



Putnam County Board of Tax Assessors – Minutes - December 29, 2015

Present: Eugene Smith, Shelby Storey, John Chaklos, and Charles D. Anglin

Absent: Dorothy Rayfield and Donald Cottrell

Also Present: Lesia Reid

Chairman Smith called the meeting to order at 2:15pm. Minutes of the October 22, 2015 Board of Assessor meeting was read by Chairman Smith. A motion was made by Storey and a 2nd by Chaklos to approve the minutes as read. The minutes were approved unanimously by the board.

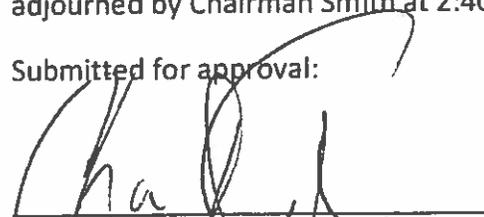
Chief Appraiser Charles D. Anglin presented the board with the 2016 Pre-Bill Mobile Home Digest for approval. For 2016 there are 1,008 Pre-Billed Mobile Homes with a total Fair Market Value of \$11,311,104. A motion was made by Storey and 2nd by Chaklos to approve the Mobile Home digest as presented. The Board agreed unanimously

Chairman Smith presented a proposal from the Putnam Development Authority concerning a Proposed Tax Abatement for Legacy Housing, LTD. The Proposed Tax Abatement would provide Legacy Housing with 4 years at 0% tax abatement beginning in tax year 2017 – 2020 (see proposal attached). The proposal will be presented by the Putnam Development Authority to the Putnam Board of Commissioners and to the Eatonton City Council. A motion was made by Storey and 2nd by Chaklos to approve the Proposed Tax Abatement Schedule for Legacy Housing, LTD. The Board agreed unanimously.

The first Board of Assessors meeting for 2016 was scheduled for January 19, 2016 at 2:00PM.

Being no further business, a motion was made by Chaklos and a 2nd by Storey to adjourn. The meeting was adjourned by Chairman Smith at 2:40pm.

Submitted for approval:

  
\_\_\_\_\_  
Charles D. Anglin, Secretary

Approved:

  
\_\_\_\_\_  
Eugene Smith, Chairman Board of Assessors

Date Approved: 5/3/16

PUTNAM COUNTY BOARD OF TAX ASSESSORS  
PUTNAM COUNTY COURTHOUSE  
100 S JEFFERSON AVE STE 109  
EATONTON, GEORGIA 31024

TENTATIVE AGENDA

Tuesday  
December 29, 2015

- 1) Meeting call to order: 2:00 pm
- 2) Review and Approve Minutes of October 22, 2015 meeting
- 3) Old Business:
- 4) New Business:
  - a. Approve 2016 pre-bill mobile home digest
- 7) Plus any additional business to come before the board not known at time of preparing the agenda
- 8) Adjournment

December 29, 2015

**COPY**



Putnam County Board of Assessors

The 2016 Mobile Home Digest is complete. This year we have 1008 pre-bill mobile homes with a total fair market value of a \$11,311,104.

Theresa Pitocchelli  
Mobile Home Digest

Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Eugene".

Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Kelly Gray".

Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "D. Miller".

Board of Assessors Approval



# Putnam Development Authority

ideas. development. growth...

## PROPOSED TAX ABATEMENT SCHEDULE for LEGACY HOUSING, LTD.

### LEGACY PROJECT INVESTMENT:

\$6,738,976 Real Property (Land & Buildings)  
\$1,000,000 Personal Property (Machinery & Equipment)  
150-200 Jobs in 4 Years

### PROPOSED TAX ABATEMENT SCHEDULE:

4 Years at 0%

The proposed 4 years at 0% tax abatement schedule for 150-200 jobs would provide Legacy a tax savings of \$189,600.29. All Real & Personal Property will be held by the Putnam Development Authority under a *Bond for Title Agreement* which includes *claw-back* conditions. The standard approved 10 year tax abatement schedule for 150-200 jobs would provide Legacy a tax savings of \$164,800.57.

