

McIntosh County Board of Assessors
P.O. Box 801
Darien GA 31305
(912)437-6663

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: 6/16/2025

Last date to file a written appeal: 7/31/2025

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

County property records are available online at:
qpublic.schneider.net/ga/mcintosh

RETURN SERVICE REQUESTED
KOELLIKER KARULYNN T
1765 MINT SPRINGS RD
CROZET, VA 22932

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

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

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

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at P.O. Box 801 Darien, GA 31305 and which may be contacted by telephone at: (912) 437-6663. Your staff contacts are Shawna West and Shirley White.

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
	14343	0054A 0008001		17.00	01		None
	Property Description	17AC PACEL 1					
	Property Address	1669 BLACK ISLAND RD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *		
	100% <u>Appraised</u> Value	0	231,000	462,000	0		
40% <u>Assessed</u> Value	0	92,400	184,800	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						
	Market Value Adjusted;						
C	The following Taxing Authority provided a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment pursuant to O.C.G.A. § 48-5-306(b)(1)(i)(i).						
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate		
	COUNTY	0	0	184,800	11.500000		
	SCHOOL	0	0	184,800	16.200000		

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