

BOARD OF ASSESSORS

2024 ANNUAL REPORT



MESSAGE FROM THE BOARD OF ASSESSORS

The Chatham County Board of Assessors is proud to share our Annual Report for tax year 2024. The Board of Assessors is responsible for the discovery, valuation, and listing of all tangible property within Chatham County. To accomplish our goals, multiple divisions are responsible for various property types and services provided to our Chatham County residents. These include our appraisal staff in the Residential Division, Commercial/Industrial Division, and Personal Property Division. Additionally, our Support Services Division manages property ownership, parcel boundary maintenance, homestead exemptions, and property appeals.

From the voice on the other end of the phone to the appraiser visiting a property, it is the collective work of these divisions which enables the Board of Assessors to produce the annual tax digest. This report summarizes the extensive work of our staff and illustrates the movements and trends in property valuation for Chatham County as prepared and submitted for tax year 2024.

Chatham County has continued to see increases in property valuations due to market activity. As vacant tracts of land are developed for construction of new homes and businesses, the amount of newly discoverable properties continue to be a large contributor to the overall digest values observed throughout Chatham County. Our tourism industry remains a strength for Chatham County, and we see that reflected in the market activity across the county.

Chatham County continues to see significant growth in warehouses and hospitality. With the Hyundai site nearing completion, we've seen a continued market demand for housing developments. Long term expansion plans for manufacturing and logistics, supported by Savannah's port, also set the tone for digest growth across Chatham County. With this tremendous growth, it takes a stellar effort by our office to ensure the tax digest is accurate and credible.

It is our great privilege to continue to serve the taxpayers of Chatham County.



MEMBERSHIPS



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



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

TABLE OF CONTENTS

Who We Are.....1

Appraised Market Values.....2-4

Residential Division Report.....5-7

Commercial/ Industrial Division Report.....8-10

Personal Property Division Report.....11

Support Services Division Report.....12-15

Appraisal Timeline.....16

Online Services.....17-18

WHO WE ARE

With a department that is employed by nearly 70 staff members, the Board of Assessors is comprised of several divisions that work cooperatively to facilitate the needs of the public and value all Real and Personal Property in Chatham County. Our staff utilizes and applies various techniques learned from property appraisal courses administered by the Georgia Department of Revenue Certification Program, as well as courses provided by the International Association of Assessing Officers (IAAO).

Operations consists of three property appraisal divisions: Residential Division (East and West), Commercial/Industrial Division, and Personal Property Division. Our appraisal staff is responsible for the discovery and valuation of property utilizing mass appraisal techniques and the listing of properties for public consumption.

On the Administrative side, the Support Services Division provides the first level of customer service and serves as the introductory voice to our in-person visitors, as well as those that contact us via telephone. Support Services also administers our homestead exemption applications, property ownership transfers, and GIS/Mapping services involving any physical changes to land descriptions such as sub-dividing a property or combining multiple properties into a single parcel.



MISSION STATEMENT

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

Operations

- ▷ Deputy Chief Appraiser
- ▷ 2 Assistant Deputy Chief Appraisers
- ▷ 6 Supervisors
- ▷ 36 Appraisers

Administration

- ▷ Deputy Chief Appraiser
- ▷ 2 Assistant Deputy Chief Appraisers
- ▷ 2 Supervisors
- ▷ 9 Clerical Assistants
- ▷ Homestead Compliance Specialist
- ▷ 2 GIS/Legal Staff
- ▷ Quality Control Analyst

