705

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1692	012 0037A	1.22	01		None
Property Description	1.22 AC LL 47 LD 5 LOT A				
Property Address	0 GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	10,980	10,980	0	
40% Assessed Value	0	4,392	4,392	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,392	8.512000	37.38
County School	0	0	4,392	16.990000	74.62

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1693	012 0037B	1.01	01		None
Property Description	1.01 AC LL47 LD 5 LOT B				
Property Address	0 GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	9,090	9,090	0	
40% Assessed Value	0	3,636	3,636	0	

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Reasons for Assessment Notice

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,636	8.512000	30.95
County School	0	0	3,636	16.990000	61.78

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ROBERTSON ALLEN J
P O BOX 705

LUMPKIN GA 31815

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1694	012 0037C	1.02	01		None
Property Description	1.02 AC LL 47 LD 5 LOT C				
Property Address	0 GA HWY 137				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	9,180	9,180	0	
40% Assessed Value	0	3,672	3,672	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,672	8.512000	31.26
County School	0	0	3,672	16.990000	62.39

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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ROBERTSON ALLEN J
P.O. BOX 705

LUMPKIN GA 31815-9735

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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ROBERTSON ALLEN J
PO BOX 705

LUMPKIN GA 31815

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1320	012 0073		3.24	01		None
	Property Description						
	Property Address	101 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	15,716	15,716	0		
	40% Assessed Value	0	6,286	6,286	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	6,286	8.512000	53.51	
	County School	0	0	6,286	16.990000	106.80	
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Chattahoochee County Board of Assessors
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ROBERTSON ALLEN J
PO BOX 705

LUMPKIN GA 31815-0705

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1594	013 0025		20.03	01		None
	Property Description						
	Property Address	0 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	40,008	40,008	0		
40% Assessed Value	0	16,003	16,003	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	16,003	8.512000	136.22	
	County School	0	0	16,003	16.990000	271.89	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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ROBINSON BETTY
105 OAKDALE DRIVE

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
808	C02 0018		0.56	02		Yes-S3
Property Description	LOT # 2 BLOCK "E" TOWERVIEW S/D					
Property Address	105 OAKDALE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	14,486	14,486	0		
40% Assessed Value	0	5,794	5,794	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	3,794	8.512000	32.29
County School	0	5,794	0	16.990000	0.00
Cusseta	0	2,000	0	0.000000	0.00

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ROBINSON BRUCE L & REBECCA M
4800 20TH AVE
COLUMBUS GA 31904

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Chattahoochee County Board of Assessors
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ROBINSON CARLTON L &
DIANE J
P O BOX 3

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1182	C11 0019	2.95	02		Yes-S4
Property Description	BLOCK A LOT 8 DILLARD HTS				
Property Address	135 SUSAN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	110,137	115,988	0	
40% Assessed Value	0	44,055	46,395	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	6,340	40,055	8.512000	340.95
County School	0	12,340	34,055	16.990000	578.59
Cusseta	0	6,340	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ROBINSON CHARLES R.
28 CAREY CIRCLE
BURLINGTON NJ 08016

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1847	012 0098		1.07	01		Yes-S4
	Property Description	1.07 AC SURVEY OF HOSEY ROBINSON ESTATE "A"					
	Property Address	604 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	26,124	24,216	0		
	40% Assessed Value	0	10,450	9,686	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
RESIDENCE DEPRECIATED;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	4,000	5,686	8.512000	48.40	
	County School	0	9,686	0	16.990000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ROBINSON ERICA PITTS
1475 SANDY BAY DRIVE
APT 1003

ATLANTA GA 30331

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1842	012A 0050	1.31	01		None
Property Description	PARCEL 1 SURVEY EST OF SYLVESTER DOTSON SR				
Property Address	509 GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	11,790	11,790	0	
40% Assessed Value	0	4,716	4,716	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,716	8.512000	40.14
County School	0	0	4,716	16.990000	80.12

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ROBINSON HARDIE MAE EST
C/O JOHNNY JONES
419 FARR RD. APT 216

COLUMBUS GA 31907

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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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
225	009A 0044	0.46	02		None
Property Description					
Property Address	0 MCNAUGHTON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	6,180	2,400	0	
40% Assessed Value	0	2,472	960	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	960	8.512000	8.17
County School	0	0	960	16.990000	16.31
Cusseta	0	0	0	0.000000	0.00

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The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ROBINSON HERBERT JR
FITZPATRICK ANN & FINGERS
MABEL
201 LIBERTY HILL ROAD
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
565	013 0002		2.00	01		None
Property Description						
Property Address	201 LIBERTY HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	77,688	91,880	0		
40% Assessed Value	0	31,075	36,752	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	36,752	8.512000	312.83
County School	0	0	36,752	16.990000	624.42

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ROBINSON HOSIE EST
C/O GLORIA R KING
613 HWY 26

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	441	012 0005		84.53	01		None
	Property Description						
	Property Address	0 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	91,069	91,069	0		
	40% Assessed Value	0	36,428	36,428	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	36,428	8.512000	310.08	
	County School	0	0	36,428	16.990000	618.91	
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The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ROBINSON JAMES
C/O JAMES LEWIS
4400 WARM SPRINGS RD
APT 15
COLUMBUS GA 31909

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
251	009B 0024		1.44	01		None
Property Description						
Property Address	345 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	4,923	4,923	0		
40% Assessed Value	0	1,969	1,969	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,969	8.512000	16.76
County School	0	0	1,969	16.990000	33.45

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ROBINSON JANICE
P O BOX 33
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																							
	B	<table border="1"> <thead> <tr> <th>Account Number</th> <th colspan="2">Property ID Number</th> <th>Acreage</th> <th>Tax Dist</th> <th>Covenant Year</th> <th>Homestead</th> </tr> </thead> <tbody> <tr> <td>744</td> <td colspan="2">C01 0001</td> <td>0.65</td> <td>02</td> <td></td> <td>None</td> </tr> <tr> <td colspan="7">SURVEY OF PART OF KING ESTATE - PARCEL 1</td> </tr> <tr> <td colspan="7">254 BROAD STREET</td> </tr> <tr> <td colspan="2">Taxpayer Returned Value</td> <td>Previous Year Fair Market Value</td> <td>Current Year Fair Market Value</td> <td colspan="3">Current Year Other Value *</td> </tr> <tr> <td colspan="2">100% Appraised Value</td> <td>0</td> <td>18,174</td> <td>18,174</td> <td colspan="2">0</td> </tr> <tr> <td colspan="2">40% Assessed Value</td> <td>0</td> <td>7,270</td> <td>7,270</td> <td colspan="2">0</td> </tr> </tbody> </table> * The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead	744	C01 0001		0.65	02		None	SURVEY OF PART OF KING ESTATE - PARCEL 1							254 BROAD STREET							Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *			100% Appraised Value		0	18,174	18,174	0		40% Assessed Value		0	7,270	7,270	0	
		Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead																																																
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100% Appraised Value		0	18,174	18,174	0																																																			
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>0</td> <td>7,270</td> <td>8.512000</td> <td>61.88</td> </tr> <tr> <td>County School</td> <td>0</td> <td>0</td> <td>7,270</td> <td>16.990000</td> <td>123.52</td> </tr> <tr> <td>Cusseta</td> <td>0</td> <td>0</td> <td>0</td> <td>0.000000</td> <td>0.00</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	0	7,270	8.512000	61.88	County School	0	0	7,270	16.990000	123.52	Cusseta	0	0	0	0.000000	0.00																										
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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ROBINSON STEVEN D
151 MASSEY ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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ROBINSON VIVIAN & ANGELA
619 GA HWY 26
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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RODRIGUEZ JOSE & ALLISON
122 TROTTERS RIDGE ROAD
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	340	010A 0039	0.60	01		Yes-S5
	Property Description	LOT 5 BLOCK C// THE FARM S/D				
	Property Address	122 TROTTERS RIDGE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	180,324	226,948	0	
40% Assessed Value	0	72,130	90,779	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	90,779	0	8.512000	0.00
	County School	0	90,779	0	16.990000	0.00
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ROE BENJAMINE R.
C/O BARBARA MCKENNEY
61 FLEM SMITH ROAD

BUENA VISTA GA 31803

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
550	012B 0033		0.98	01		None
Property Description						
Property Address	678 GA HWY 26					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	61,900	72,516	0		
40% Assessed Value	0	24,760	29,006	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	29,006	8.512000	246.90
County School	0	0	29,006	16.990000	492.81

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Chattahoochee County Board of Assessors
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ROGERS ROSE
108 WEST COLEMAN DRIVE

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1584	012C 0078		1.27	01		None
	Property Description	WINDY HILL SD LOT 7					
	Property Address	108 WEST COLEMAN DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	44,105	44,813	0		
40% Assessed Value	0	17,642	17,925	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	17,925	8.512000	152.58	
	County School	0	0	17,925	16.990000	304.55	
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ROSADO CHARLOTTE
P O BOX 44

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
995	C05 0059	0.36	02		Yes-S4
Property Description	PARCEL "B" ; PLATBOOK 02;FOLIO 191				
Property Address	102 WYNN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	25,200	33,152	0	
40% Assessed Value	0	10,080	13,261	0	

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Reasons for Assessment Notice

1-year Arms Length Transaction cap removed; Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	7,181	6,080	8.512000	51.75
County School	0	13,181	80	16.990000	1.36
Cusseta	0	7,181	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ROSADO CHARLOTTE
P O BOX 44

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1882	C08 0096	0.38	02		None
Property Description	SURVEY OF PROPERTY MICHAEL CAUGHEY				
Property Address	104 WYNN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	14,800	19,132	0	
40% Assessed Value	0	5,920	7,653	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

1-year Arms Length Transaction cap removed; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,653	8.512000	65.14
County School	0	0	7,653	16.990000	130.02
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ROSE ANTHONY & MARY
P.O.BOX 366
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1023	C06 0027		0.87	01		Yes-S1
	Property Description	BLOCK N LOT 13 & 14 TOWERVIEW					
	Property Address	109 MARLETTE DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	24,345	24,345	0		
	40% Assessed Value	0	9,738	9,738	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,000	7,738	8.512000	65.87	
	County School	0	2,000	7,738	16.990000	131.47	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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ROSE DONALD EUGENE & DEBRA JO
118 MARLETTE DRIVE
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ROSEBUD TIMBER C, LLC
ATT: BEN MILLER, JR
P.O. BOX 307
THOMASTON GA 30286

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At the time of filing your appeal you must select one of the following appeal methods:

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
722	016 0004		26.01	01	2019	None
Property Description	26.01 AC LL216 & 210 EST OF JOE SAM GARDNER &					
Property Address	0 LIBERTY HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	74,398	74,398		26,530	
40% Assessed Value	0	29,759	29,759		10,612	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	19,147	0	10,612	8.512000	90.33
County School	19,147	0	10,612	16.990000	180.30

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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ROSEBUD TIMBER FARM, LLC
ATT: BEN MILLER, JR
P.O. BOX 307
THOMASTON GA 30286

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
721	016 0003		688.38	01	2017	None
Property Description	LL 184201215216233234235 OF 32ND LD					
Property Address	599 LIBERTY HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	688,495	696,665	427,443		
40% Assessed Value	0	275,398	278,666	170,977		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	87,063	0	191,603	8.512000	1630.92
County School	87,063	0	191,603	16.990000	3255.33

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Chattahoochee County Board of Assessors
215 McNaughton Street
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ROSS DEBRA L
P O BOX 801

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1262	C13 0018IN	1.81	02		None
Property Description	LL 4 LD 33 LOT 12 CHATCO SCHOOL ESTATES				
Property Address	197 PRINCIPAL DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	27,882	31,825	0	
40% Assessed Value	0	11,153	12,730	0	

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Reasons for Assessment Notice

NADA Value Table Updated; Parcel acreage changed.;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	12,730	8.512000	108.36
County School	0	0	12,730	16.990000	216.28
Cusseta	0	0	0	0.000000	0.00

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ROSS GREG A
149 PRINCIPLE DRIVE
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
190	009A 0005	2.42	02		Yes-S1
Property Description	LOT 18 CHATTCO SCHOOL ESTATES				
Property Address	149 PRINCIPAL DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	148,281	168,996	0	
40% Assessed Value	0	59,312	67,598	0	

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Reasons for Assessment Notice

RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	10,286	57,312	8.512000	487.84
County School	0	10,286	57,312	16.990000	973.73
Cusseta	0	10,286	0	0.000000	0.00

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Official Tax Matter - 2025 Tax Year

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County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

ROSS HARRY E & DEBRA L
P O BOX 801
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1263	C13 0019IN	1.74	02		Yes-S1
Property Description	LL 3 & 4 LD 33 LOT 13 CHATCO SCHOOL ESTATES				
Property Address	193 PRINCIPAL DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	22,804	27,025	0	
40% Assessed Value	0	9,122	10,810	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

NADA Value Table Updated; Parcel acreage changed.;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,312	8,498	8.512000	72.33
County School	0	2,312	8,498	16.990000	144.38
Cusseta	0	2,312	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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ROSS LEAH ANNE
149 PRINCIPAL DRIVE

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
189	009A 0004	2.81	02		None
Property Description	LOT 19 CHATTCO SCHOOL ESTATES				
Property Address	0 PRINCIPAL DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	11,240	11,240	0	
40% Assessed Value	0	4,496	4,496	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,496	8.512000	38.27
County School	0	0	4,496	16.990000	76.39
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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ROWELL WESLEY ANDREW
114 RANCH ROAD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
310	010A 0007	1.30	01		None
Property Description	LOT 5A; BLOCK B; THE RANCH SUBDIVISION				
Property Address	114 RANCH ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	76,212	117,043	0	
40% Assessed Value	0	30,485	46,817	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	46,817	8.512000	398.51
County School	0	0	46,817	16.990000	795.42

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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RT & TM INC D/B/A TOM MOORE BUILDERS

3840 GENTIAN BLVD

COLUMBUS GA 31908

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1919	010B 0009	1.01	01		None
Property Description	LOT # 9 RED OAK PLANTATION SUB				
Property Address	216 HERO TRAIL				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	20,200	20,200	0	
40% Assessed Value	0	8,080	8,080	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,080	8.512000	68.78
County School	0	0	8,080	16.990000	137.28

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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RT & TM INC D/B/A TOM MOORE BUILDERS
3840 GENTIAN BLVD

COLUMBUS GA 31908

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1914	010B 0038	1.03	01		None
Property Description	LOT # 38 RED OAK PLANTATION SUB				
Property Address	100 HERO TRAIL				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	20,600	20,600	0	
40% Assessed Value	0	8,240	8,240	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,240	8.512000	70.14
County School	0	0	8,240	16.990000	140.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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RT & TM INC D/B/A TOM MOORE BUILDERS
3840 GENTIAN BLVD

COLUMBUS GA 31908

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1915	010B 0034		1.02	01		None
	Property Description	LOT # 34 RED OAK PLANTATION SUB					
	Property Address	108 HERO TRAIL					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	20,400	20,400	0		
C	40% Assessed Value	0	8,160	8,160	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	8,160	8.512000	69.46	
	County School	0	0	8,160	16.990000	138.64	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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3840 GENTIAN BLVD

COLUMBUS GA 31908

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1916	010B 0033	1.02	01		None
Property Description	LOT # 33 RED OAK PLANTATION SUB				
Property Address	110 HERO TRAIL				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	20,400	20,400	0	
40% Assessed Value	0	8,160	8,160	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,160	8.512000	69.46
County School	0	0	8,160	16.990000	138.64

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3840 GENTIAN BLVD

COLUMBUS GA 31908

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1917	010B 0015	1.11	01		None
	Property Description	LOT # 15 RED OAK PLANTATION SUB				
	Property Address	213 HERO TRAIL				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	22,200	22,200	0	
	40% Assessed Value	0	8,880	8,880	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	8,880	8.512000	75.59
	County School	0	0	8,880	16.990000	150.87
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3840 GENTIAN BLVD

COLUMBUS GA 31908

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1918	010B 0035	1.26	01		None
Property Description	LOT # 35 RED OAK PLANTATION SUB				
Property Address	106 HERO TRAIL				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	25,200	25,200	0	
40% Assessed Value	0	10,080	10,080	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	10,080	8.512000	85.80
County School	0	0	10,080	16.990000	171.26

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

RUFF DONNIE
33 E STRAIGHT ST
WAVERLY HALL GA 31831

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

RUMFORD BROOKE
156 LAFAYETTE ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1328	009 0073		1.50	01		None
	Property Description	HALLOCA ESTATES; LOT 4; BLOCK A					
	Property Address	156 LAFAYETTE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	121,948	141,256	0		
	40% Assessed Value	0	48,779	56,502	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	56,502	8.512000	480.95	
	County School	0	0	56,502	16.990000	959.97	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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RUTHERFORD BILLY
114 SIMPSON STREET
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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RUTHERFORD ERICA
133 STEEPLECHASE ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	701	015B 0042		2.01	01		None
	Property Description	LOT 8 STEEPLECHASE					
	Property Address	133 STEEPLECHASE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	12,426	12,407	0		
40% Assessed Value	0	4,970	4,963	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
PROPERTY REVIEW;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	4,963	8.512000	42.25	
	County School	0	0	4,963	16.990000	84.32	
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RYAN PATRICK
P.O. BOX 479
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

RYAN PATRICK
P.O. BOX 479
CUSSETA GA 31805

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Annual Assessment Notice Date: 6/20/2025

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	532	012B 0013		1.70	01		None
	Property Description						
	Property Address	550 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	15,300	15,300	0		
40% Assessed Value	0	6,120	6,120	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	6,120	8.512000	52.09	
	County School	0	0	6,120	16.990000	103.98	
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SALES MICHAEL W
2213 OVERBROOKS STREET
MIAMI FL 33133

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1326	009 0071		1.51	01		None
	Property Description	1.51 AC LOT; LOT7; HALLOCA ESTATE SUBDIVISION					
	Property Address	174 LAFAYETTE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	15,000	15,000	0		
	40% Assessed Value	0	6,000	6,000	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	6,000	8.512000	51.07	
	County School	0	0	6,000	16.990000	101.94	
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SAMPLE JOLANTA W
P O BOX 914
CUSSETA GA 31805

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SAMS JR JOHN BROWN
2318 SHADY MAPLE TRAIL

LOGANSVILLE GA 30052

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
300	010 0044		0.67	01		None
Property Description	LOT 3; RED OAK HILL SUBDIV					
Property Address	105 RED OAK LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	2,442	2,442	0		
40% Assessed Value	0	977	977	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	977	8.512000	8.32
County School	0	0	977	16.990000	16.60

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SAMS JR JOHN BROWN
2318 SHADY MAPLE TRAIL

LOGANSVILLE GA 30052

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
302	010 0046		0.67	01		None
Property Description						
Property Address	105 RED OAK LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	2,442	2,442	0		
40% Assessed Value	0	977	977	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	977	8.512000	8.32
County School	0	0	977	16.990000	16.60

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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SANDY AMY FENECH & CARL R
196 MASSEY ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	56	005A 0021		1.00	01		None
	Property Description	1.0 ACRE LOT					
	Property Address	196 MASSEY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	117,120	139,744	0		
	40% Assessed Value	0	46,848	55,898	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	55,898	8.512000	475.80	
	County School	0	0	55,898	16.990000	949.71	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
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SANGER PATRICIA L
119 MUSTANG DRIVE
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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SANTOS LEON
447 GA HWY 26

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	242	009B 0014		0.80	01		None
	Property Description						
	Property Address	447 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	9,818	9,889	0		
	40% Assessed Value	0	3,927	3,956	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,956	8.512000	33.67	
	County School	0	0	3,956	16.990000	67.21	
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SAWYER PEGGY O
P O BOX 218
CUSSETA GA 31805-0218

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																																																																													
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SAXON MICHAEL
129 WILHELMINA DRIVE