2024 MARKET VALUE BY TAX AUTHORITY

COUNTY (UNINCORPORATED) 30.5 BILLION



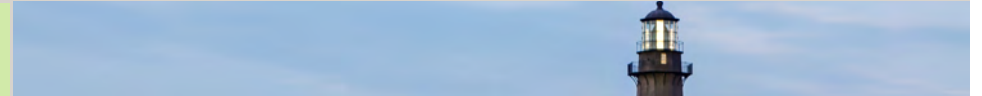
SAVANNAH 26.9 BILLION



THUNDERBOLT 420 MILLION



TYBEE 2.5 BILLION



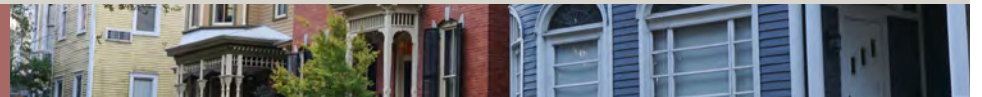
POOLER 8.1 BILLION



GARDEN CITY 2.4 BILLION



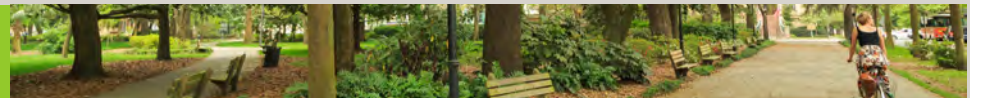
PORT WENTWORTH 2.4 BILLION



BLOOMINGDALE 593.7 MILLION



VERNONBURG 98.4 MILLION



* Some Data Reported May Be Subject To Change

2024 CHATHAM COUNTY

TAX YEAR	2019	2020
CHATHAM COUNTY MARKET VALUE	\$44.4 (B)	\$47.5 (B)
CHATHAM COUNTY ASSESSED VALUE	\$17.9 (B)	\$19 (B)
NEW CONSTRUCTION	\$618.1 (M)	\$966.1 (M)
NEW HOMES BUILT	844	910
REAL ESTATE PARCELS	116,990	117,675
PERSONAL PROPERTY ACCOUNTS	22,511	23,130

* Some Data Reported May Be Subject To Change

MARKET VALUE

2019-2024 APPRAISED MARKET VALUES

2021	2022	2023	2024
\$48.6 (B)	\$55.9 (B)	\$64.6 (B)	\$74 (B)
\$19.5 (B)	\$22.3 (B)	\$25.8 (B)	\$29.6 (B)
\$710.6 (M)	\$908 (M)	\$734 (M)	\$954.4 (M)
741	1,255	1,139	1,321
118,802	119,566	120,857	122,696
24,269	24,825	25,909	26,530

RESIDENTIAL DIVISION

The Residential Division experienced another impressive year filled with changes, challenges, and growth. The real estate market in Chatham County has remained reasonably attractive despite nationwide predictions, and the continued strength and resilience of our local economy amid major industrial growth has played a vital role in our prosperity. The abundance of employment opportunities associated with this growth triggered a surge in population which undoubtedly increased the demand for housing in our area. Increased demand led to diminished supply, and home prices escalated as a result.

Although we observed a slight decline in overall sales activity, average sale prices increased a stunning 11% across Chatham County. We also noticed a modest decrease in permit activity, yet new construction is steadily on the rise. We worked over 6,900 permits, including those of 1,321 new homes – about 16% more than last year – which contributed nearly \$382 million to the digest. Furthermore, we processed 116 splits and re-combinations, reviewed over 6,300 sales – 93% of which were deemed qualified, and conducted nearly 53,000 field reviews. The implementation of our newly acquired Mobile Assessor software vastly improved the efficiency of our appraisal staff this year, which significantly increased productivity and ultimately contributed to our success.

Residential market trends across Chatham County took a surprising turn this year as property sales have been anything but steady and consistent. Comparative market analyses indicated that 489 of the 830 residential neighborhoods (~ 59%) demanded upward adjustments, only 10 required downward adjustments, and 331 warranted no adjustments as market trends suggest otherwise stable conditions.

In addition to a general increase in property sale prices, we have observed several noteworthy changes in residential real estate. The City of Savannah reported a record high for the value of permitted construction for residential projects in 2023, and those permits accounted for more than half of the total permits we worked this year. This also reinforces the idea that older, established homes in our area are selling just as well and oftentimes better than new construction. As far as new construction is concerned, single-family rental communities seem to be the hottest new concept, especially in West Chatham, as they are designed with a family-friendly atmosphere in mind. Master planned mixed-use developments are a trendy new concept, as well. These intertwined communities offer a variety of recreational amenities, consist of single-family homes, townhomes, and luxury apartments, and are nestled among commercial retail and office space to provide residents with comfort and convenience.