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
985	C05 0049	0.59	02		Yes-S4
Property Description	LOT 22 ANDERSON SUB				
Property Address	129 WILHELMINA DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	96,210	114,706	0	
40% Assessed Value	0	38,484	45,882	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	11,398	34,484	8.512000	293.53
County School	0	17,398	28,484	16.990000	483.94
Cusseta	0	11,398	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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SBA PROPERTIES INC
ATTN: TAX DEPT -TN02594
8051 CONGRESS AVENUE
BOCA RATON FL 33487

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1550	009 0080		12.91	01		None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	221,556	221,556		0	
40% Assessed Value	0	88,622	88,622		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	88,622	8.512000	754.35
County School	0	0	88,622	16.990000	1505.69

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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SCHRADER KENNETH A
169 LAFAYETTE ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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SCOTT BRADNEY EUGENE & DAWN ELIZABETH
P O BOX 96

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1991	012D 0001A	92.10	01		Yes-S1
	Property Description	LL 16 LD 5 - TRACT A 92.10 AC				
	Property Address	106 NIEBEL BLVD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	289,744	323,075	0	
40% Assessed Value	0	115,898	129,230	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
Reasons for Assessment Notice						
STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	14,795	114,435	8.512000	974.07
	County School	0	14,795	114,435	16.990000	1944.25
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215 McNaughton Street
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SCOTT ELIZABETH VICTORIA
246 LIBERTY HILL ROAD

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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SELBY SR WILLIAM ANDREW
4803 FLOYD CT

COLUMBUS GA 31907

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1677	009A 0001D		1.41	01		None
	Property Description	LOT 5 SURVEY OF FRANK HICKMAN					
	Property Address	285 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	4,230	4,230	0		
	40% Assessed Value	0	1,692	1,692	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,692	8.512000	14.40	
	County School	0	0	1,692	16.990000	28.75	
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Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SHARMA RAJNI
8021 HAYFIELDS RD

COLUMBUS GA 31904-1395

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																				
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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SHEALY JIMMY D & TIMOTHY D BIDDLE
243 WELLS STREET

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	881	C04 0043	0.21	02		None
	Property Description	.21 acre lot				
	Property Address	122 OLD CUSSETA ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	38,625	46,749	0	
40% Assessed Value	0	15,450	18,700	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
Reasons for Assessment Notice						
New Accessory Improvement added.; Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	18,700	8.512000	159.17
	County School	0	0	18,700	16.990000	317.71
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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215 McNaughton Street
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SHELTON ALVIN Z & DENISE W

PO BOX 764

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
909	C04 0071	0.29	02		None
Property Description					
Property Address					
127 ANDERSON ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	44,688	53,159	0	
40% Assessed Value	0	17,875	21,264	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	21,264	8.512000	181.00
County School	0	0	21,264	16.990000	361.28
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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215 McNaughton Street
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SHERIFF TAX SALE / ADDISON JOSEPH ETAL
203 HERO TRAIL

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1940	010B 0021		1.05	01		None
	Property Description	LOT 21; PHASE 1; RED OAK PLANTATION S/D					
	Property Address	103 HERO TRAIL					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	21,000	21,000	0		
	40% Assessed Value	0	8,400	8,400	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	8,400	8.512000	71.50	
	County School	0	0	8,400	16.990000	142.72	
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SHERIFF TAX SALE / BIDDLE TIMOTHY
243 WELLS STREET

CUSSETA GA 31805

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	B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
		554	012B 0037	18.11	01		None
		Property Description	PARCEL "D" TRACT 1 GARDNER ESTATE				
Property Address		0					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value		0	38,256	38,256	0		
	40% Assessed Value	0	15,302	15,302	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	15,302	8.512000	130.25	
	County School	0	0	15,302	16.990000	259.98	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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SHERIFF TAX SALE / HEDGE COKE RONALD EARL
183 FIRETOWER ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1395	013A 0006	1.00	01		None
	Property Description	1.00 AC LL 242 LD 32 - 1/2 LOT 6				
	Property Address	122 PINE HILL ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	9,000	23,049	0	
C	40% Assessed Value	0	3,600	9,220	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Mobile Home Added;					
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	9,220	8.512000	78.48
	County School	0	0	9,220	16.990000	156.65
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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1425	013A 0044	0.44	01		None
	Property Description					
	Property Address	0				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	3,960	3,960	0	
	40% Assessed Value	0	1,584	1,584	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	1,584	8.512000	13.48
	County School	0	0	1,584	16.990000	26.91
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SHERIFF TAX SALE / HOYTE BRENDISHA
129 TROTTER RIDGE ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	914	C04 0076	0.19	02		None
	Property Description	TOWN SUBDIVISION LOTS 9&10				
	Property Address	110 BAKER CIRCLE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	6,244	6,244	0	
	40% Assessed Value	0	2,498	2,498	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	2,498	8.512000	21.26
	County School	0	0	2,498	16.990000	42.44
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SHERIFF TAX SALE / HOYTE DAMON
129 TROTTERS RIDGE

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1126	C08 0068		0.17	02		None
Property Description						
Property Address	261 OSTEEN STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	8,577	8,577	0		
40% Assessed Value	0	3,431	3,431	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,431	8.512000	29.20
County School	0	0	3,431	16.990000	58.29
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SHERIFF TAX SALE / HOYTE JAMON
129 TROTTER RIDGE

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
916	C04 0079	0.10	02		None
Property Description	PART OF TOWN LOT # 9				
Property Address	113 BAKER CIRCLE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	27,430	32,134	0	
40% Assessed Value	0	10,972	12,854	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	12,854	8.512000	109.41
County School	0	0	12,854	16.990000	218.39
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SHERIFF TAX SALE / HOYTE-SEALY LYNN
195 BARRINGTON GRANGE DR

SHARPSBURG GA 30277

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1426	013A 0045	0.45	01		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,050	4,050	0	
40% Assessed Value	0	1,620	1,620	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,620	8.512000	13.79
County School	0	0	1,620	16.990000	27.52

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SHERIFF TAX SALE / JOHNSON JUANITA
6513 BILLINGS LAKE DRIVE

COLUMBUS GA 31909

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
476	012A 0001	0.72	01		None
Property Description	LL 15 18 LD 5 & LOT 1B				
Property Address	394 GA HWY 137				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	48,012	55,723	0	
40% Assessed Value	0	19,205	22,289	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	22,289	8.512000	189.72
County School	0	0	22,289	16.990000	378.69

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SHERIFF TAX SALE / MOORE ROBERT
333 BROAD STREET

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
941	C05 0004005	0.27	02		None
Property Description	PARCEL B & C				
Property Address	105 WILHELMINA DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,574	3,574	0	
40% Assessed Value	0	1,430	1,430	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,430	8.512000	12.17
County School	0	0	1,430	16.990000	24.30
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SHERIFF TAX SALE / MORTON JAMES A
310 WELLS STREET
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
394	010A 0098		1.25	01		None
Property Description						
Property Address	139 OLD GA HWY 280					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	35,037	40,189	0		
40% Assessed Value	0	14,015	16,076	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	16,076	8.512000	136.84
County School	0	0	16,076	16.990000	273.13

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SHERIFF TAX SALE / PRESTON SHANNON GAIL
102 BEASLEY ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	236	009B 0008		0.69	01		None
	Property Description	.69 AC LL 15 LD 6 PARCEL 3					
	Property Address	459 B GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	2,507	2,507	0		
	40% Assessed Value	0	1,003	1,003	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,003	8.512000	8.54	
	County School	0	0	1,003	16.990000	17.04	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SHERIFF TAX SALE / WORD LAKEITHA
104 WHITE ROCK ROAD

PHENIX CITY AL 36869

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	754	C01 0012	0.26	02		None
	Property Description					
	Property Address	0 PINE STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	3,000	3,000	0	
	40% Assessed Value	0	1,200	1,200	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	1,200	8.512000	10.21
	County School	0	0	1,200	16.990000	20.39
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SHERIFFS TAX SALE / RONALD HEDGE COKE
183 FIRETOWER ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1352	012C 0008	1.00	01		None
	Property Description	LIBERTY HILL SD LOT 11B				
	Property Address	109 COURT BEVINS LANE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	29,541	30,357	0	
	40% Assessed Value	0	11,816	12,143	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;					
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	12,143	8.512000	103.36
	County School	0	0	12,143	16.990000	206.31
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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SHERMAN SANDRA LEE
P O BOX 12
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	991	C05 0055	1.93	02		Yes-S4
	Property Description	LOTS 24-26 ; ANDERSON S/D				
	Property Address	119 WILHELMINA DRIVE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	121,193	143,187	0	
	40% Assessed Value	0	48,477	57,275	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	12,798	44,477	8.512000	378.59
	County School	0	18,798	38,477	16.990000	653.72
	Cusseta	0	12,798	0	0.000000	0.00
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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SHERMAN SANDRA LEE
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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	992	C05 0056	0.58	02		None
	Property Description	LOT 27; ANDERSON S/D				
	Property Address	119 WILHELMINA DRIVE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	4,492	5,492	0	
	40% Assessed Value	0	1,797	2,197	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice New Accessory Improvement added.;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	2,197	8.512000	18.70
	County School	0	0	2,197	16.990000	37.33
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
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SHILLIG AARON
113 HERO TRAIL
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SHIVELY MELVIN JOHN
157 LAFAYETTE ROAD
CUSSETA GA 31805

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SHOPE STEVEN LEWIS & MONICA
117 JAMESTOWN ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	777	C01 0039		0.58	02		Yes-S5
	Property Description						
	Property Address	117 JAMESTOWN ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	214,971	255,955	0		
40% Assessed Value	0	85,988	102,382	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	102,382	0	8.512000	0.00	
	County School	0	102,382	0	16.990000	0.00	
	Cusseta	0	102,382	0	0.000000	0.00	
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SHORT ANGELA
195 MCNAUGHTON ST
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1192	C11 0029		0.38	02		Yes-S1
Property Description	BLOCK B LOT 5 DILLARD HTS					
Property Address	195 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	62,865	74,550	0		
40% Assessed Value	0	25,146	29,820	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	6,674	23,146	8.512000	197.02
County School	0	6,674	23,146	16.990000	393.25
Cusseta	0	6,674	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SHORT ARDELLA
395 HWY 137
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	478	012A 0003		0.92	01		Yes-S4
	Property Description						
	Property Address	395 GA HWY 137					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	92,008	102,112	0		
	40% Assessed Value	0	36,803	40,845	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	8,042	32,803	8.512000	279.22	
	County School	0	14,042	26,803	16.990000	455.38	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SHORT ARDELLA & TIMOTHY JR
395 HWY 137

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead																	
	479	012A 0004		0.46	01		None																	
	Property Description																							
	Property Address	395 GA HWY 137																						
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *																			
	100% Appraised Value	0	51,810	45,000	0																			
	40% Assessed Value	0	20,724	18,000	0																			
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".																							
C	Reasons for Assessment Notice																							
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	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>0</td> <td>18,000</td> <td>8.512000</td> <td>153.22</td> </tr> <tr> <td>County School</td> <td>0</td> <td>0</td> <td>18,000</td> <td>16.990000</td> <td>305.82</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	0	18,000	8.512000	153.22	County School	0	0	18,000	16.990000
Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																			
County	0	0	18,000	8.512000	153.22																			
County School	0	0	18,000	16.990000	305.82																			
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SHORT MARSHA
P.O. BOX 994

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
940	C05 0003	0.21	02		Yes-S3
Property Description					
Property Address					
120 ANGELINA DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	61,736	72,020	0	
40% Assessed Value	0	24,694	28,808	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	6,114	22,694	8.512000	193.17
County School	0	14,114	14,694	16.990000	249.65
Cusseta	0	6,114	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SHORT MARSHA
P.O. BOX 994

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
994	C05 0058		0.90	02		None
Property Description						
Property Address	0 ANGELINA DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	13,012	13,012	0		
40% Assessed Value	0	5,205	5,205	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,205	8.512000	44.30
County School	0	0	5,205	16.990000	88.43
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SHORT MARSHA
PO BOX 994

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
918	C04 0081	0.13	02		None
Property Description	ALL OF PARCEL "A" PB2/191				
Property Address	103 WYNN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	15,144	15,144	0	
40% Assessed Value	0	6,058	6,058	0	

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Reasons for Assessment Notice

Ownership Change;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,058	8.512000	51.57
County School	0	0	6,058	16.990000	102.93
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SHORT MARSHA
PO BOX 995

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1116	C08 0058	0.38	02		None
	Property Description	SURVEY OF PROPERTY OF M.L. CAUGHEY 1/31/1999				
	Property Address	108 WYNN STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	13,415	15,295	0	
	40% Assessed Value	0	5,366	6,118	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	6,118	8.512000	52.08
	County School	0	0	6,118	16.990000	103.94
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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<http://www.qpublic.net/ga/chattahoochee>

SHORT TIMOTHY
1011 TRIMMIER ROAD

KILLEEN TX 76541

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1620	012A 0029	0.13	01		None
Property Description					
Property Address	117 WOODSON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	6,593	1,370	0	
40% Assessed Value	0	2,637	548	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

HOMESTEAD EXEMPTION REMOVED; New Accessory Improvement added.; Residential Improvement deleted.;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	548	8.512000	4.66
County School	0	0	548	16.990000	9.31

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SHOUSE ANANIAS MARK JR & PENNY LYNN
1860 LOWER HARTLEY BRIDGE ROAD
BYRON GA 31008

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SHULTERBRONDT JAMES
131 PINE HILL ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1412	013A 0026		1.35	01		None
	Property Description	1.35 AC LL 242 LD 32 LT 26 PINE PLANTATION					
	Property Address	131 PINE HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	12,150	89,131	0		
	40% Assessed Value	0	4,860	35,652	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice New Residential Improvement added.;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	35,652	8.512000	303.47	
	County School	0	0	35,652	16.990000	605.73	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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SIHRER MERIANNE J
107 MUSTANG DRIVE

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1454	010A 0123		0.50	01		Yes-S1
	Property Description	LOT 2A BLOCK "C"; THE VILLAGE S/D					
	Property Address	107 MUSTANG DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	119,121	150,313	0		
	40% Assessed Value	0	47,648	60,125	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	14,477	45,648	8.512000	388.56	
	County School	0	14,477	45,648	16.990000	775.56	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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SIMMONS JACK
P O BOX 582
CUSSETA GA 31805

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		Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																																
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SIMMONS JACK
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CUSSETA GA 31805

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SIMPSON PATRICK LYNN
110 SIMPSON STREET

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1041	C07 0006		4.75	01		None
	Property Description	PARCEL E ROSSO SD					
	Property Address	110 SIMPSON STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	77,065	89,385	0		
40% Assessed Value	0	30,826	35,754	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	35,754	8.512000	304.34	
	County School	0	0	35,754	16.990000	607.46	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SIMPSON SHARON
124 RANCH ROAD
CUSSETA GA 31805

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	B	<table border="1"> <thead> <tr> <th>Account Number</th> <th>Property ID Number</th> <th>Acreage</th> <th>Tax Dist</th> <th>Covenant Year</th> <th>Homestead</th> </tr> </thead> <tbody> <tr> <td>314</td> <td>010A 0011</td> <td>1.82</td> <td>01</td> <td></td> <td>None</td> </tr> <tr> <td colspan="6">Property Description LOT 7; BLOCK "B"// THE RANCH SUBDIVISION</td> </tr> <tr> <td colspan="6">Property Address 101 SADDLE COURT</td> </tr> <tr> <td colspan="2">Taxpayer Returned Value</td> <td>Previous Year Fair Market Value</td> <td>Current Year Fair Market Value</td> <td colspan="2">Current Year Other Value *</td> </tr> <tr> <td>100% Appraised Value</td> <td>0</td> <td>16,957</td> <td>16,957</td> <td colspan="2">0</td> </tr> <tr> <td>40% Assessed Value</td> <td>0</td> <td>6,783</td> <td>6,783</td> <td colspan="2">0</td> </tr> </tbody> </table> * The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead	314	010A 0011	1.82	01		None	Property Description LOT 7; BLOCK "B"// THE RANCH SUBDIVISION						Property Address 101 SADDLE COURT						Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		100% Appraised Value	0	16,957	16,957	0		40% Assessed Value	0	6,783	6,783	0	
		Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																										
		314	010A 0011	1.82	01		None																																										
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SIMPSON SHARON L
124 RANCH RD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	313	010A 0010	1.06	01		None
	Property Description	LOT 6B BLOCK B THE RANCH SUBDIVISION				
	Property Address	126 RANCH ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	42,421	42,548	0	
	40% Assessed Value	0	16,968	17,019	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;					
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	17,019	8.512000	144.87
	County School	0	0	17,019	16.990000	289.15
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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SIMPSON SHARON L
124 RANCH ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	316	010A 0013		2.40	01		None
	Property Description	LOT 9 BLOCK B THE RANCH SUBDIVISION					
	Property Address	102 SADDLE COURT					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	40,468	40,424	0		
	40% Assessed Value	0	16,187	16,170	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	16,170	8.512000	137.64	
	County School	0	0	16,170	16.990000	274.73	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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SIMPSON SHARON LEE
124 RANCH ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	312	010A 0009		1.06	01		Yes-S4
	Property Description	LOT 6A BLOCK B THE RANCH SUBDIVISION					
	Property Address	124 RANCH ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	66,988	66,988	0		
C	40% Assessed Value	0	26,795	26,795	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	4,000	22,795	8.512000	194.03	
	County School	0	10,000	16,795	16.990000	285.35	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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SIMS JUSTIN
113 WEST COLEMAN DRIVE

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1587	012C 0081		1.00	01		None
	Property Description	WINDY HILL SD LOT 10					
	Property Address	113 WEST COLEMAN DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	43,979	41,480	0		
	40% Assessed Value	0	17,592	16,592	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice RESIDENCE DEPRECIATED; Ownership Change;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	16,592	8.512000	141.23	
	County School	0	0	16,592	16.990000	281.90	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
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SISTRUNK SHIRLEY
c/o JANICE SISTRUNK
P.O. BOX 971
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
379	010A 0083		0.37	01		None
Property Description						
Property Address	130 OLD GA HWY 280					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	7,224	7,224	0		
40% Assessed Value	0	2,890	2,890	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,890	8.512000	24.60
County School	0	0	2,890	16.990000	49.10

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SISTRUNK SHIRLEY & WILLIE
C/O JANICE SISTRUNK
P.O. BOX 971
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
368	010A 0071	0.38	01		None
Property Description	FRIENDSHIP ROAD S/D				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	5,236	5,236	0	
40% Assessed Value	0	2,094	2,094	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,094	8.512000	17.82
County School	0	0	2,094	16.990000	35.58

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SIZEMORE INDIA N
114 HICKMAN ROAD

CUSSETA GA 31805

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1063	C08 0004	0.48	02		None
Property Description					
Property Address	121 MCNAUGHTON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	89,141	105,703		0
40% Assessed Value	0	35,656	42,281		0

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	42,281	8.512000	359.90
County School	0	0	42,281	16.990000	718.35
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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SIZEMORE JIMMY FRANK
C/O MICHAEL SIZEMORE
239 WELLS ST

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1081	C08 0022	0.23	02		Yes-S4
Property Description					
Property Address					
239 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	44,220	51,656	0	
40% Assessed Value	0	17,688	20,662	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	6,974	13,688	8.512000	116.51
County School	0	12,974	7,688	16.990000	130.62
Cusseta	0	6,974	0	0.000000	0.00

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SIZEMORE MICHAEL J
114 HICKMAN RD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	215	009A 0030		10.31	01		Yes-S1
	Property Description	LOTS 15 & 16 HV MILLER SUBDIVISION					
	Property Address	114 HICKMAN ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	156,333	208,400	0		
	40% Assessed Value	0	62,533	83,360	0		
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Reasons for Assessment Notice							
New Accessory Improvement added.; Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	11,089	72,271	8.512000	615.17	
	County School	0	11,089	72,271	16.990000	1227.88	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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SIZEMORE MICHAEL JAMES
114 HICKMAN RD

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1082	C08 0023		5.64	02		None
Property Description						
Property Address	105 SIZEMORE LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	29,785	30,154	0		
40% Assessed Value	0	11,914	12,062	0		

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	12,062	8.512000	102.67
County School	0	0	12,062	16.990000	204.93
Cusseta	0	0	0	0.000000	0.00

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SIZEMORE ROBERT
PO BOX 65
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1859	C05 0029A	0.43	02		None
Property Description	LOT 1 BLOCK J TOWER VIEW SUBDIVISION				
Property Address	127 RANKIN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,720	3,720	0	
40% Assessed Value	0	1,488	1,488	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,488	8.512000	12.67
County School	0	0	1,488	16.990000	25.28
Cusseta	0	0	0	0.000000	0.00

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
965	C05 0029		0.38	02		None
Property Description	TOWERVIEW SUBDIV; LOT 1; BLOCK "F"					
Property Address	121 RANKIN STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	3,364	3,364	0		
40% Assessed Value	0	1,346	1,346	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,346	8.512000	11.46
County School	0	0	1,346	16.990000	22.87
Cusseta	0	0	0	0.000000	0.00

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SLATON EMMA W
P O BOX 569
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SMITH BOBBY JOE
114 ANDERSON ROAD

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
906	C04 0068		0.24	02		None
Property Description	TOWERVIEW SUBDIVISION					
Property Address	114 ANDERSON ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	30,100	35,770	0		
40% Assessed Value	0	12,040	14,308	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	14,308	8.512000	121.79
County School	0	0	14,308	16.990000	243.09
Cusseta	0	0	0	0.000000	0.00

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SMITH DAVID G
122 PATTERSON ROAD

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
608	014 0016		39.00	01	2016	None
Property Description						
Property Address	122 PATTERSON ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	59,747	59,747		23,504	
40% Assessed Value	0	23,899	23,899		9,402	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	14,341	0	9,558	8.512000	81.36
County School	14,341	0	9,558	16.990000	162.39

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SMITH DAVID G & JEANETTE
122 PATTERSON ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	609	014 0016A	11.00	01	2022	Yes-S4
	Property Description					
	Property Address	122 PATTERSON ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	183,423	210,819	9,180	
	40% Assessed Value	0	73,369	84,328	3,672	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	7,636	14,958	61,734	8.512000	525.48
	County School	7,636	20,958	55,734	16.990000	946.92
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SMITH HAZEL ETAL
C/O JAKIE BROWN & MILDRED McCRORY
2252 HAVENTREE COURT

LAWRENCEVILLE GA 30043

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
419	011 0004		65.95	01	2020	None
Property Description						
Property Address	0 GA HWY 520					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	97,488	97,488		49,124	
40% Assessed Value	0	38,995	38,995		19,650	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	19,346	0	19,649	8.512000	167.25
County School	19,346	0	19,649	16.990000	333.84

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SMITH II THOMAS RAYMOND
194 LAFAYETTE RD
CUSSETA GA 31805-3014

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SMITH JEFFREY
P O BOX 661

ALTOONA FL 32702

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SMITH JESSIE & TERESA L
PO BOX 401

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
832	C03 0023	0.97	02		Yes-S1
Property Description	ALL OF LOTS 1516 & 17; BLOCK"G"; TOWERVIEW				
Property Address	147 PATTY DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	123,256	145,512	0	
40% Assessed Value	0	49,302	58,205	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	10,902	47,303	8.512000	402.64
County School	0	10,902	47,303	16.990000	803.68
Cusseta	0	10,902	0	0.000000	0.00

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SMITH JOANIE
2425 LEE ROAD 249

SMITHS AL 36877

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
322	010A 0019	1.13	01		Yes-S1
Property Description	LOT 2B; BLOCK A; THE RANCH SUBDIVISION				
Property Address	111 RANCH ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	45,123	44,905	0	
40% Assessed Value	0	18,049	17,962	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	15,962	8.512000	135.87
County School	0	2,000	15,962	16.990000	271.19

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215 McNaughton Street
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SMITH JOHN D & JENNIFER M
5851E 81ST CIRCLE

OKEECHOBEE FL 34974

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
2026	013 0019A		20.00	01		None
Property Description	survey of land lots 210&239; 32District					
Property Address	374 MANTA ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	110,100	123,960	0		
40% Assessed Value	0	44,040	49,584	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	49,584	8.512000	422.06
County School	0	0	49,584	16.990000	842.43

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SMITH MARK W. & LINDA J
102 MUSTANG DRIVE
CUSSETA GA 31805

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SMITH MIRIAM SETTLES
143 PRESTON RD

CATAULA GA 31804

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
929	C04 0092	0.23	02		None
Property Description	PART OF TOWN LOT # 10 CUSSETA				
Property Address	108 MOSLEY STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	105,483	126,181	0	
40% Assessed Value	0	42,193	50,472	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	50,472	8.512000	429.62
County School	0	0	50,472	16.990000	857.52
Cusseta	0	0	0	0.000000	0.00

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SMITH MIRIAM SETTLES
143 PRESTON RD

CATAULA GA 31804

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
931	C04 0094	0.15	02		None
Property Description	PART OF CITY LOT # 12				
Property Address	106 MOSLEY STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	27,455	32,680	0	
40% Assessed Value	0	10,982	13,072	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	13,072	8.512000	111.27
County School	0	0	13,072	16.990000	222.09
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SMITH MIRIAM SETTLES
143 PRESTON RD

CATAULA GA 31804

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1114	C08 0056	0.29	02		None
Property Description	PART OF CITY LOT # 8				
Property Address	0 OSTEEN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	5,833	5,833	0	
40% Assessed Value	0	2,333	2,333	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,333	8.512000	19.86
County School	0	0	2,333	16.990000	39.64
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

SMITH MIRIAM SETTLES
C/O MEL SMITH
143 PRESTON ROAD

CATAULA GA 31804

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
921	C04 0084	0.55	02		None
Property Description	LOT # 9 IN THE TOWN OF CUSSETA				
Property Address	113 WYNN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	12,200	12,200	0	
40% Assessed Value	0	4,880	4,880	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,880	8.512000	41.54
County School	0	0	4,880	16.990000	82.91
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

SMITH MIRIAM SETTLES
C/O MEL SMITH
143 PRESTON ROAD

CATAULA GA 31804

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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
930	C04 0093	0.18	02		None
Property Description	part of city lot 12				
Property Address	109 ANDERSON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	29,592	35,092	0	
40% Assessed Value	0	11,837	14,037	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	14,037	8.512000	119.48
County School	0	0	14,037	16.990000	238.49
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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SMITH MIRIAM SETTLES
C/O MEL SMITH
143 PRESTON ROAD

CATAULA GA 31804

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
937	C04 0101	0.15	02		None
Property Description	.15ACRES TOWN LOT #14				
Property Address	348 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	10,556	10,556	0	
40% Assessed Value	0	4,222	4,222	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,222	8.512000	35.94
County School	0	0	4,222	16.990000	71.73
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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215 McNaughton Street
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SMITH MIRIAM SETTLES
C/O MEL SMITH
143 PRESTON ROAD

CATAULA GA 31804

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1146	C08 0089		1.63	02		None
Property Description						
Property Address	234 OSTEEN STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	5,868	5,868	0		
40% Assessed Value	0	2,347	2,347	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,347	8.512000	19.98
County School	0	0	2,347	16.990000	39.88
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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SMITH NORMA E
175 MASSEY ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
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SMITH ONISHA ZAKIA
20 BRIARWOOD VILLAGE COURT

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1606	012C 0087	1.22	01		None
	Property Description	WINDY HILL SD LOT 24				
	Property Address	116 SUNSET BLVD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	13,298	13,298	0	
40% Assessed Value	0	5,319	5,319	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
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	County School	0	0	5,319	16.990000	90.37
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SMITH ROBERT JOSEPH & AMBER RENEE
P O BOX 961

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	793	C02 0001	0.76	02		Yes-S1
	Property Description					
	Property Address	155 OLD LOUVALE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	66,080	77,528	0	
	40% Assessed Value	0	26,432	31,011	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	6,579	24,432	8.512000	207.97
	County School	0	6,579	24,432	16.990000	415.10
	Cusseta	0	6,579	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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SMITH ROBERT W.
120 MOUNT OLIVE STREET

CUSSETA GA 31805

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1090	C08 0032		1.10	02		Yes-S1
Property Description	LOT 40 CITY					
Property Address	120 MT OLIVE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	83,654	98,634		0	
40% Assessed Value	0	33,462	39,454		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	7,992	31,462	8.512000	267.80
County School	0	7,992	31,462	16.990000	534.54
Cusseta	0	7,992	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
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SMITH T R & ZAIDEE
503 LIBERTY HILL ROAD

CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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SMITH TERESA L & JESSIE J
P O BOX 401
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1002	C06 0006		0.95	02		None
Property Description	BLOCK K LOTS 45 TOWERVIEW					
Property Address	136 RANKIN STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	20,737	20,737		0	
40% Assessed Value	0	8,295	8,295		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,295	8.512000	70.61
County School	0	0	8,295	16.990000	140.93
Cusseta	0	0	0	0.000000	0.00

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215 McNaughton Street
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SNEED CYNTHIA E & EMILY UNDERWOOD
123 MUSTANG DRIVE

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1311	010A 0130		0.50	01		Yes-S1
	Property Description	LOT 5B BLOCK "C"; THE VILLAGE S/D					
	Property Address	123 MUSTANG DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	131,807	167,094	0		
40% Assessed Value	0	52,723	66,838	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	16,115	50,723	8.512000	431.75	
	County School	0	16,115	50,723	16.990000	861.78	
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SNYDER MICHAEL S
126 TROTTERS RIDGE ROAD
CUSSETA GA 31805

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SOK YOEU & THENG CHOEUM
128 MILLER RD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SOLIS RICKY LEE & KIMBERLY MCENTIRE
114 W COLEMAN DRIVE

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1622	012C 0095		1.14	01		None
	Property Description	LOT #32					
	Property Address	114 WEST COLEMAN DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	31,599	35,030	0		
	40% Assessed Value	0	12,640	14,012	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	14,012	8.512000	119.27	
	County School	0	0	14,012	16.990000	238.06	
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SOMMA INVESTMENTS
50 W MASHTA DRIVE
SUITE 4-A
KEY BISCAYNE FL 33149

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1240	C12 0018	2.03	02		None
Property Description	2.074 AC; LOT 8; CHATTCO SCHOOL ESTATE				
Property Address	140 PRINCIPAL DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	35,868	36,053	0	
40% Assessed Value	0	14,347	14,421	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	14,421	8.512000	122.75
County School	0	0	14,421	16.990000	245.01
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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SOMMA INVESTMENTS INC
50 WEST MASHTA DRIVE
SUITE 1

KEY BISCAVNE FL 33149

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2052	005A 0046B		5.00	01		None
	Property Description	5.00 AC LL 82 LD 33 LOT 103					
	Property Address	500 A OLD LOUVALE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	53,009	53,418	0		
	40% Assessed Value	0	21,204	21,367	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	21,367	8.512000	181.88	
	County School	0	0	21,367	16.990000	363.03	
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215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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SPARKS IV, WAYNE T.
PO BOX 775

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
752	C01 0010		0.30	02		Yes-S1
Property Description						
Property Address	120 PINE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	10,831	10,831	0		
40% Assessed Value	0	4,332	4,332	0		

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Reasons for Assessment Notice

NADA Value Table Updated;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	2,332	8.512000	19.85
County School	0	2,000	2,332	16.990000	39.62
Cusseta	0	2,000	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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SPARKS IV, WAYNE T.
PO BOX 775

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
753	C01 0011		0.64	02		None
Property Description						
Property Address	126 PINE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	6,999	6,999	0		
40% Assessed Value	0	2,800	2,800	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,800	8.512000	23.83
County School	0	0	2,800	16.990000	47.57
Cusseta	0	0	0	0.000000	0.00

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SPARKS JR WAYNE
P.O. BOX 307
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	880	C04 0042	0.39	02		None
	Property Description					
	Property Address	126 OLD CUSSETA ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	23,405	23,387	0	
	40% Assessed Value	0	9,362	9,355	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	9,355	8.512000	79.63
	County School	0	0	9,355	16.990000	158.94
	Cusseta	0	0	0	0.000000	0.00
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SPARKS WAYNE T II & LORITA P
P O BOX 307
CUSSETA GA 31805

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
879	C04 0041		0.77	02		Yes-S4
Property Description						
Property Address	102 JAMESTOWN ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	85,476	101,064	0		
40% Assessed Value	0	34,190	40,426	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	10,235	30,191	8.512000	256.99
County School	0	16,235	24,191	16.990000	411.01
Cusseta	0	10,235	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SPARKS WAYNE T III &
KIMBERLY A
104 JAMESTOWN ROAD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1659	C04 0042A		0.39	02		Yes-S1
Property Description						
Property Address	104 JAMESTOWN ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	29,430	30,240	0		
40% Assessed Value	0	11,772	12,096	0		

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,324	9,772	8.512000	83.18
County School	0	2,324	9,772	16.990000	166.03
Cusseta	0	2,324	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

SPARKS WAYNE T JR
P O BOX 307
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
951	C05 0015	8.26	02		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	15,333	15,333	0	
40% Assessed Value	0	6,133	6,133	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,133	8.512000	52.20
County School	0	0	6,133	16.990000	104.20
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SPARKS WAYNE T JR
P.O. BOX 307
CUSSETA GA 31805

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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
954	C05 0018	3.14	02		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	14,391	14,391	0	
40% Assessed Value	0	5,756	5,756	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,756	8.512000	49.00
County School	0	0	5,756	16.990000	97.79
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SPELMAN-HUNG CAPITAL LLC
7465 ROLLING BEND CT

COLUMBUS GA 31904-1971

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	267	010 0009		172.71	01		None
	Property Description						
	Property Address	0					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	170,784	170,784	0		
40% Assessed Value	0	68,314	68,314	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	68,314	8.512000	581.49	
	County School	0	0	68,314	16.990000	1160.65	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

SPIVEY GERALD & SHELIA
184 MCNAUGHTON ST

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1216	C11 0053	0.50	02		Yes-S1
Property Description					
Property Address	184 MCNAUGHTON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	34,488	35,050	0	
40% Assessed Value	0	13,795	14,020	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,225	11,795	8.512000	100.40
County School	0	2,225	11,795	16.990000	200.40
Cusseta	0	2,225	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SPIVEY HATTIE & CHARLIE
100 RANCH COURT
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
850	C04 0012		0.22	02		None
Property Description						
Property Address	110 WEST RAILROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	1,750	1,750	0		
40% Assessed Value	0	700	700	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	700	8.512000	5.96
County School	0	0	700	16.990000	11.89
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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SPIVEY HATTIE & CHARLIE
100 RANCH COURT
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
855	C04 0017		0.20	02		None
Property Description						
Property Address	0 WEST RAILROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	1,547	1,547	0		
40% Assessed Value	0	619	619	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	619	8.512000	5.27
County School	0	0	619	16.990000	10.52
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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SPIVEY HATTIE & CHARLIE
P.O. BOX 334

CUSSETA GA 31805

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
854	C04 0016		0.27	02		None
Property Description						
Property Address	122 WEST RAILROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	2,365	2,365	0		
40% Assessed Value	0	946	946	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	946	8.512000	8.05
County School	0	0	946	16.990000	16.07
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SPIVEY JOHN & SHIRLEY JONES SPIVEY
132 PATTY DRIVE
CUSSETA GA 31805

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1615	C03 0031	0.27	02		Yes-S1
Property Description	PORTION LOT 1-A; BLOCK "I"; TOWERVIEW S/D				
Property Address	132 PATTY DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	24,206	24,206	0	
40% Assessed Value	0	9,682	9,682	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	7,682	8.512000	65.39
County School	0	2,000	7,682	16.990000	130.52
Cusseta	0	2,000	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SPIVEY LUCIOUS SR (ESTATE)
C/O GRADY SPIVEY & SYLVIA COVINGTON
147 SUSAN STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1284	C03 0004OUT	12.50	01		None
Property Description					
Property Address					
278 OLD LOUVALE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	102,222	118,998	0	
40% Assessed Value	0	40,889	47,599	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	47,599	8.512000	405.16
County School	0	0	47,599	16.990000	808.71

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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SPIVEY LUCIOUS SR (ESTATE)
C/O GRADY SPIVEY & SYLVIA COVINGTON
147 SUSAN STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1283	C03 0004IN	2.00	02		None
Property Description					
Property Address	248 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	44,658	53,117	0	
40% Assessed Value	0	17,863	21,247	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	21,247	8.512000	180.85
County School	0	0	21,247	16.990000	360.99
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SPIVEY MANSFIELD
117 FAYE DRIVE

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
807	C02 0017	0.45	02		Yes-S1
Property Description	BLOCK "I" LOT 1 TOWERVIEW S/D				
Property Address	117 FAYE DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	10,100	10,100	0	
40% Assessed Value	0	4,040	4,040	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	2,040	8.512000	17.36
County School	0	2,000	2,040	16.990000	34.66
Cusseta	0	2,000	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SPIVEY NIKKIE
121 PAUL REVERE DRIVE
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1368	012C 0028	1.32	01		None
Property Description	WINDY HILL SUB DIVISION LOT 28				
Property Address	121 PAUL REVERE DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	111,163	129,451	0	
40% Assessed Value	0	44,465	51,780	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	51,780	8.512000	440.75
County School	0	0	51,780	16.990000	879.74

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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SPIVEY ROY D
P O BOX 22
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
986	C05 0050		2.07	02		Yes-S1
Property Description						
Property Address	131 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	97,736	115,365	0		
40% Assessed Value	0	39,094	46,146	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	9,052	37,094	8.512000	315.74
County School	0	9,052	37,094	16.990000	630.23
Cusseta	0	9,052	0	0.000000	0.00

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215 McNaughton Street
Cusseta GA 31805
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SPIVEY SHIRLEY
132 PATTY DRIVE
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1735	C03 0032	1.55	02		None
Property Description	LOT 101; BLOCK "I"; TOWERVIEW S/D				
Property Address	0 PATTY DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,340	4,340	0	
40% Assessed Value	0	1,736	1,736	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,736	8.512000	14.78
County School	0	0	1,736	16.990000	29.49
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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SPIVEY SHIRLEY
132 PATTY DRIVE
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

SPIVEY SHIRLEY
132 PATTY DRIVE
CUSSETA GA 31805

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1737	C03 0034		2.70	02		None
Property Description	LOT 103; BLOCK "I"; TOWERVIEW S/D					
Property Address	0 PATTY DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	6,480	6,480		0	
40% Assessed Value	0	2,592	2,592		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,592	8.512000	22.06
County School	0	0	2,592	16.990000	44.04
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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STANLEY SHERRY
146 TROTTERS RIDGE

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1440	010A 0149		0.88	01		None
	Property Description	LOT 22; BLOCK "C"; THE VILL;AGE S/D					
	Property Address	146 TROTTERS RIDGE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	12,000	12,000	0		
	40% Assessed Value	0	4,800	4,800	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	4,800	8.512000	40.86	
	County School	0	0	4,800	16.990000	81.55	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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STANLEY SHERRY
146 TROTTERS RIDGE ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	333	010A 0030	1.34	01		None
	Property Description	LOTS 13 & 14 BLOCK C THE FARM SUB				
	Property Address	146 TROTTERS RIDGE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	161,032	203,239	0	
40% Assessed Value	0	64,413	81,296	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	81,296	8.512000	691.99
	County School	0	0	81,296	16.990000	1381.22
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Annual Assessment Notice Date: 6/20/2025

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STANTON KASEY & SHELBY
P O BOX 111

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
882	C04 0044	0.26	02		None
Property Description					
Property Address	109 SPRIGGS STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	18,000	18,520	0	
40% Assessed Value	0	7,200	7,408	0	

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Reasons for Assessment Notice

1-year Arms Length Transaction cap removed; NADA Value Table Updated;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,408	8.512000	63.06
County School	0	0	7,408	16.990000	125.86
Cusseta	0	0	0	0.000000	0.00