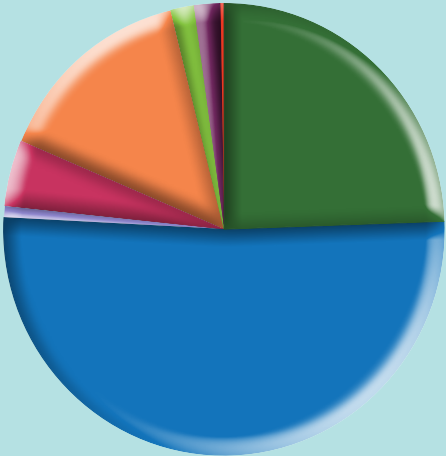
While many jurisdictions across Georgia and much of the region have experienced a declining or even stagnant market, Chatham County has proven to be a real estate niche. Our location and the diversity of property types we have to offer, complemented by our unique blend of Southern charm, contemporary style, and rich history, delivers unparalleled desirability. It will certainly be interesting to see how things continue to unfold over the next few years as our area continues to grow.

RESIDENTIAL DIVISION

110,639 RESIDENTIAL PARCELS

Permits by Municipality

SAVANNAH	51.56%
COUNTY (UNINCORPORATED)	24.46%
POOLER	14.65%
TYBEE	4.62%
PORT WENTWORTH	1.92%
GARDEN CITY	1.66%
THUNDERBOLT	0.88%
BLOOMINGDALE	0.25%
VERNONBURG	0%



6,933
TOTAL PERMITS

New Construction by Municipality

COUNTY (UNINCORPORATED)	\$57,538,700
SAVANNAH	\$147,575,400
THUNDERBOLT	\$386,300
TYBEE	\$2,729,700
POOLER	\$161,496,800
GARDEN CITY	\$590,900
PORT WENTWORTH	\$9,215,600
BLOOMINGDALE	\$2,207,000
VERNONBURG	\$0



\$382
MILLION
IN NEW CONSTRUCTION

* Some Data Reported May Be Subject To Change

RESIDENTIAL DIVISION



COMMERCIAL/ INDUSTRIAL DIVISION

The area's fast-growing population, along with an increasing number of manufacturing and logistics operations are both factors in the long-term expansion of the trade industry throughout Georgia, hence the recent nicknaming of Savannah as Boom Town. The Commercial/Industrial division remained busy throughout the year processing 2,328 construction permits, reviewing 68 land splits and combinations, and analyzing 117 qualified sales. Compared to the record high prices of 2022, supply pressures have eased showing a decline in the annual escalation of overall construction cost tables. Commercial tables decreased slightly by less than a half a percent, while the industrial tables decreased by 1.5%.



INDUSTRIAL

Years ago, Savannah was known as a small southern city with a modest local economy. In the decades since, the city has become a rising star in one of the country's most economically robust regions. The Port of Savannah is said to be the fastest-growing container terminal in the United States, moving 14,000 containers by truck per day. By far the most desirable space within the County is logistics space with the area offering 10.7 million square feet and 4.3 million specialized industrial space, along with 870,000 square feet of flex space. To keep up with the increasing demand, warehouse rental rates have increased from where they were last year. There were eleven new industrial construction projects that added \$226 million to the digest and included projects such as five mega warehouses valued at \$180 million. Two of the new warehouses were in Garden City to provide for the needed space with the anticipated reopening of the Garden City Terminal's Berth #1 in July 2023. There were five Savannah Economic Development warehouse projects that transferred out of SEDA, adding \$118.8 million to the Industrial Digest with \$47 million going to Port Wentworth, and \$70 million going to the City of Savannah.

COMMERCIAL/ INDUSTRIAL DIVISION

COMMERCIAL

There were 51 commercial new construction projects adding \$227.8 million to the digest. Most of the commercial industries remain at the healthy highs of the post-pandemic era with little market changes. Market areas such as apartments, retail, and downtown saw only slight adjustments for the year. In contrast, the Savannah office market is at the lowest average vacancy rate in over three years, with the Greater Savannah area appearing to be the most robust. The lower rates can be attributed mostly to the nearly 20,000 square feet of office space demolition. Several prominent downtown office buildings are in the initial phases of converting into alternative uses such as the Johnson Square Business Center becoming a live/

work concept with a Ritz Carlton Hotel and twenty private residences along with a public restaurant, the Hunter-Maclean Building becoming a Marriott Brand hotel, and plans for the conversion of the Manger building into a hotel. Planning of alternative space is in the works to counter the loss of high-rise office space. After a couple of very robust years in the Hospitality market, the four sub-markets saw a flattening of the Average Daily Rates. Consumers are feeling the pressures of inflation and the higher interest rates are heightening the competition for weekend domestic travelers. However, it is the weekday group demands that are holding the industry steady.



* Some Data Reported May Be Subject To Change

COMMERCIAL/ INDUSTRIAL DIVISION

9,476

COMMERCIAL/
INDUSTRIAL PARCELS

New Construction Permits
by Municipality

COUNTY (UNINCORPORATED)	1.61%
SAVANNAH	17.74%
POOLER	6.45%
GARDEN CITY	33.87%
PORT WENTWORTH	33.87%
BLOOMINGDALE	6.45%



62 TOTAL NEW
CONSTRUCTION
PERMITS

New Construction by Municipality

COUNTY (UNINCORPORATED)	\$33,972,157
SAVANNAH	\$109,919,724
POOLER	\$174,328,290
GARDEN CITY	\$66,176,440
PORT WENTWORTH	\$65,244,685
BLOOMINGDALE	\$4,467,504

**\$454
MILLION**
IN NEW CONSTRUCTION



PERSONAL PROPERTY DIVISION

Personal property has received 7,861 returns for tax year 2024. Approximately 30% of the property owners continue to use the Smartfile online portal to return their personal property. With the fastest growing container port in the country, logistics continues to be a major industry in the area. There were 355 requests for Freeport applications received.

26,530
TANGIBLE PERSONAL
PROPERTY ACCOUNTS



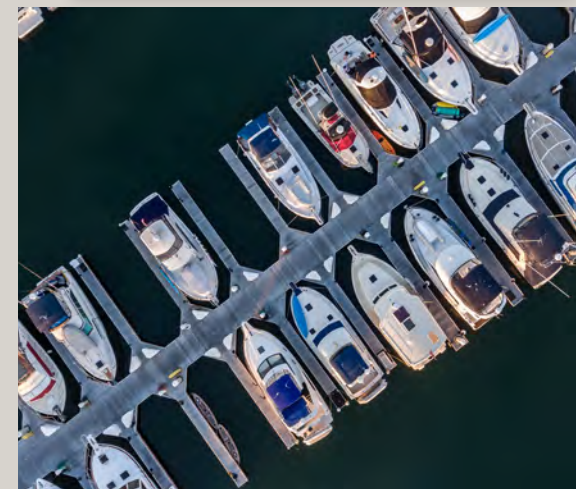
BUSINESSES - \$17.9 BILLION

With Georgia named as the “best state to do business”, the regional economic outlook continues to be positive. Business continues to be strong in Chatham County with 20,135 business accounts. There were 6,896 personal property business returns filed for tax year 2024 along with 355 Freeport applications.



AIRPLANES - \$286 MILLION

With one public and five private airports in the area, Savannah continues to house a robust fleet of private aircraft. There are 71 airplane accounts with a total fair market value of \$215 million. The thirty-nine commercial aircraft hold the lion’s share of the overall value at \$208 million. There are 32 residential planes in the County with an average fair market value of \$210,000.



BOATS - \$189 MILLION

The pristine marshlands and uninhabited islands along Georgia’s coast provide the perfect habitat for both families looking to getaway on the water and occupations such as shrimpers or charter tours. There are 5,142 boat owners within Chatham County accounting for over \$180 million to the digest.

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SUPPORT SERVICES DIVISION

For tax year 2024 the GIS division completed 2,356 map edits with 2,024 of those being new parcels and 332 of those being split and combination packets. There was a significant increase from last year's map edits of 1,894. The increase in map edits suggests heightened activity in land development or subdivisions for the year.

The data on property transfers for tax year 2024 indicates a decrease compared to the previous year. There was a total of 12,598 transfers processed with almost half of those coming from the City of Savannah. Transfers are down 7% from the tax year 2023 transfer count of 13,528.

Speaking of transfers, there were 5 new transfers to SEDA for tax year 2024, including the new Amazon Fulfillment Center located in the unincorporated area. Three properties were in the City of Savannah and the last one is located in Port Wentworth. There are 5 properties with SEDA leases expiring. The expiring leases are for properties located in Pooler and Port Wentworth.