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STANTON KASEY L
P O BOX 111
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1719	C04 0045	0.23	02		Yes-S1
Property Description					
Property Address	112 JAMESTOWN ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	49,175	58,619	0	
40% Assessed Value	0	19,670	23,448	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	5,778	17,670	8.512000	150.41
County School	0	5,778	17,670	16.990000	300.21
Cusseta	0	5,778	0	0.000000	0.00

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STEVENS KEDRIX L
125 PAUL REVERE DRIVE

CUSSETA GA 31805

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100% Appraised Value		0	3,962	3,962		0																																																									
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>0</td> <td>1,585</td> <td>8.512000</td> <td>13.49</td> </tr> <tr> <td>County School</td> <td>0</td> <td>0</td> <td>1,585</td> <td>16.990000</td> <td>26.93</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	0	1,585	8.512000	13.49	County School	0	0	1,585	16.990000	26.93																																							
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																																									
	County	0	0	1,585	8.512000	13.49																																																									
County School	0	0	1,585	16.990000	26.93																																																										
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

STONE RAY L
110 COURT BEVINS LANE
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1378	012C 0012	4.00	01		Yes-S1
Property Description	LIBERTY HILL SD LOT 12				
Property Address	110 COURT BEVINS LANE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	58,700	58,700	0	
40% Assessed Value	0	23,480	23,480	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	21,480	8.512000	182.84
County School	0	2,000	21,480	16.990000	364.95

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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STRECK JOHN RICHARD JR & MAEVE TARYN
371 MANTA ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1709	013 0016A		2.00	01		Yes-S5
	Property Description	LL 239 LD 32 2.00 AC					
	Property Address	371 MANTA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	37,393	38,553	0		
	40% Assessed Value	0	14,957	15,421	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	15,421	0	8.512000	0.00	
	County School	0	15,421	0	16.990000	0.00	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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STREETMAN ROBERT O
119 HICKMAN ROAD
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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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
222	009A 0041	27.33	01	2018	Yes-S1
Property Description	LOT 18 + ADDITIONAL ACERAGE; HV.MILLER SUBDIV				
Property Address	119 HICKMAN ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	159,052	174,970	20,973	
40% Assessed Value	0	63,621	69,988	8,389	

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Reasons for Assessment Notice

PROPERTY REVIEW; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	13,399	8,367	48,222	8.512000	410.47
County School	13,399	8,367	48,222	16.990000	819.29

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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STRICKLAND LEE ALLEN
420 COMPTON RD

ROCKMART GA 30153

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	710	015B 0051	0.44	01		None
	Property Description	Plum Neely Subdivision Lot # 9				
	Property Address	1000 GA HWY 26				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	1,500	1,500	0	
	40% Assessed Value	0	600	600	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	600	8.512000	5.11
	County School	0	0	600	16.990000	10.19
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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STRICKLAND LEE ALLEN
420 COMPTON RD

ROCKMART GA 30153

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	711	015B 0052	1.03	01		None
	Property Description	Plum Neely subdivision Lot 10				
	Property Address	0 GA HWY 26				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	1,500	1,500	0	
	40% Assessed Value	0	600	600	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	600	8.512000	5.11
	County School	0	0	600	16.990000	10.19
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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STRICKLAND LEE ALLEN
420 COMPTON RD

ROCKMART GA 30153-4925

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	712	015B 0053	1.15	01		None
	Property Description	Plum Neely Subdivision Lot # 8				
	Property Address	0 GA HWY 26				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	1,500	1,500	0	
	40% Assessed Value	0	600	600	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	600	8.512000	5.11
	County School	0	0	600	16.990000	10.19
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STROUD CURTIS SR
STROUD CURTIS JR
513 OLD LOUVALE RD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
826	C03 0017	0.46	02		Yes-S1
Property Description	BLOCK I LOT 1 TOWERVIEW				
Property Address	136 PATTY DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	10,283	10,283	0	
40% Assessed Value	0	4,113	4,113	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	2,113	8.512000	17.99
County School	0	2,000	2,113	16.990000	35.90
Cusseta	0	2,000	0	0.000000	0.00

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STROUD JAMES L.
24 DOWNEY PLACE

STATEN ISLAND NY 10303

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
66	005A 0031	1.00	01		None
Property Description	LOT 1&2 SURVEY FOR PATRICK STROUD LL81 LD 33				
Property Address	469 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,600	4,600	0	
40% Assessed Value	0	1,840	1,840	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,840	8.512000	15.66
County School	0	0	1,840	16.990000	31.26

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

STROUD PATRICK
P O BOX 881

COLUMBUS GA 31902

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
115	005A 0083	1.00	01		None
Property Description					
Property Address	0 MASSEY ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,000	4,000	0	
40% Assessed Value	0	1,600	1,600	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,600	8.512000	13.62
County School	0	0	1,600	16.990000	27.18

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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STROUD PATRICK
P O BOX 881

COLUMBUS GA 31903

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1902	005A 0096	2.00	01		None
Property Description	LOT # 3 SURVEY FOR PATRICK STROUD 8/10/2009				
Property Address	0 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	7,772	7,772	0	
40% Assessed Value	0	3,109	3,109	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,109	8.512000	26.46
County School	0	0	3,109	16.990000	52.82

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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STROUD SUSIE
513 OLD LOUVALE ROAD

CUSSETA GA 31805

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
814	C03 0005		1.02	02		Yes-S4
Property Description	PARCEL "A"; PLAT BOOK 03/119					
Property Address	250 OLD LOUVALE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	60,407	69,275	0		
40% Assessed Value	0	24,163	27,710	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	7,547	20,163	8.512000	171.63
County School	0	13,547	14,163	16.990000	240.63
Cusseta	0	7,547	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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STROUD SUSIE
513 OLD LOUVALE ROAD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
825	C03 0016	0.48	02		None
Property Description	PORTION LOT 1"A"; BLOCK "I" TOWERVIEW S/D				
Property Address	0 PATTY DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,526	4,526	0	
40% Assessed Value	0	1,810	1,810	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,810	8.512000	15.41
County School	0	0	1,810	16.990000	30.75
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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<http://www.qpublic.net/ga/chattahoochee>

SUDA DELORIS
114 PINE HILL RD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
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SULLY NICHOLAS A
175 HUTTON RANCH ROAD
STE 103

KALISPELL MT 9901

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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SUMMERALL MICHAEL & CLAUDIA RENTZ
119 MT OLIVE ST

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1100	C08 0042	0.11	02		Yes-S1
Property Description					
Property Address	119 MT OLIVE STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	20,109	23,745	0	
40% Assessed Value	0	8,044	9,498	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	3,454	6,044	8.512000	51.45
County School	0	3,454	6,044	16.990000	102.69
Cusseta	0	3,454	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SUMNER ROBERT
178 LAFAYETTE RD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1325	009 0070		1.52	01		None
	Property Description	LOT #8 HALLOCA SD					
	Property Address	176 LAFAYETTE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	15,000	15,000	0		
	40% Assessed Value	0	6,000	6,000	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	6,000	8.512000	51.07	
	County School	0	0	6,000	16.990000	101.94	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SUMNER ROBERT & HYEJIN POK
178 LAFAYETTE ROAD

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
182	009 0057		1.54	01		Yes-S5
Property Description						
Property Address	178 LAFAYETTE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	161,620	174,666	0		
40% Assessed Value	0	64,648	69,866	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

RESIDENCE DEPRECIATED; New Accessory Improvement added.; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	69,866	0	8.512000	0.00
County School	0	69,866	0	16.990000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SURLES CHRISTOPHER
288 FRIENDSHIP RD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1766	011 0014B		5.02	01	2020	Yes-S1
	Property Description	PARCEL 2 5.022 AC LL23 LD 33					
	Property Address	288 FRIENDSHIP ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	125,133	144,051	1,613		
	40% Assessed Value	0	50,053	57,620	645		
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	3,079	9,567	44,974	8.512000	382.82	
	County School	3,079	9,567	44,974	16.990000	764.11	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SURLES CHRISTOPHER D
288 FRIENDSHIP RD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1879	011 0014F		25.05	01	2020	None
	Property Description	PARCEL D-1A 25.053 AC LL 23 LD 33					
	Property Address	0 FRIENDSHIP ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	42,984	42,984	13,377		
	40% Assessed Value	0	17,194	17,194	5,351		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	11,843	0	5,351	8.512000	45.55	
	County School	11,843	0	5,351	16.990000	90.91	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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SURLES CHRISTOPHER D
288 FRIENDSHIP ROAD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1788	011 0014E	6.39	01	2020	None
Property Description	PARCEL 1 - 6.391 AC LL 23 LD 33				
Property Address	0 FRIENDSHIP ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	18,939	18,939	3,412	
40% Assessed Value	0	7,576	7,576	1,365	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	6,211	0	1,365	8.512000	11.62
County School	6,211	0	1,365	16.990000	23.19

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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<http://www.qpublic.net/ga/chattahoochee>

SUTTER, ESTATE OF WALTER A.
C/O HEINZ KUHN
171 GORDY MILL POND RD
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
872	C04 0034	0.15	02		None
Property Description	SURVEY OF PART OF KING ESTATE				
Property Address	280 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	7,671	7,732	0	
40% Assessed Value	0	3,068	3,093	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,093	8.512000	26.33
County School	0	0	3,093	16.990000	52.55
Cusseta	0	0	0	0.000000	0.00

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Cusseta GA 31805
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SWAN EDDIE JAMES
113 BAKER STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
510	012A 0036	0.92	01		None
Property Description					
Property Address	113 BAKER STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	57,750	63,608	0	
40% Assessed Value	0	23,100	25,443	0	

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Reasons for Assessment Notice

RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	25,443	8.512000	216.57
County School	0	0	25,443	16.990000	432.28

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SWEDBERG MARY E.
139 LIBERTY HILL ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1388	012C 0053		1.79	01		Yes-S4
	Property Description	SKYLINE SD LOT 9 & 10					
	Property Address	139 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	95,260	110,800	0		
	40% Assessed Value	0	38,104	44,320	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	10,216	34,104	8.512000	290.29	
	County School	0	16,216	28,104	16.990000	477.49	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

SWENTOWSKY WILLIAM &
DEBORAH
PO BOX 1015
CUSSETA GA 31805

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
679	015B 0015	6.28	01		None
Property Description	Steeplechase Sub Lot # 17				
Property Address	156 STEEPLCHASE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	161,362	153,852	0	
40% Assessed Value	0	64,545	61,541	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

PROPERTY REVIEW; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	61,541	8.512000	523.84
County School	0	0	61,541	16.990000	1045.58

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

SWENTOWSKY WILLIAM II
156 STEEPLECHASE CT
CUSSETA GA 31805

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	County	0	0	2,000	8.512000	17.02																																											
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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SWINDALL DAWN & LARRY
145 HENRY STREET

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	157	009 0026		0.46	01		None
	Property Description						
	Property Address	145 HENRY STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	25,152	25,842	0		
	40% Assessed Value	0	10,061	10,337	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	10,337	8.512000	87.99	
	County School	0	0	10,337	16.990000	175.63	
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SWINDALL DAWN NELSON
145 HENRY STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1226	C12 0003	1.50	02		Yes-S4
Property Description					
Property Address					
111 NELSON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	14,432	14,676	0	
40% Assessed Value	0	5,773	5,870	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	4,098	1,772	8.512000	15.08
County School	0	5,870	0	16.990000	0.00
Cusseta	0	4,098	0	0.000000	0.00

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T & T INFINITY LLC
729 GA HWY 26

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1880	012 0107		20.41	01	2018	Yes-S1
	Property Description	20.41 AC LL 79 LD 5 PARCEL 1					
	Property Address	729 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	249,836	242,603	36,163		
	40% Assessed Value	0	99,934	97,041	14,465		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	13,616	2,000	81,425	8.512000	693.09	
	County School	13,616	2,000	81,425	16.990000	1383.41	
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TACKETT CHARLOTTE TONI
123 RANCH ROAD
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
319	010A 0016	1.63	01		Yes-S4
Property Description	LOT 11; BLOCK "A"; THE RANCH SUBDIVISION				
Property Address	123 RANCH ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	189,458	238,938	0	
40% Assessed Value	0	75,783	95,575	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	23,792	71,783	8.512000	611.02
County School	0	29,792	65,783	16.990000	1117.65

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TAGGART CAROLYN BAKER
2878 SALMON AVE, SE
ATLANTA GA 30317

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1958	011 0029		1.00	01		None
	Property Description						
	Property Address	195 FRIENDSHIP ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	37,741	44,451	0		
	40% Assessed Value	0	15,096	17,780	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	17,780	8.512000	151.34	
	County School	0	0	17,780	16.990000	302.08	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

TAGGART CAROLYN BAKER
2878 SALMON AVE, SE
ATLANTA GA 30317

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1959	011 0030		1.00	01		None
Property Description						
Property Address	205 FRIENDSHIP ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	23,417	27,263	0		
40% Assessed Value	0	9,367	10,905	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	10,905	8.512000	92.82
County School	0	0	10,905	16.990000	185.28

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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TAGGART CAROLYN BAKER ETAL
2878 SALMON AVE.SE

ATLANTA GA 30317

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	B	<table border="1"> <thead> <tr> <th>Account Number</th> <th colspan="2">Property ID Number</th> <th>Acreage</th> <th>Tax Dist</th> <th>Covenant Year</th> <th>Homestead</th> </tr> </thead> <tbody> <tr> <td>421</td> <td colspan="2">011 0006</td> <td>320.50</td> <td>01</td> <td>2022</td> <td>None</td> </tr> <tr> <td colspan="7"> Property Description Property Address 192 FRIENDSHIP ROAD </td> </tr> <tr> <td colspan="2">Taxpayer Returned Value</td> <td>Previous Year Fair Market Value</td> <td>Current Year Fair Market Value</td> <td colspan="3">Current Year Other Value *</td> </tr> <tr> <td>100% Appraised Value</td> <td>0</td> <td>428,688</td> <td>449,411</td> <td colspan="3">211,511</td> </tr> <tr> <td>40% Assessed Value</td> <td>0</td> <td>171,475</td> <td>179,764</td> <td colspan="3">84,604</td> </tr> </tbody> </table> * The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead	421	011 0006		320.50	01	2022	None	Property Description Property Address 192 FRIENDSHIP ROAD							Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *			100% Appraised Value	0	428,688	449,411	211,511			40% Assessed Value	0	171,475	179,764	84,604		
		Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead																																									
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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TAMMY ROGERS
549 GA HWY 137

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	536	012B 0018	3.96	01		Yes-S4
	Property Description					
	Property Address	545 GA HWY 137				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	190,366	202,129	0	
	40% Assessed Value	0	76,146	80,852	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice PROPERTY REVIEW; Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	7,116	73,736	8.512000	627.64
	County School	0	13,116	67,736	16.990000	1150.83
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
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TANKERSLEY DYLAN KIX & JOZIE A
203 HERO TRAIL

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1921	010B 0020	1.03	01		None
	Property Description	LOT 20 RED OAK PLANTATION SUB				
	Property Address	203 HERO TRAIL				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	258,227	292,955	0	
C	40% Assessed Value	0	103,291	117,182	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NEW OWNER; Value Changed to reflect Fair Market Value;					
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	117,182	8.512000	997.45
	County School	0	0	117,182	16.990000	1990.92
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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TATE JAMES ANDREW
149 GORDY MILL POND ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	199	009A 0014		1.06	01		Yes-S1
	Property Description	SPLIT OFF LOT 7 HV MILLER SUBDIVISION					
	Property Address	149 GORDY MILL POND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	13,529	13,676	0		
40% Assessed Value	0	5,412	5,470	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,000	3,470	8.512000	29.54	
	County School	0	2,000	3,470	16.990000	58.96	
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Chattahoochee County Board of Assessors
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TATE JESSE N JR & SHARON
121 MUSTANG DRIVE
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1313	010A 0129		0.50	01		Yes-S4
Property Description	LOT 5A; BLOCK "C"; THE VILLAGE S/D					
Property Address	121 MUSTANG DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	116,641	147,544	0		
40% Assessed Value	0	46,656	59,018	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	16,361	42,657	8.512000	363.10
County School	0	22,361	36,657	16.990000	622.80

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TATE JONATHAN HANS
452 OLD LOUVALE ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	67	005A 0032		2.50	01		Yes-S1
	Property Description						
	Property Address	452 OLD LOUVALE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	62,707	73,248	0		
	40% Assessed Value	0	25,083	29,299	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	6,216	23,083	8.512000	196.48	
	County School	0	6,216	23,083	16.990000	392.18	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

TATOM ALVA M & CAROL MERRILL
153 GORDY MILL POND RD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	198	009A 0013	1.00	01		None
	Property Description	SPLIT OFF LOT 7 HV MILLER SUBDIVISION				
	Property Address	151 GORDY MILL POND ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	5,000	5,400	0	
40% Assessed Value	0	2,000	2,160	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice New Accessory Improvement added.;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	2,160	8.512000	18.39
	County School	0	0	2,160	16.990000	36.70
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

TAYLOR POLLY S

132 FRIENDSHIP ROAD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
861	C04 0023		0.26	02		None
Property Description						
Property Address	136 WEST RAILROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	22,005	28,539	0		
40% Assessed Value	0	8,802	11,416	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

PROPERTY REVIEW; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	11,416	8.512000	97.17
County School	0	0	11,416	16.990000	193.96
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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TAYLOR POLLY S
132 FRIENDSHIP ROAD

CUSSETA GA 31805

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
420	011 0005		118.00	01	2023	None
Property Description						
Property Address	127 FRIENDSHIP ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	187,449	198,451	85,646		
40% Assessed Value	0	74,980	79,380	34,258		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	14,886	0	64,494	8.512000	548.97
County School	14,886	0	64,494	16.990000	1095.75

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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TAYLOR POLLY S
132 FRIENDSHIP ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	600	014 0008		140.80	01	2023	None
	Property Description						
	Property Address	0 GIBSON HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	145,393	145,393	97,717		
	40% Assessed Value	0	58,157	58,157	39,087		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	19,070	0	39,087	8.512000	332.71	
	County School	19,070	0	39,087	16.990000	664.09	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
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TAYLOR POLLY S
132 FRIENDSHIP ROAD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1597	010 0056		17.00	01	2023	Yes-S1
Property Description						
Property Address	132 FRIENDSHIP ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	53,758	53,548	15,043		
40% Assessed Value	0	21,503	21,419	6,017		

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	7,608	2,000	11,811	8.512000	100.54
County School	7,608	2,000	11,811	16.990000	200.67

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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TAYLOR POLLY S
132 FRIENDSHIP ROAD

CUSSETA GA 31805

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
2023	010 0012	23.80	01	2023	None
Property Description	23.80 LL 19 LD 33 PARCEL 2				
Property Address	0 OLD GA HWY 280				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	30,965	30,965	8,952	
40% Assessed Value	0	12,386	12,386	3,581	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	8,805	0	3,581	8.512000	30.48
County School	8,805	0	3,581	16.990000	60.84

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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TAYLOR POLLY SMITH
132 FRIENDSHIP ROAD
CUSSETA GA 31805

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
862	C04 0024		0.26	02		None
Property Description						
Property Address	140 WEST RAILROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	43,400	51,705	0		
40% Assessed Value	0	17,360	20,682	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	20,682	8.512000	176.05
County School	0	0	20,682	16.990000	351.39
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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<http://www.qpublic.net/ga/chattahoochee>

TCC INVESTMENTS, LLC
P.O. BOX 2447
COLUMBUS GA 31903

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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TCC INVESTMENTS, LLC
PO BOX 2447
COLUMBUS GA 31903

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1898	002 0003		968.52	01		None
	Property Description	SPLIT OFF 2/1; 22 & 333 LD + MANY LL'S #'S					
	Property Address	0 RIVERBEND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	1,031,394	1,031,394	0		
	40% Assessed Value	0	412,558	412,558	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice FOREST LAND PROTECTION COVENANT ENDED;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	412,558	8.512000	3511.69	
	County School	0	0	412,558	16.990000	7009.36	
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TEAGLE WANDA S
21 KATHLEEN CIRCLE