There were 9,371 total permits issued for tax year 2024 which is a 10% decrease compared to last year's permit count of 10,401. More than half of these permits were issued by the City of Savannah which suggests a significant amount of development within the city limits.

Support Services saw an uptick in homestead applications submitted for tax year 2024 with both online and in person submissions seeing increases. The total number of applications processed rose to 4,790 which is a 2% increase from the previous year. The online applications experienced a notable increase of over 5% with 744 applications received. In person applications saw a smaller increase with 4,046 applications submitted this year.

The positive feedback which was received by the public can be directly attributed to the service provided by our staff. They managed to work efficiently during the application process and demonstrated patience and willingness to educate applicants along the way.



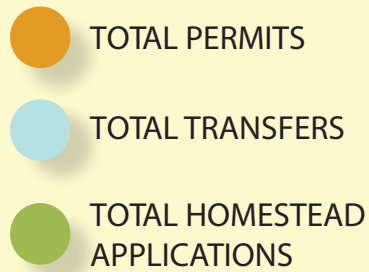
SUPPORT SERVICES DIVISION

TAX YEAR 2024	HOMESTEAD APPLICATIONS	TRANSFERS	PERMITS
COUNTY (UNINCORPORATED)	1,821	3,130	2,410
SAVANNAH	1,931	5,806	5,134
THUNDERBOLT	45	107	40
TYBEE	93	378	425
POOLER	628	2,043	876
GARDEN CITY	59	322	237
PORT WENTWORTH	187	678	218
BLOOMINGDALE	22	123	31
VERNONBURG	4	11	0
TOTAL	4,790	12,598	9,371

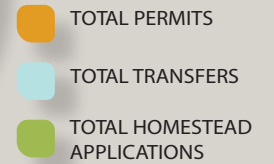
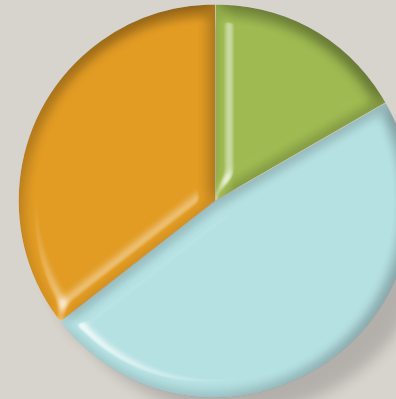
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SUPPORT SERVICES DIVISION

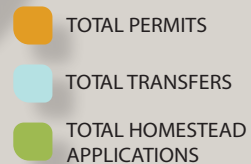
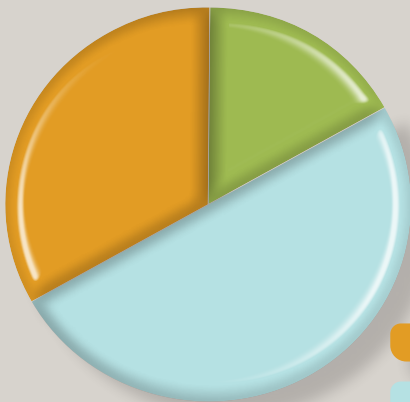
2024



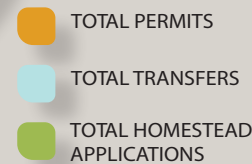
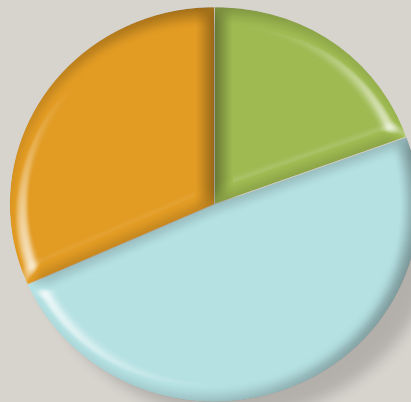
2023



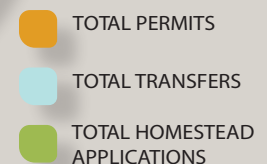
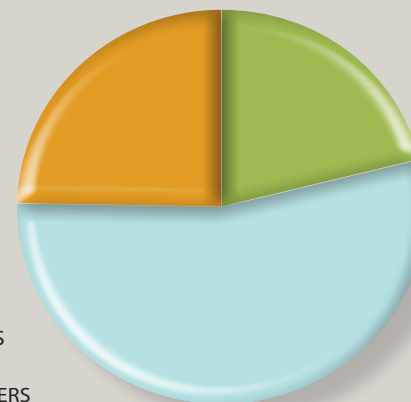
2022



2021



2020



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SUPPORT SERVICES DIVISION

APPEALS COMPARISON

TAX YEAR	2024	2023	2022	2021	2020
RESIDENTIAL	4,007	3,576	3,603	1,947	2,077
COMMERCIAL/ INDUSTRIAL	1,067	915	991	1,034	797
PERSONAL PROPERTY	337	292	268	212	336
TOTAL	5,411	4,783	4,862	3,193	3,210

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APPRAISAL TIMELINE

APRIL 1ST

Real and Personal
Property Returns



Homestead Exemptions
for current Tax Year



**Deadline
April 1st**

Applications accepted
year-round



JULY 1ST

Deadline to mail Notice
of Assessment



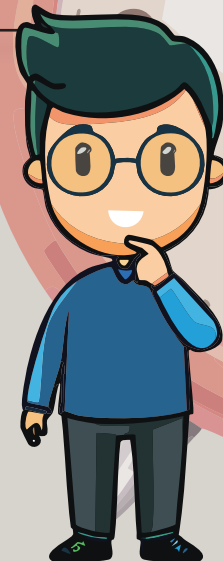
SEPTEMBER

Appeal period - 45
days from the date of
Notice of Assessment



Digest Submission
- No later than
September 1st

DEADLINE



ONLINE SERVICES

Records Search (GIS Enhanced)

<https://boa.chathamcountyga.gov>

PROPERTY RECORDS SEARCH

Layers Search Sales Search Sales List Map BOA Home Tax Estimator

Search by Parcel Number

Enter parcel number...

Search by Owner Name

Exact name match?

Enter name...

Search by Location Address

Exact match?

Enter address...

Enter address or range of address (ex: 1200-1299 Main)

Search by Neighborhood

ADD THE ABBY - 01003.00

Search by LUC

Select Land Use...

Search by Legal Information

Enter Legal Information...

COMPARABLE SALES SEARCH TOOL

Layers Search Sales Search Sales List Map BOA Home Tax Estimator

Sales Search

Category: Criteria

Sale Date: Low (mm/dd/yyyy) High (mm/dd/yyyy)

Sale Price: Low: High:

Square Footage: Low: High:

Acres: Low: High:

Year Built: Low: High:

Qualified Select: All, Qualified Only, Unqualified Only

Sale Type: IMPROVING, VACANT

Price Per Sq Ft: Low: High:

Property Type: Agricultural Large Tracts, Agricultural Small Tracts, Agricultural Small Tracts

Neighborhood: ADD THE ABBY - 01003.00, ADD AMERICORP INC - 01011.00, ADD AMERICORP INC - 01022.00, ADD AMERICORP INC - 01033.00

SALES SEARCH

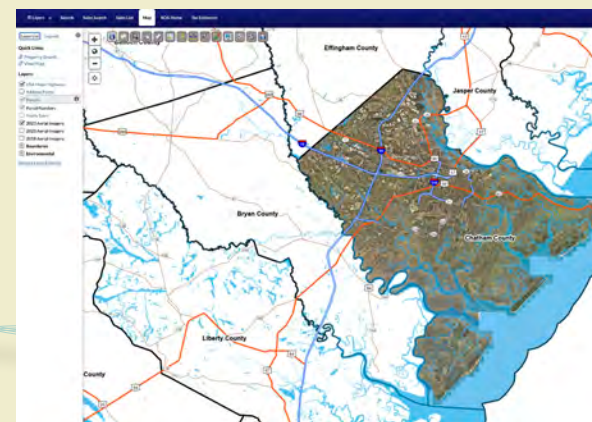
Layers Search Sales Search Sales List Results Sales Results Map BOA Home Tax Estimator