PHENIX CITY AL 36869

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
971	C05 0035	0.58	02		None
Property Description	TOWERVIEW SUBDIVISION LOT 5 BLOCK I				
Property Address	121 OAKDALE STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	11,378	11,378	0	
40% Assessed Value	0	4,551	4,551	0	

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Reasons for Assessment Notice

Ownership Change;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,551	8.512000	38.74
County School	0	0	4,551	16.990000	77.32
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
972	C05 0036	0.39	02		None
Property Description	TOWERVIEW SUBDIVISION LOT 6 BLOCK I				
Property Address	125 OAKDALE STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,679	4,679	0	
40% Assessed Value	0	1,872	1,872	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,872	8.512000	15.93
County School	0	0	1,872	16.990000	31.81
Cusseta	0	0	0	0.000000	0.00

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
973	C05 0037	0.52	02		None
Property Description	LOT 7; BLOCK "I"; TOWERVIEW S/D				
Property Address	0 OAKDALE STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	7,082	7,082	0	
40% Assessed Value	0	2,833	2,833	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,833	8.512000	24.11
County School	0	0	2,833	16.990000	48.13
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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TENCZAR SHANNON
118 HENRY STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1086	C08 0027028	0.74	02		Yes-S1
Property Description	LOTS 1&2 HK HARP SR SUBDIV LL79/80				
Property Address	118 HENRY STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	15,043	14,995	0	
40% Assessed Value	0	6,017	5,998	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	3,998	8.512000	34.03
County School	0	2,000	3,998	16.990000	67.93
Cusseta	0	2,000	0	0.000000	0.00

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1087	C08 0029	0.23	02		None
Property Description	LL 79 LD 6				
Property Address	161 WYNN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,167	4,167	0	
40% Assessed Value	0	1,667	1,667	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,667	8.512000	14.19
County School	0	0	1,667	16.990000	28.32
Cusseta	0	0	0	0.000000	0.00

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THACH SARY
3425 CHIMNEY DRIVE
MIDDLEBURG FL 32068

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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THACKER MONICA KAY
105 FELICIA RUTH DRIVE
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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Annual Assessment Notice Date: 6/20/2025

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THACKER RICHARD R & SANDRA
P O BOX 693
CUSSETA GA 31805

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
191	009A 0006	1.98	02		Yes-S4
Property Description	LOT 17 CHATTCO SCHOOL ESTATES				
Property Address	159 PRINCIPAL DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	139,183	165,231	0	
40% Assessed Value	0	55,673	66,092	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	14,419	51,673	8.512000	439.84
County School	0	20,419	45,673	16.990000	775.98
Cusseta	0	14,419	0	0.000000	0.00

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
192	009A 0007		1.50	02		None
Property Description	LOT 16 CHATTCO SCHOOL ESTATES					
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	6,000	6,000		0	
40% Assessed Value	0	2,400	2,400		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,400	8.512000	20.43
County School	0	0	2,400	16.990000	40.78
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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THE CONCRETE COMPANY
PO BOX 2447

COLUMBUS GA 31901

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
5	001 0005	100.00	01	2020	None
Property Description	100.00 ac LL 350 LD 22				
Property Address	0 RIVERBEND ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	121,440	121,440	55,674	
40% Assessed Value	0	48,576	48,576	22,270	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	26,306	0	22,270	8.512000	189.56
County School	26,306	0	22,270	16.990000	378.37

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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THE CONCRETE COMPANY
PO BOX 2447

COLUMBUS GA 31902

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
2032	001 0003A	13.67	01	2020	None
Property Description	13.67 ac LL 53 LD 22				
Property Address	0 RIVERBEND ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	37,967	37,967	17,716	
40% Assessed Value	0	15,187	15,187	7,086	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	8,100	0	7,087	8.512000	60.32
County School	8,100	0	7,087	16.990000	120.41

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THOMAS ALEXIS ZAHNEE
111 SUNSET BLVD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1581	012C 0072		1.00	01		None
	Property Description	WINDY HILL SD LOT 19					
	Property Address	111 SUNSET BLVD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	65,730	66,683	0		
	40% Assessed Value	0	26,292	26,673	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	26,673	8.512000	227.04	
	County School	0	0	26,673	16.990000	453.17	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

THOMAS ANDREW
200 HERO TRAIL
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1903	010B 0001	1.26	01		Yes-S4
	Property Description	LOT # 1 RED OAK PLANTATION SUB				
	Property Address	200 HERO TRAIL				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	305,761	387,812	0	
40% Assessed Value	0	122,304	155,125	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	36,820	118,305	8.512000	1007.01
	County School	0	42,820	112,305	16.990000	1908.06
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

THOMAS ANNIE K
C/O ALBERTA VICKS
1713 DOROUGH AVENUE

ALBANY GA 31705

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1057	C07 0026	0.34	01		None
Property Description	LOT "E" PROPERTY OF H K HARP				
Property Address	316 WELLS STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	2,000	2,000	0	
40% Assessed Value	0	800	800	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	800	8.512000	6.81
County School	0	0	800	16.990000	13.59

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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THOMAS ANNIE KATE
C/O ALBERTA VICKS
1713 DOROUGH AVENUE

ALBANY GA 31705

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1218	C11 0055		0.60	02		None
Property Description						
Property Address	198 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	7,574	7,574	0		
40% Assessed Value	0	3,030	3,030	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,030	8.512000	25.79
County School	0	0	3,030	16.990000	51.48
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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THOMAS CAROLYN
P.O. Box 481
CUSSETA GA 31805

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1241	C12 0019		1.79	02		None
Property Description	LOT 20 CHATCO EST					
Property Address	108 PLAYGROUND LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	8,160	8,160		0	
40% Assessed Value	0	3,264	3,264		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,264	8.512000	27.78
County School	0	0	3,264	16.990000	55.46
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

THOMAS CORA M & HENRY C
P O BOX 779
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1191	C11 0028	0.36	02		Yes-S4
Property Description	BLOCK B LOT 6 DILLARD HTS				
Property Address	199 MCNAUGHTON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	85,574	82,290	0	
40% Assessed Value	0	34,230	32,916	0	

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Reasons for Assessment Notice

PROPERTY REVIEW; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	4,000	28,916	8.512000	246.13
County School	0	10,000	22,916	16.990000	389.34
Cusseta	0	4,000	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Last date to file a written appeal: 8/4/2025

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THOMAS DEMETRA
128 LIBERTY HILL ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	474	012C 0006		1.23	01		None
	Property Description	LIBERTY HILL SD LOT 6					
	Property Address	128 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	57,739	56,231	0		
	40% Assessed Value	0	23,096	22,492	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	22,492	8.512000	191.45	
	County School	0	0	22,492	16.990000	382.14	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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THOMAS HARRIET
C/O ANDREW THOMAS
200 HERO TRAIL
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1254	C13 0010		0.23	02		None
Property Description						
Property Address	519 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	2,792	2,792	0		
40% Assessed Value	0	1,117	1,117	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,117	8.512000	9.51
County School	0	0	1,117	16.990000	18.98
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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THOMAS JAMES AND SABRINA
P O BOX 252
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

THOMAS JOSEPH
C/O LAWRENCE C THOMAS
1167 WEST ONONDAGA STREET
SYRACUSE NY 13204

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1429	013A 0048	1.15	01		None
Property Description	LOTS 48 THRU 50 PINE PLANTATION SUB				
Property Address	223 FIRETOWER ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	10,450	10,450	0	
40% Assessed Value	0	4,180	4,180	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	4,180	8.512000	35.58
County School	0	0	4,180	16.990000	71.02

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THOMAS LORA
4320 MACY CT
DOUGLASVILLE GA 30135

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THOMAS LORETTA
112 WILSON ROAD
CUSSETA GA 31805

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THOMAS MARGARET (EST)
C/O EDWARD THORNTON
12921 VIKING DRIVE
BURNSVILLE MN 55337

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1255	C13 0011		0.23	02		None
Property Description						
Property Address	523 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	2,792	2,792	0		
40% Assessed Value	0	1,117	1,117	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,117	8.512000	9.51
County School	0	0	1,117	16.990000	18.98
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

THOMAS MAURICE & ROSA A
272 FIRETOWER ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1393	013A 0002		1.00	01		Yes-S1
	Property Description						
	Property Address	272 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	26,479	26,479	0		
C	40% Assessed Value	0	10,592	10,592	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,000	8,592	8.512000	73.14	
	County School	0	2,000	8,592	16.990000	145.98	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

THOMAS QT & MABEL
146 LIBERTY HILL ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1351	012C 0002	1.00	01		Yes-S5
	Property Description	LIBERTY HILL SD LOT 2				
	Property Address	146 LIBERTY HILL ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	71,033	75,331	0	
40% Assessed Value	0	28,413	30,132	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	30,132	0	8.512000	0.00
	County School	0	30,132	0	16.990000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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THOMAS SCOTT CHARLES
183 MASSEY ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	61	005A 0026		0.57	01		None
	Property Description	PARCEL D .57					
	Property Address	183 MASSEY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	31,069	36,693	0		
	40% Assessed Value	0	12,428	14,677	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	14,677	8.512000	124.93	
	County School	0	0	14,677	16.990000	249.36	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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THOMPSON EMORY (EST)
% HATTIE SPIVEY
100 RANCH COURT
CUSSETA GA 31805

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
851	C04 0013		0.32	02		Yes-S3
Property Description						
Property Address	110 WEST RAILROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	28,847	34,103	0		
40% Assessed Value	0	11,539	13,641	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	4,102	9,539	8.512000	81.20
County School	0	12,102	1,539	16.990000	26.15
Cusseta	0	4,102	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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THOMPSON JERRY & VIOLA
100 OLD LOUVALE RD
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
878	C04 0040		0.51	02		Yes-S4
Property Description						
Property Address	100 OLD LOUVALE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	75,623	89,838	0		
40% Assessed Value	0	30,249	35,935	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	8,105	27,830	8.512000	236.89
County School	0	14,105	21,830	16.990000	370.89
Cusseta	0	8,105	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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THORNTON ANDY M
P O BOX 10539

ATLANTA GA 30310

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
556	012B 0039		0.74	01		None
Property Description						
Property Address	0 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	6,660	6,660	0		
40% Assessed Value	0	2,664	2,664	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,664	8.512000	22.68
County School	0	0	2,664	16.990000	45.26

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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THORNTON ANDY M
P O BOX 10539

ATLANTA GA 30310

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
560	012B 0043	2.00	01		None
Property Description					
Property Address	0 OFF GA HWY 137				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	18,000	18,000	0	
40% Assessed Value	0	7,200	7,200	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,200	8.512000	61.29
County School	0	0	7,200	16.990000	122.33

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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THORNTON EDWARD & RYE'L
108 OLD FRIENDSHIP
CUSSETA GA 31805

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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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
1392	013A 0001	1.00	01		None
Property Description	LOT 1 PINE PLANTATION SUB LL 242 LD 32				
Property Address	0 FIRETOWER ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	9,000	9,000	0	
40% Assessed Value	0	3,600	3,600	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,600	8.512000	30.64
County School	0	0	3,600	16.990000	61.16

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

THORNTON EDWARD ETAL
104 FRIENDSHIP ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	371	010A 0074	0.38	01		None
	Property Description	FRIENDSHIP ROAD S/D				
	Property Address	0 OLD FRIENDSHIP ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	5,207	5,207	0	
	40% Assessed Value	0	2,083	2,083	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	2,083	8.512000	17.73
	County School	0	0	2,083	16.990000	35.39
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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THORNTON EDWARD ETAL
104 FRIENDSHIP ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	372	010A 0075		0.38	01		Yes-S1
	Property Description						
	Property Address	104 OLD FRIENDSHIP ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	56,378	66,614	0		
	40% Assessed Value	0	22,551	26,646	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	6,094	20,552	8.512000	174.94	
	County School	0	6,094	20,552	16.990000	349.18	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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THORNTON EDWARD ETAL
104 FRIENDSHIP ROAD

CUSSETA GA 31805

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
378	010A 0082	0.48	01		None
Property Description	.48 ACRES LOT				
Property Address	126 OLD GA HWY 280				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	13,664	13,664	0	
40% Assessed Value	0	5,466	5,466	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,466	8.512000	46.53
County School	0	0	5,466	16.990000	92.87

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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THORNTON JAMES E
P O BOX 542
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1220	C11 0057		1.28	02		Yes-S4
Property Description						
Property Address	208 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	66,810	79,228	0		
40% Assessed Value	0	26,724	31,691	0		

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Reasons for Assessment Notice

HOMESTEAD EXEMPTION REMOVED; Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	8,967	22,724	8.512000	193.43
County School	0	14,967	16,724	16.990000	284.14
Cusseta	0	8,967	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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THORNTON JOE
% THORNTON EZEAL
462 HWY 26
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
233	009B 0005		1.03	01		None
Property Description						
Property Address	463 GA HWY 26					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	3,563	3,563	0		
40% Assessed Value	0	1,425	1,425	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,425	8.512000	12.13
County School	0	0	1,425	16.990000	24.21

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Chattahoochee County Board of Assessors
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Official Tax Matter - 2025 Tax Year

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THORNTON JOE
% THORNTON EZEAL
462 HWY 26
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
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THORNTON JOE
C/O ROBERT THORNTON
347 GA HWY 137
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1667	009B 0026		1.24	01		None
Property Description						
Property Address	347 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	31,972	48,236	0		
40% Assessed Value	0	12,789	19,294	0		

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Reasons for Assessment Notice

New Accessory Improvement added.; PROPERTY REVIEW; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	19,294	8.512000	164.23
County School	0	0	19,294	16.990000	327.81

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

THORNTON MARY
553 HWY 137
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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THORNTON SUSIE MAE
548 GA HWY 137
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
562	012B 0045		0.35	01		None
Property Description						
Property Address	548 GA HWY 137					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	3,150	3,150		0	
40% Assessed Value	0	1,260	1,260		0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,260	8.512000	10.73
County School	0	0	1,260	16.990000	21.41

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THREATS GEORGE E.
P.O. BOX 327
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1115	C08 0057		0.54	02		None
	Property Description	.546 AC LOT EXISTING LAKE PART OF PROPERTY					
	Property Address	112 WYNN STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	5,094	5,094	0		
	40% Assessed Value	0	2,038	2,038	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
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Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	2,038	8.512000	17.35	
	County School	0	0	2,038	16.990000	34.63	
	Cusseta	0	0	0	0.000000	0.00	
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TIERNAN CYNTHIA AND CLIFF R. MILLER
119 VENADO PLACE

PANAMA CITY FL 32413

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		723	016 0005	363.60	01	2023	None																																									
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TIMBERLANDS II, LLC
C/O POTLATCH CORPORATION
ATTN: AD VALOREM
PO BOX 1718
EL DORADO AR 71731

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
719	016 0001	1102.87	01	2024	None
Property Description	LL 213214 235 246AND 247				
Property Address	0 MANTA ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	959,687	959,687	702,947	
40% Assessed Value	0	383,875	383,875	281,179	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	102,696	0	281,179	8.512000	2393.40
County School	102,696	0	281,179	16.990000	4777.23

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C/O POTLATCHDELTIC CORPORATION
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	6	002 0001		1359.11	01	2024	None
	Property Description						
	Property Address	0 RIVERBEND ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	1,325,144	1,325,144	916,323		
	40% Assessed Value	0	530,058	530,058	366,529		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	163,528	0	366,530	8.512000	3119.90	
	County School	163,528	0	366,530	16.990000	6227.34	
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PO BOX 1718

EL DORADO AR 71731

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
428	011 0013		14.24	01		None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	16,952	16,952		0	
40% Assessed Value	0	6,781	6,781		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,781	8.512000	57.72
County School	0	0	6,781	16.990000	115.21

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

TIMBERLANDS II, LLC
C/O POTLATCHDELTIC CORPORATION
PO BOX 1718

EL DORADO AR 71731

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1294	007 0001		124.97	01	2024	None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	140,187	140,187		78,166	
40% Assessed Value	0	56,075	56,075		31,266	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	24,808	0	31,267	8.512000	266.14
County School	24,808	0	31,267	16.990000	531.23

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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TIMBERLANDS II, LLC
C/O POTLATCHDELTIC CORPORATIONP
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EL DORADO AR 71731

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
588	013 0026		534.70	01	2024	None
Property Description	LL 207 219 211 212213236 & 237					
Property Address	0 MANTA ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	505,488	505,488	344,992		
40% Assessed Value	0	202,195	202,195	137,997		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	64,198	0	137,997	8.512000	1174.63
County School	64,198	0	137,997	16.990000	2344.57

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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TOMPKINS BARRY J & SUSAN W
560 US HIGHWAY 520

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	263	010 0005		216.03	01		None
	Property Description	LL 47 49 & 50 LD 33 - PARCEL 1 - 216.03 AC					
	Property Address	560 GA HWY 520					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	276,134	286,844	0		
	40% Assessed Value	0	110,454	114,738	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	114,738	8.512000	976.65	
	County School	0	0	114,738	16.990000	1949.40	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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TOMS PHILLIP ZANE & OSTING KYLEE
145 RANKIN ST

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1010	C06 0014	0.83	02		None
	Property Description	BLOCK J LOTS 34 TOWERVIEW				
	Property Address	145 RANKIN STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	82,840	107,688	0	
C	40% Assessed Value	0	33,136	43,075	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Ownership Change; Value Changed to reflect Fair Market Value;					
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	43,075	8.512000	366.65
	County School	0	0	43,075	16.990000	731.84
	Cusseta	0	0	0	0.000000	0.00
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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TORRES MELINDA MARIE
249 LAFAYETTE ROAD

CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1966	009 0087		5.00	01		None
Property Description						
Property Address	249 LAFAYETTE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	116,655	119,503	0		
40% Assessed Value	0	46,662	47,801	0		

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Reasons for Assessment Notice

NADA Value Table Updated; New Accessory Improvement added.;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	47,801	8.512000	406.88
County School	0	0	47,801	16.990000	812.14

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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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TOVEY STELLA
C/O KATHY EXLINE
PO BOX 384
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
59	005A 0024		2.00	01		Yes-S1
Property Description						
Property Address	193 MASSEY ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	18,943	18,943	0		
40% Assessed Value	0	7,577	7,577	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	5,577	8.512000	47.47
County School	0	2,000	5,577	16.990000	94.75

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TRAVILLIAN JAMES ALBERT
217 LAFAYETTE ROAD
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1474	009 0079		2.79	01		None
Property Description						
Property Address	217 LAFAYETTE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	104,424	123,474	0		
40% Assessed Value	0	41,770	49,390	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	49,390	8.512000	420.41
County School	0	0	49,390	16.990000	839.14

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TRAWECK PARIS H
124 PAUL REVERE ROAD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1366	012C 0075	1.33	01		Yes-S1
Property Description	WINDY HILL SD LOT 4				
Property Address	124 PAUL REVERE DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	53,439	51,711	0	
40% Assessed Value	0	21,376	20,684	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Accessory Improvement deleted.; NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,000	18,684	8.512000	159.04
County School	0	2,000	18,684	16.990000	317.44

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

TRAYWICK (BUSTER) LINDA
234 MASSEY ROAD
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	817	C03 0008		1.50	01		Yes-S3
	Property Description	ALL OF PARCEL 1 & 2 AS DISCRIBED IN PB 3/ 39A					
	Property Address	234 MASSEY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	16,523	16,477	0		
	40% Assessed Value	0	6,609	6,591	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,000	4,591	8.512000	39.08	
	County School	0	6,591	0	16.990000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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TRIPLE B INVESTMENT INC
4603 HAMILTON ROAD

COLUMBUS GA 31904

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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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
926	C04 0089	0.09	02		None
Property Description	PLATBOOK 4 FOLIO 84				
Property Address	342 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	18,947	18,947	0	
40% Assessed Value	0	7,579	7,579	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,579	8.512000	64.51
County School	0	0	7,579	16.990000	128.77
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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TROTMAN JOANN BARNES
227 LIBERTY HILL ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	564	013 0001		45.78	01		Yes-S4
	Property Description						
	Property Address	227 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	135,597	146,489	0		
	40% Assessed Value	0	54,239	58,596	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	8,357	50,239	8.512000	427.63	
	County School	0	14,357	44,239	16.990000	751.62	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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TULLY APRIL D.
129 MUSTANG DRIVE
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																							
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Chattahoochee County Board of Assessors
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Official Tax Matter - 2025 Tax Year

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TURNER ROBERT T & LORRAINE
279 HWY 137
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1675	009A 0001B		1.00	01		None
Property Description	LOT 3 SURVEY OF FRANK HICKMAN					
Property Address	0 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	3,000	3,000		0	
40% Assessed Value	0	1,200	1,200		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,200	8.512000	10.21
County School	0	0	1,200	16.990000	20.39

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100% Appraised Value		0	117,391	139,584	0																																												
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax. <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exemption Value</th> <th>Homestead Exemption Value</th> <th>Net Taxable Value</th> <th>Previous Year's Millage Rate</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County</td> <td>0</td> <td>10,877</td> <td>44,957</td> <td>8.512000</td> <td>382.67</td> </tr> <tr> <td>County School</td> <td>0</td> <td>10,877</td> <td>44,957</td> <td>16.990000</td> <td>763.82</td> </tr> </tbody> </table> The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill. The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	County	0	10,877	44,957	8.512000	382.67	County School	0	10,877	44,957	16.990000	763.82																									
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax																																											
	County	0	10,877	44,957	8.512000	382.67																																											
	County School	0	10,877	44,957	16.990000	763.82																																											

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

TUXEDO HOLDINGS INC
6854 SHADYBROOK TRAIL

COLUMBUS GA 31904

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1479	013 0038		27.00	01		None
	Property Description	27.00 AC LL 207 LD 32					
	Property Address	0 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	45,568	45,568	0		
	40% Assessed Value	0	18,227	18,227	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	18,227	8.512000	155.15	
	County School	0	0	18,227	16.990000	309.68	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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TYUS VICKIE WATSON
168 MCNAUGHTON ST

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1213	C11 0050		0.23	02		Yes-S1
	Property Description						
	Property Address	168 MCNAUGHTON STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	54,116	64,000	0		
	40% Assessed Value	0	21,646	25,600	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	5,954	19,646	8.512000	167.23	
	County School	0	5,954	19,646	16.990000	333.79	
	Cusseta	0	5,954	0	0.000000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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URREGO ARIEL & EMILIO LOPEZ
132 MUSTANG DR

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1465	010A 0137		1.02	01		None
	Property Description	LOT 10;BLOCK "C"; THE VILLAGE S/D					
	Property Address	132 MUSTANG DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	121,232	140,379	0		
40% Assessed Value	0	48,493	56,152	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	56,152	8.512000	477.97	
	County School	0	0	56,152	16.990000	954.02	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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VALENTIN EDITH
270 S GRANJA STREET

CLEWISTON FL 33440

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	79	005A 0044	2.00	01		None
	Property Description					
	Property Address	497 OLD LOUVALE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	21,238	21,325	0	
	40% Assessed Value	0	8,495	8,530	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".					
Reasons for Assessment Notice						
NADA Value Table Updated;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	8,530	8.512000	72.61
	County School	0	0	8,530	16.990000	144.92
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

VAN HORN KENNETH H &
KATHRYN M
P O BOX 64
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1145	C08 0088		0.11	02		None
Property Description						
Property Address	125 MT OLIVE STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	24,775	29,265	0		
40% Assessed Value	0	9,910	11,706	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	11,706	8.512000	99.64
County School	0	0	11,706	16.990000	198.88
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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VAN HORN KENNETH M &
KATHRYN H
P O BOX 64
CUSSETA GA 31805

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1103	C08 0045		0.63	02		Yes-S1
Property Description	LOT 39 CITY SD					
Property Address	359 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	111,536	131,808	0		
40% Assessed Value	0	44,614	52,723	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	10,109	42,614	8.512000	362.73
County School	0	10,109	42,614	16.990000	724.01
Cusseta	0	10,109	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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VANCE CARMEN MARIA &
STEPHEN RICHARD
105 MUSTANG COURT
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1467	010A 0139		1.04	01		None
Property Description	LOT 12;BLOCK "C"; THE VILLAGE S/D					
Property Address	105 MUSTANG COURT					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	115,455	134,627	0		
40% Assessed Value	0	46,182	53,851	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	53,851	8.512000	458.38
County School	0	0	53,851	16.990000	914.93

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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VANNOY MICHAEL DAVID & DELORIS A
108 CORRAL DRIVE
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	810	C02 0020	1.50	02		None
	Property Description	1.50 AC LL 81 LD 6				
	Property Address	119 HILLTOP COURT				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	25,779	27,500	0	
	40% Assessed Value	0	10,312	11,000	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	11,000	8.512000	93.63
	County School	0	0	11,000	16.990000	186.89
	Cusseta	0	0	0	0.000000	0.00
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VASQUEZ NANCY
PO BOX 640

BRONX NY 10475

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
622	015A 0004	0.70	01		None
Property Description	.703 ACRES COUNTY PARCEL # 4				
Property Address	816 GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	111,700	132,000	0	
40% Assessed Value	0	44,680	52,800	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	52,800	8.512000	449.43
County School	0	0	52,800	16.990000	897.07

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1526	012E 0018		1.00	01		None
Property Description	CYPRESS MEADOWS FARM SUBDIVISION					
Property Address	0 SARA JANE LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	9,000	9,000		0	
40% Assessed Value	0	3,600	3,600		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,600	8.512000	30.64
County School	0	0	3,600	16.990000	61.16

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

VELAZQUEZ JUAN C
451 LEE ROAD 581
SMITHS AL 36877

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Chattahoochee County Board of Assessors
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Cusseta GA 31805
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VERIZON WIRELESS OF THE EAST LP
PO BOX 2549
ADDISON TX 75001

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
49	005A 0013	1.01	01		None
Property Description					
Property Address	150 MASSEY ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,535	3,535	0	
40% Assessed Value	0	1,414	1,414	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,414	8.512000	12.04
County School	0	0	1,414	16.990000	24.02

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	112	005A 0080		4.32	01		None
	Property Description						
	Property Address	150 MASSEY ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	12,909	12,909	0		
C	40% Assessed Value	0	5,164	5,164	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	5,164	8.512000	43.96	
	County School	0	0	5,164	16.990000	87.74	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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VILA JOSE MANUEL SALCEDO
3104 ORNALE ROAD

ORLANDO FL 32810

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1778	013A 0056		1.00	01		None
	Property Description	LOT # 6					
	Property Address	106 FELICIA RUTH DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	101,430	118,716	0		
40% Assessed Value	0	40,572	47,486	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	47,486	8.512000	404.20	
	County School	0	0	47,486	16.990000	806.79	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

VILLARD DEBRA A & DAVID W.
113 HIDDEN SPRINGS DR
LAGRANGE GA 30240

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property								
	B	Account Number		Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
		1003		C06 0007		0.92	02		None
		Property Description		BLOCK K LOTS 67 TOWERVIEW					
Property Address		138 RANKIN STREET							
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *				
100% Appraised Value		0	8,934	8,934	0				
40% Assessed Value		0	3,574	3,574	0				
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;									
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.								
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax			
	County	0	0	3,574	8.512000	30.42			
	County School	0	0	3,574	16.990000	60.72			
Cusseta		0	0	0	0.000000	0.00			
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.									
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.									

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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VREELAND ALBERT C & ERIC
2750 TIMBERMILL DRIVE NE

MARIETTA GA 30002

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
720	016 0002		401.65	01	2017	None
Property Description						
Property Address	401 LIBERTY HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	365,594	369,152	234,759		
40% Assessed Value	0	146,238	147,661	93,904		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Accessory Improvement deleted.; New Accessory Improvement added.;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	52,334	0	95,327	8.512000	811.42
County School	52,334	0	95,327	16.990000	1619.61

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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WADE HEATH
PO BOX 751

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1101	C08 0043		0.17	02		None
	Property Description	LOT 37 & 38 CITY SD					
	Property Address	123 MT OLIVE STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	57,984	68,868	0		
	40% Assessed Value	0	23,194	27,547	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	27,547	8.512000	234.48	
	County School	0	0	27,547	16.990000	468.02	
	Cusseta	0	0	0	0.000000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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WADE HEATH FLYNT & TAMI ELIZABETH
P O BOX 751

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1932	017 0022		20.04	01		Yes-S5
	Property Description	SURVEY FOR VINCE MCGLAUN 20.04 AC					
	Property Address	750 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	275,871	320,122	0		
	40% Assessed Value	0	110,348	128,049	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	128,049	0	8.512000	0.00	
	County School	0	128,049	0	16.990000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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WAGNER KATHY
119 PAUL REVERE DRIVE

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	473	012C 0005	1.37	01		None
	Property Description	LIBERTY HILL SD LOT 5				
	Property Address	132 LIBERTY HILL ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	31,450	17,433	0	
	40% Assessed Value	0	12,580	6,973	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;					
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	6,973	8.512000	59.35
	County School	0	0	6,973	16.990000	118.47
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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WAGNER LARRY F.
PO BOX 911

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1008	C06 0012		0.40	01		Yes-S5
	Property Description	BLOCK J LOT 6 TOWERVIEW					
	Property Address	153 RANKIN STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	10,870	11,077	0		
40% Assessed Value	0	4,348	4,431	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	4,431	0	8.512000	0.00	
	County School	0	4,431	0	16.990000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
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Official Tax Matter - 2025 Tax Year

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WAGNER LARRY F.
PO BOX 911

CUSSETA GA 31805

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1009	C06 0013	0.41	02		None
Property Description	BLOCK J LOT 5 TOWERVIEW				
Property Address	151 RANKIN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	8,368	8,368	0	
40% Assessed Value	0	3,347	3,347	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,347	8.512000	28.49
County School	0	0	3,347	16.990000	56.87
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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WAGNER STEVE R.
119 PAUL REVERE
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
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WALKER AMANDA
5700 HASTINGS DRIVE

COLUMBUS GA 31909

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1096	C08 0038		0.18	02		None
Property Description	Part of town lot #55					
Property Address	193 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	33,546	33,546	0		
40% Assessed Value	0	13,418	13,418	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	13,418	8.512000	114.21
County School	0	0	13,418	16.990000	227.97
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1097	C08 0039	0.08	02		None
Property Description	Part of town lot #55				
Property Address	139 WELLS STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,833	3,833	0	
40% Assessed Value	0	1,533	1,533	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,533	8.512000	13.05
County School	0	0	1,533	16.990000	26.05
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
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WALKER SIEGLENDE
P O BOX 892
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
962	C05 0026	0.70	02		Yes-S4
Property Description	TOWERVIEW SUBDIV LOTS 10 & PART 9; BLOCK G				
Property Address	112 RANKIN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	41,233	41,794	0	
40% Assessed Value	0	16,493	16,718	0	

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Reasons for Assessment Notice

NADA Value Table Updated;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	4,224	12,494	8.512000	106.35
County School	0	10,224	6,494	16.990000	110.33
Cusseta	0	4,224	0	0.000000	0.00

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WALLACE E MILLER FAMILY PARTNERSHIP LP &
CONTINENTAL FARMING & SISTERLAND LLC
P O BOX 1283

DUBLIN GA 31040

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
587	013 0024		467.01	01		None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	415,860	415,860	0		
40% Assessed Value	0	166,344	166,344	0		

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Reasons for Assessment Notice

CONSERVATION USE COVENANT ENDED;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	166,344	8.512000	1415.92
County School	0	0	166,344	16.990000	2826.18

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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WALTON ANTHONY DOMINIQUE
3803 LYNN DRIVE

PHENIX CITY AL 36867

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	270	010 0013	132.21	01		None
	Property Description	132.21 AC LL 19 46 & 47 LD 33				
	Property Address	0 MANTA ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	152,853	152,853	0	
	40% Assessed Value	0	61,141	61,141	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	61,141	8.512000	520.43
	County School	0	0	61,141	16.990000	1038.79
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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WALTON TABATHA R
113 MUSTANG DRIVE
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1457	010A 0126		0.50	01		Yes-S1
	Property Description	LOT 3B; BLOCK "C"; THE VILLAGE S/D					
	Property Address	113 MUSTANG DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	134,164	170,784	0		
40% Assessed Value	0	53,666	68,314	0			
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Reasons for Assessment Notice							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	16,648	51,666	8.512000	439.78	
	County School	0	16,648	51,666	16.990000	877.81	
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WATKINS JULIA & WILLIAM DOWELL
C/O JAMES WATKINS
7117 BROOKSTONE TRAIL

LITHONIA GA 30088

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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
827	C03 0018	1.38	02		None
Property Description	LOTS 23 & 4; BLOCK "I" TOWERVIEW S/D				
Property Address	142 PATTY DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	20,853	20,853	0	
40% Assessed Value	0	8,341	8,341	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,341	8.512000	71.00
County School	0	0	8,341	16.990000	141.71
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WATSON SANDY LEE K
1712 ALTA VISTA DR

COLUMBUS GA 31907-3209

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	547	012B 0030	1.00	01		None
	Property Description					
	Property Address	674 GA HWY 26				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	33,440	37,600	0	
	40% Assessed Value	0	13,376	15,040	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	15,040	8.512000	128.02
	County School	0	0	15,040	16.990000	255.53
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215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

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WATTS JAMES
3960 ANVIL BLOCK ROAD
ELLENWOOD GA 30294

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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WATTS JAMES ARTHUR
3960 ANVIL BLOCK RD
ELLENWOOD 30294

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
978	C05 0042	1.09	02		None
Property Description	ANDERSON SUBDIVISION LOTS 13 & 14				
Property Address	0 ANDERSON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	5,344	5,344	0	
40% Assessed Value	0	2,138	2,138	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,138	8.512000	18.20
County School	0	0	2,138	16.990000	36.32
Cusseta	0	0	0	0.000000	0.00

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
949	C05 0013	9.27	02		None
Property Description	ANDERSON SUBDIVISION LOTS 4567891011				
Property Address	0 ANDERSON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	18,772	18,772	0	
40% Assessed Value	0	7,509	7,509	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,509	8.512000	63.92
County School	0	0	7,509	16.990000	127.58
Cusseta	0	0	0	0.000000	0.00

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ELLENWOOD GA 30294

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
981	C05 0045	0.35	02		None
Property Description	ANDERSON SUBDIVISION LOT 42				
Property Address	0 ANDERSON ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	2,673	2,673	0	
40% Assessed Value	0	1,069	1,069	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,069	8.512000	9.10
County School	0	0	1,069	16.990000	18.16
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WEATHERS TERRY & PATRICIA
P O BOX 314

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1164	C09 0020	0.57	02		None
	Property Description					
	Property Address	441 BROAD STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	18,886	21,938	0	
	40% Assessed Value	0	7,554	8,775	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	8,775	8.512000	74.69
	County School	0	0	8,775	16.990000	149.09
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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WEAVER CURT J & MINCHA
108 SUNSET BLVD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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WEAVER JOHN M. & BARBARA C.
135 MILLER ROAD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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WEAVER RICHARD
117 ANGELIA DRIVE

CUSSETA GA 31805

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
917	C04 0080	0.24	02		Yes-S1
Property Description	PART OF TOWN LOT # 9				
Property Address	117 ANGELINA DRIVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	51,682	60,658	0	
40% Assessed Value	0	20,673	24,263	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	5,590	18,673	8.512000	158.94
County School	0	5,590	18,673	16.990000	317.25
Cusseta	0	5,590	0	0.000000	0.00

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WEAVER ROBERT & MARGARET ELAINE WEAVER
412 BROAD ST

CUSSETA GA 31805-0006

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1132	C08 0075	1.01	02		Yes-S1
Property Description	LOT# 24 CTY OF CUSSETA LL 49 LD 6				
Property Address	412 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	64,955	76,145	0	
40% Assessed Value	0	25,982	30,458	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	6,476	23,982	8.512000	204.13
County School	0	6,476	23,982	16.990000	407.45
Cusseta	0	6,476	0	0.000000	0.00

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WEAVER THOMAS D.
184 FIRETOWER RD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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WEBB MICHAEL
P O BOX 633
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	12	004 0006		1.47	01		Yes-S1
	Property Description	PLATBOOK 3; FOLIO 130					
	Property Address	231 OLD CUSSETA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	190,661	190,661	0		
	40% Assessed Value	0	76,264	76,264	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,000	74,264	8.512000	632.14	
	County School	0	2,000	74,264	16.990000	1261.75	
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WEBB REBECCA ROBERTS
P O BOX 633

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	13	004 0007		1.06	01		None
	Property Description						
	Property Address	221 OLD CUSSETA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	4,233	4,233	0		
	40% Assessed Value	0	1,693	1,693	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
Reasons for Assessment Notice							
Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	1,693	8.512000	14.41	
	County School	0	0	1,693	16.990000	28.76	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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P O BOX 633

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	757	C01 0016		0.04	01		None
	Property Description						
	Property Address	101 BROAD STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	57,040	67,648	0		
	40% Assessed Value	0	22,816	27,059	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	27,059	8.512000	230.33	
	County School	0	0	27,059	16.990000	459.73	
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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	758	C01 0017	0.39	01		None
	Property Description					
	Property Address	0 BROAD STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	27,256	31,619	0	
	40% Assessed Value	0	10,902	12,648	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	12,648	8.512000	107.66
	County School	0	0	12,648	16.990000	214.89
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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		Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead																																																
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Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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WEBB WILLIAM M
PO BOX 55

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1104	C08 0046	0.32	02		None
	Property Description					
	Property Address	352 BROAD STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	31,938	37,316	0	
	40% Assessed Value	0	12,775	14,926	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	14,926	8.512000	127.05
	County School	0	0	14,926	16.990000	253.59
	Cusseta	0	0	0	0.000000	0.00
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The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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WEBB WILLIAM M & BONNIE A
PO BOX 55

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1690	010 0060		26.13	01		Yes-S4
	Property Description						
	Property Address	148 MANTA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	264,900	301,279	0		
	40% Assessed Value	0	105,960	120,512	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
CONSERVATION USE COVENANT ENDED; Value Changed to reflect Fair Market Value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	19,978	100,534	8.512000	855.75	
	County School	0	25,978	94,534	16.990000	1606.13	
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WEEKLEY SANDRA
196 GORDY MILL POND
CUSSETA GA 31805

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WEIBLE JASON ROBERT & JESSICA M
102 MARTHAS LOOP

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1820	013A 0062	1.00	01		Yes-S1
	Property Description	Lot 7 Pine Plantation Subdivision				
	Property Address	102 MARTHAS LOOP				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	172,794	204,353	0	
40% Assessed Value	0	69,118	81,741	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	14,624	67,117	8.512000	571.30
	County School	0	14,624	67,117	16.990000	1140.32
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WEIDNER MARION
C/O WAYNE SPARKS
PO BOX 307
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
895	C04 0057		1.64	02		None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	7,393	7,393		0	
40% Assessed Value	0	2,957	2,957		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,957	8.512000	25.17
County School	0	0	2,957	16.990000	50.24
Cusseta	0	0	0	0.000000	0.00

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WEIDNER MARION III
C/O WAYNE SPARKS
PO BOX 307
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
896	C04 0058	1.63	02		None
Property Description					
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	6,214	6,214	0	
40% Assessed Value	0	2,486	2,486	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,486	8.512000	21.16
County School	0	0	2,486	16.990000	42.24
Cusseta	0	0	0	0.000000	0.00

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WELLS FARGO BANK NATIONAL ASSOCIATION
1661 WORTHINGTON ROAD

WEST PALM BEACH FL 33409

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1186	C11 0023	0.37	02		Yes-S1
	Property Description	BLOCK B LOT 11 DILLARD HTS				
	Property Address	119 SUSAN STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	14,560	14,560	0	
	40% Assessed Value	0	5,824	5,824	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	2,000	3,824	8.512000	32.55
	County School	0	2,000	3,824	16.990000	64.97
	Cusseta	0	2,000	0	0.000000	0.00
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WEST ANTHONY
104 RANKIN STREET