Sales Results 733 Results

Property Photos

Parcel ID	Address	Sale Date	Sale Price	Sale Qual	Acres	Parcel Class	Year Built	Square Ft	Price Per Square Ft	Neighborhood
20220001008	32 RAINTREE WAY	1/31/2023	\$250,000	Qualified	0.14	Residential Lots	2009	1470	\$169	L022 LAKE SHORE - 1022.00
20200604003	7 CRABAPPLE CIR	1/31/2023	\$310,000	Qualified	0.13	Residential Lots	2007	2152	\$144	P022 PARKS/OE/RICE H - 16022.00
6000030021	167 VARNEDO E AVE	1/31/2023	\$0	Unqualified	0.20	Residential Lots	1950	1120	\$0	G010 GARDEN CITY 1 - 07910.00
6000030009	23 HERTY AVE	1/31/2023	\$0	Unqualified	0.15	Residential Lots	1953	1427	\$0	G010 GARDEN CITY 1 - 07910.00
11010010109	436 LIONS DEN DR	1/31/2023	\$318,900	Qualified	0.10	Residential Lots	2012	1949	\$164	H155 HUNT CLUB - 05155.00
11010010102	242 PAMPAS DR	1/31/2023	\$295,000	Qualified	0.24	Residential Lots	2008	1461	\$202	A043 ARBORS @ GOODY - 01045.00
11010010112	5000 TOWNE CENTER BOUGHTEN SQ	1/31/2023	\$2,775,000	Qualified	0.28	Commercial Lots	2008	10276	\$270	P505 POOLER PARKWAY - 16505.00
11010010005	37 WOODFORD RESERVE DR	1/31/2023	\$417,700	Qualified	0.32	Residential Lots	2022	1934	\$216	W120 WESTWOOD RESERVE - 23120.00
11010010004	37 WOODFORD RESERVE DR	1/31/2023	\$389,000	Qualified	0.33	Residential Lots	2022	1938	\$203	W120 WESTWOOD RESERVE - 23120.00
11010010106	224 OPUS CT	1/31/2023	\$243,000	Qualified	0.04	Residential Lots	2008	1538	\$159	H050 HARMONY TOWNES - 08060.00
11000902007	149 HARVEST HL	1/31/2023	\$617,900	Qualified	0.17	Residential Lots	0	0	\$0	W056.00 WESTBROOK GLEN - 33055.00
11000902001	157 HARVEST HL	1/31/2023	\$532,300	Qualified	0.16	Residential Lots	0	0	\$0	W056.00 WESTBROOK GLEN - 22086.00

ENHANCED GIS SEARCH



ONLINE SERVICES

Online Filings & Records Search

<https://boa.chathamcountyga.gov>

iasWorld smartfile
a tyler appraisal & tax solution

Login

Email

Password

Login

[Forgot password?](#)

[New user? Create an account](#)

Available Filings My Filings Message Center Account Sign Out

Available Filings

To create a new filing, click on a filing type below

- Assessment Appeal**
Assessment Appeal Form
- Homestead Application (New)**
Homestead Application (New)
- Mailing Address Change**
Address Change Request Form
- Personal Property Aircraft**
Aircraft Personal Property Tax Return filing for existing aircraft and avionics property records. Filing period expire April 1st (without penalty) and June 1st (with penalty).
- Personal Property Business/Freeport**
Business Personal Property Tax Return filing for existing business property, including furniture, fixtures, machinery, equipment, inventory and other personal property items. Freeport exemption filing included. Filing online is open from 12:01 am January 1 until 11:59 pm April 1
- Personal Property Marine**
Marine Personal Property Tax Return filing for existing boats, motors, and marine equipment property records. Filing period expire April 1st (without penalty) and June 1st (with penalty).

E-File (Online Filings)

- a. Appeals of Annual Assessment
- b. Homestead Applications
- c. Mailing Address Changes
- d. Personal Property Return Filings

BOARD MEMBERS

TERRY TOLBERT
CHAIRMAN

ART GUNTER
VICE CHAIRMAN

LAURA HEGSTORM
SECRETARY

BETTY W. ELLINGTON
MEMBER

GENA P. TAYLOR
MEMBER

COREY GILLENWATER
CHIEF APPRAISER

222 West Oglethorpe Ave.,
Suite 113
(Entrance on Jefferson St.)
Savannah, GA 31401



<https://boa.chathamcountyga.gov>



(912) 652-7271



OFFICE HOURS
MONDAY-FRIDAY
8:00 AM - 5:00 PM