CUSSETA GA 31805

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
966	C05 0030	0.41	02		None
Property Description	TOWERVIEW SUBDIVISION LOT 2; BLOCK "F"				
Property Address	117 RANKIN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,578	3,578	0	
40% Assessed Value	0	1,431	1,431	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,431	8.512000	12.18
County School	0	0	1,431	16.990000	24.31
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WEST ANTHONY R & DANA
104 RANKIN STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
961	C05 0025	0.98	02		None
Property Description	.98 ACRES 2 LOTS				
Property Address	104 RANKIN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	154,142	154,142	0	
40% Assessed Value	0	61,657	61,657	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	61,657	8.512000	524.82
County School	0	0	61,657	16.990000	1047.55
Cusseta	0	0	0	0.000000	0.00

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The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

WEST ANTHONY R & DANA E
104 RANKIN STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
967	C05 0031	0.43	02		None
Property Description	LOT 3 BLOCK "F" TOWERVIEW S/D				
Property Address	104 RANKIN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	3,942	3,942	0	
40% Assessed Value	0	1,577	1,577	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,577	8.512000	13.42
County School	0	0	1,577	16.990000	26.79
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

WEST ANTHONY R & DANA E J
104 RANKIN STREET

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	969	C05 0033	0.41	02		None
	Property Description	BLOCK F LOT 5 TOWERVIEW				
	Property Address	104 RANKIN STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	4,537	4,537	0	
	40% Assessed Value	0	1,815	1,815	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	1,815	8.512000	15.45
	County School	0	0	1,815	16.990000	30.84
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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WEST ANTHONY RAY & DANA
104 RANKIN STREET

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	805	C02 0015	0.93	02		None
	Property Description					
	Property Address	111 THOMPSON STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	27,826	27,826	0	
	40% Assessed Value	0	11,130	11,130	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	11,130	8.512000	94.74
	County School	0	0	11,130	16.990000	189.10
	Cusseta	0	0	0	0.000000	0.00
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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WEST DANA E & ANTHONY R
104 RANKIN STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
968	C05 0032	0.51	02		None
Property Description	BLOCK F LOT 4 TOWERVIEW				
Property Address	104 RANKIN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,637	4,637	0	
40% Assessed Value	0	1,855	1,855	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,855	8.512000	15.79
County School	0	0	1,855	16.990000	31.52
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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WESTBROOKS LARRY
P O BOX 414
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1214	C11 0051		0.28	02		None
Property Description						
Property Address	172 MCNAUGHTON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	59,117	70,000	0		
40% Assessed Value	0	23,647	28,000	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	28,000	8.512000	238.34
County School	0	0	28,000	16.990000	475.72
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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<http://www.qpublic.net/ga/chattahoochee>

WEYERHAEUSER FOREST HOLDINGS INC
ATTN: TAX COORDINATOR
205 PERRY LANE ROAD

BRUNSWICK GA 31525

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
134	009 0002	1111.56	01	2015	None
Property Description	LL 18192044454647 5253 OF 6TH LD				
Property Address	0 GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	966,351	968,428	696,548	
40% Assessed Value	0	386,540	387,371	278,619	

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Reasons for Assessment Notice

New Accessory Improvement added.;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	107,921	0	279,450	8.512000	2378.68
County School	107,921	0	279,450	16.990000	4747.86

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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WEYERHAEUSER FOREST HOLDINGS INC
ATTN: TAX COORDINATOR
205 PERRY LANE ROAD

BRUNSWICK GA 31525

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
264	010 0006		335.92	01		None
Property Description						
Property Address	0 GA HWY 27					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	325,647	325,647	0		
40% Assessed Value	0	130,259	130,259	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	130,259	8.512000	1108.76
County School	0	0	130,259	16.990000	2213.10

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
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WEYERHAEUSER FOREST HOLDINGS INC
ATTN: TAX COORDINATOR
205 PERRY LANE ROAD

BRUNSWICK GA 31525

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Chattahoochee County Board of Assessors
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Annual Assessment Notice Date: 6/20/2025

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205 PERRY LANE ROAD

BRUNSWICK GA 31525

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	425	011 0010		1124.23	01		None
	Property Description						
	Property Address	0 GA HWY 520					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	907,363	907,363	0		
	40% Assessed Value	0	362,945	362,945	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	362,945	8.512000	3089.39	
	County School	0	0	362,945	16.990000	6166.44	
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	426	011 0011		1531.13	01		None
	Property Description						
	Property Address	0 GA HWY 27					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	1,192,605	1,192,605	0		
	40% Assessed Value	0	477,042	477,042	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	477,042	8.512000	4060.58	
	County School	0	0	477,042	16.990000	8104.94	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	427	011 0012		384.00	01		None
	Property Description	LL 41 & 42 OF 33 LD					
	Property Address	0 OFF US HWY 27					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	345,192	345,192	0		
	40% Assessed Value	0	138,077	138,077	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	138,077	8.512000	1175.31	
	County School	0	0	138,077	16.990000	2345.93	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	580	013 0017		335.00	01		None
	Property Description	LL 208 209 239 240 OF THE 32ND LD					
	Property Address	0 MANTA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	336,297	336,297	0		
40% Assessed Value	0	134,519	134,519	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	134,519	8.512000	1145.03	
	County School	0	0	134,519	16.990000	2285.48	
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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1837	010 0016		411.31	01		None
	Property Description	LL 13 14 15 OF THE 33 LD					
	Property Address	0 MANTA ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	414,481	414,481	0		
	40% Assessed Value	0	165,792	165,792	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	165,792	8.512000	1411.22	
	County School	0	0	165,792	16.990000	2816.81	
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WHITAKER MARCUS C. & KRISTIE
149 LAKEVIEW CT

ADEL GA 31620

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
69	005A 0034	1.95	01		None
Property Description	1.95 AC LL 81 LD 33				
Property Address	428 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	87,509	103,349	0	
40% Assessed Value	0	35,004	41,340	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	41,340	8.512000	351.89
County School	0	0	41,340	16.990000	702.37

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WHITE CHARLIE & JUDITH
341 HWY 137
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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WHITE DERRICK L.
148 LAYETTE ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1330	009 0075		1.50	01		Yes-S5
	Property Description	1.50 acres lot HALLOCA ESTATES Block A					
	Property Address	148 LAFAYETTE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	173,988	205,356	0		
	40% Assessed Value	0	69,595	82,142	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	82,142	0	8.512000	0.00	
	County School	0	82,142	0	16.990000	0.00	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

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WHITE EDWIN
3587 RIDGECREST DRIVE

POWDER SPRINGS GA 30127

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	323	010A 0020		0.99	01		None
	Property Description	LOT 2A; BLOCK "A"; THE RANCH SUBDIVISION					
	Property Address	109 RANCH ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	9,900	9,900	0		
	40% Assessed Value	0	3,960	3,960	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,960	8.512000	33.71	
	County School	0	0	3,960	16.990000	67.28	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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WHITE EDWIN
3587 RIDGECREST DRIVE

POWDER SPRINGS GA 30127

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

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- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1486	C11 0008	0.75	02		None
Property Description	BLOCK C LOTS 67 DILLARD HTS				
Property Address	120 SUSAN STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	9,734	9,734	0	
40% Assessed Value	0	3,894	3,894	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,894	8.512000	33.15
County School	0	0	3,894	16.990000	66.16
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
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WHITE ELIJAH
207 KING STREET

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	166	009 0036		0.52	01		Yes-S1
	Property Description						
	Property Address	207 KING STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	39,862	41,183	0		
	40% Assessed Value	0	15,945	16,473	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
NADA Value Table Updated; New Accessory Improvement added.;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	2,444	14,029	8.512000	119.41	
	County School	0	2,444	14,029	16.990000	238.35	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
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WHITE JOHN & HELEN
102 RALSTON ST

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1017	C06 0021		3.83	01		None
	Property Description	BLOCK N LOTS 45 TOWERVIEW					
	Property Address	133 MARLETTE DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	31,878	31,978	0		
	40% Assessed Value	0	12,751	12,791	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	12,791	8.512000	108.88	
	County School	0	0	12,791	16.990000	217.32	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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WHITE JOHN & HELEN FINLAY-WHITE
102 RALSTON ST

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1031	C06 0035	0.83	01		Yes-S1
	Property Description	BLOCK L LOTS 1 & 2 TOWERVIEW				
	Property Address	102 RALSTON STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	101,770	129,103	0	
40% Assessed Value	0	40,708	51,641	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice COMBINED PARCELS; New Accessory Improvement added.; Parcel acreage changed.; Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	9,820	41,821	8.512000	355.98
	County School	0	9,820	41,821	16.990000	710.54
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.						

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WHITE JOHN & HELEN FINLAY-WHITE
102 RALSTON STREET

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	700	015B 0041	2.12	01		None
	Property Description	Steeplechase Subdiv Lot # 9				
	Property Address	135 STEEPLCHASE ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	13,573	11,057	0	
	40% Assessed Value	0	5,429	4,423	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;					
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	4,423	8.512000	37.65
	County School	0	0	4,423	16.990000	75.15
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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WHITE JOSEPH
469 HWY 26
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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WHITE LINDA F
P O BOX 658
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1177	C11 0014	0.39	02		None
	Property Description	BLOCK C LOT 2 DILLARD JTS				
	Property Address	148 SUSAN STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	5,276	5,276	0	
	40% Assessed Value	0	2,110	2,110	0	
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	2,110	8.512000	17.96
	County School	0	0	2,110	16.990000	35.85
	Cusseta	0	0	0	0.000000	0.00
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CUSSETA GA 31805

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	B	Account Number		Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
		1178		C11 0015		0.33	02		Yes-S1
		Property Description		BLOCK C LOT 1 DILLARD HTS					
Property Address		148 SUSAN STREET							
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *				
100% Appraised Value		0	13,699	13,699	0				
40% Assessed Value		0	5,480	5,480	0				
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;									
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax			
	County	0	2,000	3,480	8.512000	29.62			
	County School	0	2,000	3,480	16.990000	59.13			
	Cusseta	0	2,000	0	0.000000	0.00			
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WHITE MACKERY LEE
C/O MARTESHIA LASHON WHITE
238 LIBERTY HILL ROAD

CUSSETA GA 31805

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At the time of filing your appeal you must select one of the following appeal methods:

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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
572	013 0009		3.01	01		Yes-S1
Property Description						
Property Address	238 LIBERTY HILL ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	34,861	35,746	0		
40% Assessed Value	0	13,944	14,298	0		

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Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	2,354	11,944	8.512000	101.67
County School	0	2,354	11,944	16.990000	202.93

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WHITT BEVERLY M. & HAROLD D. HOWARD
104 STAGECOACH RD
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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WHITT ROBERT J.
2977 SUNRISE DR

MARIANNA FL 32448

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1885	012C 0108		2.26	01		None
	Property Description						
	Property Address	642 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	18,080	18,080	0		
	40% Assessed Value	0	7,232	7,232	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	7,232	8.512000	61.56	
	County School	0	0	7,232	16.990000	122.87	
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WHY NOT INC
P O BOX 419
CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	987	C05 0051	0.59	02		None
	Property Description	LOT 23 ; ANDERSON S/D				
	Property Address	125 WILHELMINA DRIVE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	59,263	70,281	0	
C	40% Assessed Value	0	23,705	28,112	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;					
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	28,112	8.512000	239.29
	County School	0	0	28,112	16.990000	477.62
	Cusseta	0	0	0	0.000000	0.00
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.						
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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WIEHE JAMES WILLIAM & JULIE (LIFE ESTATE)
C/O ZACHARY C WIEHE
457 FIRETOWER ROAD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1480	013 0039		35.00	01	2017	Yes-S5
Property Description						
Property Address	457 FIRETOWER ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	250,090	288,888	17,622		
40% Assessed Value	0	100,036	115,555	7,049		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	13,742	101,813	0	8.512000	0.00
County School	13,742	101,813	0	16.990000	0.00

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215 McNaughton Street
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WILLIAMS LITTLEJOHN SHARONICA LYNN
6219 JOYNER DRIVE

COLUMBUS GA 31907

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2036	012 0023A		4.67	01		None
	Property Description	4.67 NAC LL 49 LD 5 TRACT 2					
	Property Address	0 ADAMS ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	14,546	14,546	0		
	40% Assessed Value	0	5,818	5,818	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	5,818	8.512000	49.52	
	County School	0	0	5,818	16.990000	98.85	
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WILLHITE CHARLEY D
121 TROTTERS RIDGE
CUSSETA GA 31805

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WILLHITE CHARLEY D
P O BOX 983
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
839	C04 0001		0.39	02		None
Property Description	LOT 13; H.K. HAPE S/D					
Property Address	139 HENRY STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	9,197	9,197	0		
40% Assessed Value	0	3,679	3,679	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,679	8.512000	31.32
County School	0	0	3,679	16.990000	62.51
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WILLIAMS BEULAH ETAL
C/O LINDA JACKSON
1219 ROWELL ST

COLUMBUS GA 31903

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
509	012A 0035		0.92	01		None
Property Description						
Property Address	114 BAKER STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	88,080	91,740	0		
40% Assessed Value	0	35,232	36,696	0		

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Reasons for Assessment Notice

RESIDENCE DEPRECIATED; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	36,696	8.512000	312.36
County School	0	0	36,696	16.990000	623.47

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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WILLIAMS COREY W
2113 8TH STREET

COLUMBUS GA 31906

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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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
83	005A 0048	3.71	01		None
Property Description					
Property Address	106 SPIKES ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	13,827	13,827	0	
40% Assessed Value	0	5,531	5,531	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,531	8.512000	47.08
County School	0	0	5,531	16.990000	93.97

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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WILLIAMS DAN & NORMA F
1041 HENRY AVE
COLUMBUS GA 31906

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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
1265	C13 0021		1.40	02		None
Property Description						
Property Address	0 PRINCIPAL DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	5,600	5,600	0		
40% Assessed Value	0	2,240	2,240	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,240	8.512000	19.07
County School	0	0	2,240	16.990000	38.06
Cusseta	0	0	0	0.000000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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<http://www.qpublic.net/ga/chattahoochee>

WILLIAMS DAVID M.
PO BOX 654
126 THOMPSON STREET
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
802	C02 0011		0.52	02		Yes-S1
Property Description	LOT # 10; BLOCK H; TOWERVIEW SUBDIVISION					
Property Address	126 THOMPSON STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	105,320	125,216	0		
40% Assessed Value	0	42,128	50,086	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	7,918	42,168	8.512000	358.93
County School	0	7,918	42,168	16.990000	716.43
Cusseta	0	7,918	0	0.000000	0.00

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Chattahoochee County Board of Assessors
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WILLIAMS G L & KAWANA N
102 CHURCH STREET
CUSSETA GA 31805

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WILLIAMS GENERAL LEE
102 CHURCH STREET

CUSSETA GA 31805

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WILLIAMS GENERAL LEE
102 CHURCH STREET

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	387	010A 0091		0.26	01		None
	Property Description						
	Property Address	146 OLD GA HWY 280					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	46,944	55,260	0		
C	40% Assessed Value	0	18,778	22,104	0		
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;						
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	22,104	8.512000	188.15	
	County School	0	0	22,104	16.990000	375.55	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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WILLIAMS GEORGE P. & TERESA R.
340 FRIENDSHIP ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	429	011 0014		12.00	01		Yes-S4
	Property Description						
	Property Address	340 FRIENDSHIP ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	163,147	188,635	0		
	40% Assessed Value	0	65,259	75,454	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	14,195	61,259	8.512000	521.44	
	County School	0	20,195	55,259	16.990000	938.85	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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WILLIAMS GREGORY & KIMBERLY
7330 LUMBER PORT DRIVE

RUSKIN FL 33573

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1680	012 0096A		3.50	01		None
	Property Description						
	Property Address	214 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	32,070	32,070	0		
	40% Assessed Value	0	12,828	12,828	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;							
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	12,828	8.512000	109.19	
	County School	0	0	12,828	16.990000	217.95	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Cusseta GA 31805
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WILLIAMS HARMS SHEBERRIA LATRICE
1691 BEVERLY ST

NEWTON NC 28658

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WILLIAMS JESSE L
671 HWY 26
CUSSETA GA 31805

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WILLIAMS JOHNNIE B JR
117 MUSTANG DRIVE

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1458	010A 0127		0.50	01		None
	Property Description	LOT 4A; BLOCK "C"; THE VILLAGE					
	Property Address	117 MUSTANG DRIVE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	116,734	147,772	0		
40% Assessed Value	0	46,694	59,109	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	59,109	8.512000	503.14	
	County School	0	0	59,109	16.990000	1004.26	
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WILLIAMS SHEKETA LANATE
6219 JOYNER ROAD

COLUMBUS GA 31907

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
2037	012 0023B		4.67	01		None
Property Description	4.67 AC LL 49 LD 5 TRACT 1					
Property Address	0 ADAMS ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	14,546	14,546		0	
40% Assessed Value	0	5,818	5,818		0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,818	8.512000	49.52
County School	0	0	5,818	16.990000	98.85

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WILLIAMS STEPHEN L.
36850 BARRINGTON DRIVE

EUSTIS FL 32736

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property								
	B	Account Number		Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
		1324		009 0069		1.50	01		None
		Property Description		HALLOCA ESTATES					
Property Address		180 LAFAYETTE ROAD							
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *				
100% Appraised Value		0	15,000	15,000	0				
40% Assessed Value		0	6,000	6,000	0				
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;									
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.								
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax			
	County	0	0	6,000	8.512000	51.07			
	County School	0	0	6,000	16.990000	101.94			
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.									
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.									

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WILLIAMS VERDELL
P O BOX 133

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1200	C11 0037	0.34	02		Yes-S4
Property Description	BLOCK A LOT 3 DILLARD HTS				
Property Address	161 MCNAUGHTON STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	46,522	55,026	0	
40% Assessed Value	0	18,609	22,010	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	7,402	14,608	8.512000	124.34
County School	0	13,402	8,608	16.990000	146.25
Cusseta	0	7,402	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WILLIAMSON DANNY R
P O BOX 793
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
163	009 0032		5.51	02		None
Property Description						
Property Address	150 LOKIE LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	20,271	20,271	0		
40% Assessed Value	0	8,108	8,108	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	8,108	8.512000	69.02
County School	0	0	8,108	16.990000	137.75
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WILLIAMSON DANNY R
P O BOX 793
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
184	009 0061		6.78	02		Yes-S4
Property Description						
Property Address	150 LOKIE LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	153,736	177,536	0		
40% Assessed Value	0	61,494	71,014	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	13,282	57,732	8.512000	491.41
County School	0	19,282	51,732	16.990000	878.93
Cusseta	0	13,282	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WILLIAMSON DANNY R
P O BOX 793
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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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
1710	009 0032B		2.07	02		None
Property Description						
Property Address	122 LOKIE LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	7,535	6,950	0		
40% Assessed Value	0	3,014	2,780	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Accessory Improvement deleted.;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	2,780	8.512000	23.66
County School	0	0	2,780	16.990000	47.23
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WILLIAMSON DARRIN L. & AMANDA
P.O. BOX 612

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1826	009 0086		1.62	01		Yes-S1
	Property Description	SPLIT OFF 009/32 1.62 AC					
	Property Address	152 LOKIE LANE					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	149,212	171,074	0		
40% Assessed Value	0	59,685	68,430	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	10,745	57,685	8.512000	491.01	
	County School	0	10,745	57,685	16.990000	980.07	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

WILLIAMSON DAVID E
P O BOX 652
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
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All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
175	009 0049		1.57	02		None
Property Description	1.60 ACRES					
Property Address	116 LOKIE LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	19,284	19,284	0		
40% Assessed Value	0	7,714	7,714	0		

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,714	8.512000	65.66
County School	0	0	7,714	16.990000	131.06
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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<http://www.qpublic.net/ga/chattahoochee>

WILLIAMSON JAMES
PO BOX 743

CUSSETA GA 31805

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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
1163	C09 0019	0.46	02		Yes-S4
Property Description	OLD METHODIST PARSONAGE				
Property Address	449 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	37,750	44,554	0	
40% Assessed Value	0	15,100	17,822	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	6,722	11,100	8.512000	94.48
County School	0	12,722	5,100	16.990000	86.65
Cusseta	0	6,722	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WILLIAMSON RODNEY H & CINDY K
122 LOKIE LANE

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1708	009 0032A		2.07	02		Yes-S1
Property Description						
Property Address	122 LOKIE LANE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	116,175	139,132	0		
40% Assessed Value	0	46,470	55,653	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

New Accessory Improvement added.; Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	10,779	44,874	8.512000	381.97
County School	0	10,779	44,874	16.990000	762.41
Cusseta	0	10,779	0	0.000000	0.00

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215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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WILLIS CHARLENE
P O BOX 511
CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1202	C11 0039	0.37	02		Yes-S1
	Property Description	BLOCK A LOT 1 DILLARD HTS				
	Property Address	151 MCNAUGHTON STREET				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	12,414	12,414	0	
40% Assessed Value	0	4,966	4,966	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Annual Notice: No Change in return/previous value;						
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	2,000	2,966	8.512000	25.25
	County School	0	2,000	2,966	16.990000	50.39
	Cusseta	0	2,000	0	0.000000	0.00
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215 McNaughton Street
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WILLS HARVEY C & SHIRLEY L
421 HWY 26
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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WILLS HARVEY C.
421 GA HWY 26
CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead																	
	1819	009B 0018		2.00	01		None																	
	Property Description	TRACK III																						
	Property Address	421 GA HWY 26																						
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *																			
	100% Appraised Value	0	6,728	6,728	0																			
	40% Assessed Value	0	2,691	2,691	0																			
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WILSON ALFONSO
% WORDER WILSON
110 WILSON ROAD
CUSSETA GA 31805

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WILSON DONNA TROUT
413 Barschall Dr

Columbus GA 31904

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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WILSON DONNA TROUT
413 Barschall Dr

Columbus GA 31904

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1555	C01 0031OUT	0.50	01		None
Property Description					
Property Address	128 GA HWY 520				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	79,836	79,836	0	
40% Assessed Value	0	31,934	31,934	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	31,934	8.512000	271.82
County School	0	0	31,934	16.990000	542.56

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413 Barschall Dr

Columbus GA 31904

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
769	C01 0030		0.50	02		None
Property Description						
Property Address	128 GA HWY 520					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	17,500	17,500	0		
40% Assessed Value	0	7,000	7,000	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,000	8.512000	59.58
County School	0	0	7,000	16.990000	118.93
Cusseta	0	0	0	0.000000	0.00

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413 Barschall Dr

Columbus GA 31904

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1285	C01 0029IN	3.50	02		None
Property Description					
Property Address	0 GA HWY 520				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,725	4,725	0	
40% Assessed Value	0	1,890	1,890	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,890	8.512000	16.09
County School	0	0	1,890	16.990000	32.11
Cusseta	0	0	0	0.000000	0.00

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413 Barschall Dr

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1554	C01 0031IN	0.56	02		None
Property Description					
Property Address	128 GA HWY 520				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	19,600	19,600	0	
40% Assessed Value	0	7,840	7,840	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,840	8.512000	66.73
County School	0	0	7,840	16.990000	133.20
Cusseta	0	0	0	0.000000	0.00

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1557	C01 0057		0.70	02		None
Property Description						
Property Address	128 GA HWY 520					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	111,899	111,899	0		
40% Assessed Value	0	44,760	44,760	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	44,760	8.512000	381.00
County School	0	0	44,760	16.990000	760.47
Cusseta	0	0	0	0.000000	0.00

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WILSON EARL T
135 JAMESTOWN ROAD

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
791	C01 0054	1.27	02		None
Property Description	1.27 AC LL 81 LD 6 PARCEL 2				
Property Address	135 JAMESTOWN ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	167,645	200,285	0	
40% Assessed Value	0	67,058	80,114	0	

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Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	80,114	8.512000	681.93
County School	0	0	80,114	16.990000	1361.14
Cusseta	0	0	0	0.000000	0.00

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WILSON HAYDEN F & BETHANY J
6360 DAKOTA RIDGE DR

EL PASO TX 79912-8125

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1908	010B 0003		1.00	01		None
	Property Description	LOT # 3 RED OAK PLANTATION SUB					
	Property Address	204 HERO TRAIL					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	279,728	356,307	0		
40% Assessed Value	0	111,891	142,523	0			
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	142,523	8.512000	1213.16	
	County School	0	0	142,523	16.990000	2421.47	
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WILSON JAMES
117 TROTTERS RIDGE

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	352	010A 0052		1.69	01		None
	Property Description	LOTS 1&2; BLOCK "B"; THE FARM S/D					
	Property Address	117 TROTTERS RIDGE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	120,628	149,392	0		
	40% Assessed Value	0	48,251	59,757	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	59,757	8.512000	508.65	
	County School	0	0	59,757	16.990000	1015.27	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

WILSON LAVERNE
C/O DAVON WILSON
470 BROAD STREET
CUSSETA GA 31805

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1159	C09 0015		0.80	02		None
Property Description	LOT 1 RICH SUBDIVISION					
Property Address	107 SANDY STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	8,099	8,099	0		
40% Assessed Value	0	3,240	3,240	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,240	8.512000	27.58
County School	0	0	3,240	16.990000	55.05
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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WILSON LAVERNE
C/O DAVON WILSON
472 BROAD ST

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1158	C09 0014	0.91	02		None
Property Description	LOTS 2 3 4 RICH SUBDIVISION				
Property Address	470 BROAD STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	9,145	9,145	0	
40% Assessed Value	0	3,658	3,658	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

NADA Value Table Updated;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,658	8.512000	31.14
County School	0	0	3,658	16.990000	62.15
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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WILSON THADDIEUS JR &
SHEILA M
108 MUSTANG COURT

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1472	010A 0144	1.04	01		Yes-S5
Property Description	LOT 17; BLOCK "C"; THE VILLAGE S/D				
Property Address	108 MUSTANG COURT				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	144,519	180,332	0	
40% Assessed Value	0	57,808	72,133	0	

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	72,133	0	8.512000	0.00
County School	0	72,133	0	16.990000	0.00

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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WILSON WORDER & BERTHA
110 WILSON ROAD
CUSSETA GA 31805

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WINDHAM MICHAEL & JOY
159 GORDY MILL POND ROAD

CUSSETA GA 31805

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	195	009A 0010	1.08	01		None
	Property Description	SPLIT OFF LOT 7 HV MILLER SUBDIVISION				
	Property Address	0 GORDY MILL POND ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	5,400	5,400	0	
	40% Assessed Value	0	2,160	2,160	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	2,160	8.512000	18.39
	County School	0	0	2,160	16.990000	36.70
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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	196	009A 0011	1.11	01		None
	Property Description	SPLIT OFF LOT 7 HV MILLER SUBDIVISION				
	Property Address	159 GORDY MILL POND ROAD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	58,520	66,410	0	
C	40% Assessed Value	0	23,408	26,564	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	26,564	8.512000	226.11
	County School	0	0	26,564	16.990000	451.32
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WINFREY LAPEARL LOGAN TRUSTEE
THE LUCY-CA'LINE TRUST U/A DATED 6/2/21
2457 LOCUST HILL BLVD

BEAVERCREEK OH 45431-2294

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	570	013 0007		45.78	01		None
	Property Description	45.78 AC LL 243 & 244 LD 32 TRACT 4					
	Property Address	0 LIBERTY HILL ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	82,162	82,162	0		
	40% Assessed Value	0	32,865	32,865	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	32,865	8.512000	279.75	
	County School	0	0	32,865	16.990000	558.38	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WITHROW ALYSSA & PAUL
127 MUSTANG DR

CUSSETA GA 31805

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1460	010A 0132		0.50	01		Yes-S1
Property Description	LOT 6B; BLOCK "C"; THE VILLAGE S/D					
Property Address	127 MUSTANG DRIVE					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	121,620	153,794	0		
40% Assessed Value	0	48,648	61,518	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	14,870	46,648	8.512000	397.07
County School	0	14,870	46,648	16.990000	792.55

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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WITZKE STEVEN LAURENCE
471 SHEARWATER DRIVE

FORTSON GA 31808

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
729	017 0007	169.00	01	2017	None
Property Description	170 ac +/- LL # 170&171				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	156,016	156,016	94,762	
40% Assessed Value	0	62,406	62,406	37,905	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	24,502	0	37,904	8.512000	322.64
County School	24,502	0	37,904	16.990000	643.99

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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WOHLWENDER ESTATE PROPERTIES
C/O MARY CRISP
P.O. BOX 743
AMERICUS GA 31709

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
618	015 0004	141.50	01		None
Property Description	141.50ac LL 49 LD 6				
Property Address	0 GA HWY 26				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	150,297	150,297	0	
40% Assessed Value	0	60,119	60,119	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	60,119	8.512000	511.73
County School	0	0	60,119	16.990000	1021.42

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Cusseta GA 31805
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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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WOHLWENDER ESTATE PROPERTIES, LLC
C/O MARY W. CRISP
P.O. BOX 743
AMERICUS GA 31709

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
663	015A 0045		6.00	01		None
Property Description						
Property Address	0 GA HWY 26					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	17,982	17,982	0		
40% Assessed Value	0	7,193	7,193	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,193	8.512000	61.23
County School	0	0	7,193	16.990000	122.21

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WOHLWENDER ESTATE PROPERTIES, LLC
C/O MARY W. CRISP
P.O. BOX 743
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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1166	C09 0022	60.00	02		None
Property Description	60.00 ac LL 05 LD 33				
Property Address	146 WELLS STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	95,038	95,038		0
40% Assessed Value	0	38,015	38,015		0

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	38,015	8.512000	323.58
County School	0	0	38,015	16.990000	645.87
Cusseta	0	0	0	0.000000	0.00

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1293	010 0048		5.40	01		None
Property Description						
Property Address	0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *	
100% Appraised Value	0	16,469	16,469		0	
40% Assessed Value	0	6,588	6,588		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,588	8.512000	56.08
County School	0	0	6,588	16.990000	111.93

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WOOD PEGGY PRESLEY
PO BOX 864
CUSSETA GA 31805

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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WOODS GLORIA B
903 11TH AVE
PHENIX CITY AL 36867

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WOODSON MARION
104 BAKER STREET
CUSSETA GA 31805

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WOODSON NANCY
101 WOODSON STREET
CUSSETA GA 31805

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WOODSON R H
C/O EARLENE WOODSON
108 BAKER STREET

CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
512	012A 0038	0.92	01		None
Property Description					
Property Address	108 BAKER STREET				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	107,097	127,385	0	
40% Assessed Value	0	42,839	50,954	0	

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Reasons for Assessment Notice

STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	50,954	8.512000	433.72
County School	0	0	50,954	16.990000	865.71

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WOODSON WILLIAM
C/O JASMINE WOODSON
119-14 202 STREET

SAINT ALBANS NY 11412

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At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
511	012A 0037		0.92	01		None
Property Description						
Property Address	0 BAKER STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	8,280	8,280	0		
40% Assessed Value	0	3,312	3,312	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	3,312	8.512000	28.19
County School	0	0	3,312	16.990000	56.27

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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WOODWARD DANIEL & JEANNE B.
3930 ESSEX HEIGHTS TRAIL

FORTSON GA 31808

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1801	012 0075A		6.04	01		None
	Property Description						
	Property Address	649 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	18,081	18,081	0		
40% Assessed Value	0	7,232	7,232	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".							
Reasons for Assessment Notice							
Annual Notice: No Change in return/previous value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	7,232	8.512000	61.56	
	County School	0	0	7,232	16.990000	122.87	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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Annual Assessment Notice Date: 6/20/2025

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WOODWARD DANIEL & JEANNE B.
3930 ESSEX HEIGHTS TRAIL

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1864	012 0100		1.85	01		None
	Property Description	1.85 ACRE LOT					
	Property Address	0 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	7,563	7,563	0		
40% Assessed Value	0	3,025	3,025	0			
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C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	3,025	8.512000	25.75	
	County School	0	0	3,025	16.990000	51.39	
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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

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WOOTEN JEROME & JULIE
711 GA HWY 26

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	552	012B 0035		18.11	01		None
	Property Description	18.11 AC LL 50 LD 5 PARCEL B TRACT 1					
	Property Address	711 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	38,656	38,656	0		
	40% Assessed Value	0	15,462	15,462	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	15,462	8.512000	131.61	
	County School	0	0	15,462	16.990000	262.70	
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WORKMAN T A & ANNIE
1226 SPRATLIN MILL RD

HULL GA 30646

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
2051	005 0001A	5.00	01		None
Property Description	5.00 AC LL 79 LD 33 PARCEL 1				
Property Address	0 MATTIE GARY ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	17,825	17,825	0	
40% Assessed Value	0	7,130	7,130	0	

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	7,130	8.512000	60.69
County School	0	0	7,130	16.990000	121.14

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WORRELL JERRIE L.
P.O. BOX 179
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1130	C08 0073		0.94	02		None
Property Description						
Property Address	402 BROAD STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	66,584	77,420	0		
40% Assessed Value	0	26,634	30,968	0		

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Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	30,968	8.512000	263.60
County School	0	0	30,968	16.990000	526.15
Cusseta	0	0	0	0.000000	0.00

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WORRELL WILLIAM & JERRIE
467 MANTA ROAD
P.O. BOX 179
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1946	013 0044		5.00	01		None
Property Description	LAND LOT 236 & 237 OF THE 32ND LAND DISTRICT					
Property Address	467 MANTA ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	450,390	533,439	0		
40% Assessed Value	0	180,156	213,376	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	213,376	8.512000	1816.26
County School	0	0	213,376	16.990000	3625.26

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1947	013 0045		5.00	01		None
Property Description	LL 237 OF 32 LAND DISTRICT					
Property Address	473 MANTA ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	15,425	15,425	0		
40% Assessed Value	0	6,170	6,170	0		

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Reasons for Assessment Notice

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,170	8.512000	52.52
County School	0	0	6,170	16.990000	104.83

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Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

WRIGHT LAVERNE
P O BOX 328
CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
891	C04 0053	0.29	02		None
Property Description					
Property Address	125 OLD LOUVALE ROAD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	87,994	105,151	0	
40% Assessed Value	0	35,198	42,060	0	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	42,060	8.512000	358.01
County School	0	0	42,060	16.990000	714.60
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

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P O BOX 328
CUSSETA GA 31805

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WRIGHT LAVERNE
PO BOX 328
CUSSETA GA 31805

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
993	C05 0057	1.37	02		None
Property Description	PLATBOOK 1; FOLIO 38				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value	0	4,316	4,316	0	
40% Assessed Value	0	1,726	1,726	0	

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Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,726	8.512000	14.69
County School	0	0	1,726	16.990000	29.32
Cusseta	0	0	0	0.000000	0.00

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WRIGHT MICHAEL S & FELICIA A
204 SALVIA CT

HARVEST AL 35749

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B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1371	012C 0031	1.26	01		None
	Property Description	LIBERTY HILL SUB DIVISION LOT 31				
	Property Address	111 PAUL REVERE DRIVE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
	100% Appraised Value	0	52,203	54,474	0	
	40% Assessed Value	0	20,881	21,790	0	
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
	County	0	0	21,790	8.512000	185.48
	County School	0	0	21,790	16.990000	370.21
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WRIGHT SHANNON
P O BOX 328
CUSSETA GA 31805

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1149	C09 0003		3.25	02		None
Property Description						
Property Address	155 WELLS STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	13,821	13,821	0		
40% Assessed Value	0	5,528	5,528	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	5,528	8.512000	47.05
County School	0	0	5,528	16.990000	93.92
Cusseta	0	0	0	0.000000	0.00

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XAVIER AMEL K & MELISSA K
8509 TOM COSTINE ROAD

LAKELAND FL 33809

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
1333	009 0066		1.50	01		None
Property Description	1.5 AC LL 78 LD 6 LOT 1 BLOCK B HOLLOCA EST					
Property Address	186 LAFAYETTE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	15,000	15,000	0		
40% Assessed Value	0	6,000	6,000	0		

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	6,000	8.512000	51.07
County School	0	0	6,000	16.990000	101.94

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YARBROUGH KATHY G
188 HWY 26

CUSSETA GA 31805

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B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	22	004 0017		9.00	01		Yes-S1
	Property Description	PARCEL A & B/ PLATBOOK 3 FOLIO 124					
	Property Address	188 GA HWY 26					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	125,750	145,861	0		
	40% Assessed Value	0	50,300	58,344	0		
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	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	10,044	48,300	8.512000	411.13	
	County School	0	10,044	48,300	16.990000	820.62	
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YATES ALLEN
122 MERRELL STREET

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. **Your staff contacts are Alan Hornaday and Crystal Walker.**

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
1234	C12 0011		2.01	02		None
Property Description						
Property Address	122 MERRELL STREET					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	66,240	77,880	0		
40% Assessed Value	0	26,496	31,152	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Value Changed to reflect Fair Market Value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	31,152	8.512000	265.17
County School	0	0	31,152	16.990000	529.27
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
<http://www.qpublic.net/ga/chattahoochee>

YEAKLE MICHAEL & LYNDIA GAIL
4307 HWY 145

LILESVILLE NC 28091

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	152	009 0019		9.27	01		None
	Property Description	9.27 AC LL 79 LD 6 PARCEL F					
	Property Address	106 SIMPSON STREET					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	116,136	117,201	0		
	40% Assessed Value	0	46,454	46,880	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice STRUCTURE CHARACTERISTICS CHANGED; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	46,880	8.512000	399.04	
	County School	0	0	46,880	16.990000	796.49	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

YOUNG BENNIE J
1385 STURKIE DRIVE

COLUMBUS GA 31907

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	1790	013 0014A		2.00	01		None
	Property Description	238&238LL					
	Property Address	309 FIRETOWER ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	41,411	43,770	0		
40% Assessed Value	0	16,564	17,508	0			
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice NADA Value Table Updated;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	0	17,508	8.512000	149.03	
	County School	0	0	17,508	16.990000	297.46	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.							

Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

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YUMA JR JOSEPH ARTHUR
139 LIBERTY HILL ROAD

CUSSETA GA 31805

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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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
888	C04 0050		0.52	02		None
Property Description						
Property Address	141 OLD LOUVALE ROAD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
100% Appraised Value	0	4,209	4,209	0		
40% Assessed Value	0	1,684	1,684	0		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt".

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County	0	0	1,684	8.512000	14.33
County School	0	0	1,684	16.990000	28.61
Cusseta	0	0	0	0.000000	0.00

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

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Chattahoochee County Board of Assessors
215 McNaughton Street
Cusseta GA 31805
(706)989-3249

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date: 6/20/2025

Last date to file a written appeal: 8/4/2025

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

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<http://www.qpublic.net/ga/chattahoochee>

YUN KI WON
9229 GARRETT CREEK DRIVE

MIDLAND GA 31820

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																
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Chattahoochee County Board of Assessors
215 McNaughton Street
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<http://www.qpublic.net/ga/chattahoochee>

ZHANG YU YOU
500 OLD LOUVALE ROAD

CUSSETA GA 31805

A	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form. At the time of filing your appeal you must select one of the following appeal methods: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 215 McNaughton Street Cusseta, GA 31805 and which may be contacted by telephone at: (706) 989-3249. Your staff contacts are Alan Hornaday and Crystal Walker. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property						
B	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	2044	005A 0046A		6.18	01		Yes-S1
	Property Description	6.18 AC LL 82 LD 33 LOT 102					
	Property Address	500 OLD LOUVALE ROAD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% Appraised Value	0	250,000	375,896	0		
	40% Assessed Value	0	100,000	150,358	0		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exempt". Reasons for Assessment Notice 1-year Arms Length Transaction cap removed; Value Changed to reflect Fair Market Value;							
C	The following Taxing Authority did not provide a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment. Pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax	
	County	0	51,896	98,462	8.512000	838.11	
	County School	0	51,896	98,462	16.990000	1672.87	
The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.							
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