\$164,800.57	Standard Tax Abatement
<u>-\$189,600.29</u>	Proposed Tax Abatement
<u>\$24,799782</u>	Difference 13%

**Eatonton-Putnam County 4 YEAR 0% Tax Abatement Schedule for LEGACY HOUSING**

LEGACY HOUSING PROJECT - 150-200 JOBS IN 4 YEARS  
LEASEHOLD AD VALOREM TAX CALCULATIONS

updated 12/9/15

6,738,976  
REAL PROPERTY  
TERM: 4 YEAR

\$1 MILLION  
PERSONAL PROPERTY: LIFE GROUP 3 - 13 YEARS OR MORE  
TERM: 4 YEAR

YEAR	INVESTMENT	EQUITY	NORMAL		SPECIAL	COUNTY SPECIAL	CITY SPECIAL	SCHOOL STANDARD
			TAXABLE VALUE	TAX AMOUNT				
2017	\$ 6,738,976	0.00%	\$ 6,738,976	\$ 41,884.08	\$ -	\$ -	\$ -	\$ 38,506.51
2018	\$ 6,738,976	0.00%	\$ 6,738,976	\$ 41,884.08	\$ -	\$ -	\$ -	\$ 38,506.51
2019	\$ 6,738,976	0.00%	\$ 6,738,976	\$ 41,884.08	\$ -	\$ -	\$ -	\$ 38,506.51
2020	\$ 6,738,976	0.00%	\$ 6,738,976	\$ 41,884.08	\$ -	\$ -	\$ -	\$ 38,506.51
<b>TOTAL</b>				<b>\$ 167,536.33</b>	\$ -	\$ -	\$ -	<b>\$ 154,026.04</b>

YEAR	INVESTMENT	EQUITY	DEP.	NORMAL		SPECIAL	COUNTY SPECIAL	CITY SPECIAL	SCHOOL STANDARD
				TAXABLE VALUE	TAX AMOUNT				
2017	\$ 1,000,000	0.00%	95%	\$ 950,000.00	\$ 5,904.44	\$ -	\$ -	\$ -	\$ 5,428.30
2018	\$ 1,000,000	0.00%	91%	\$ 910,000.00	\$ 5,655.83	\$ -	\$ -	\$ -	\$ 5,199.74
2019	\$ 1,000,000	0.00%	87%	\$ 870,000.00	\$ 5,407.22	\$ -	\$ -	\$ -	\$ 4,971.18
2020	\$ 1,000,000	0.00%	82%	\$ 820,000.00	\$ 5,096.46	\$ -	\$ -	\$ -	\$ 4,685.48
<b>TOTAL</b>					<b>\$ 22,063.96</b>	\$ -	\$ -	\$ -	<b>\$ 20,284.70</b>

NORMAL TAX AMOUNT \$ 167,536.33 (City & County)  
SPECIAL TAX AMOUNT \$ - (City & County)  
TAX SAVINGS \$ 167,536.33

NORMAL TAX AMOUNT \$ 22,063.96 (City & County)  
SPECIAL TAX AMOUNT \$ - (City & County)  
TAX SAVINGS \$ 22,063.96

City & County NORMAL TAX AMOUNT \$ 189,600.29  
City & County SPECIAL TAX AMOUNT \$ -  
SPECIAL TAX ABATEMENT \$ 189,600.29  
BOND TRANSACTION COSTS \$ 25,000.00  
NET TAX SAVINGS \$ 164,600.29

Millage Rate	Purchase Price	TAX #	VALUE
County 8.038	Line 5&6 \$ 1,200,000.00	062044	\$ 2,944,167.00
City 7.5	Main Office \$ 251,301.81	062056	\$ 2,481,586.00
School 14.285	Amer. Testing \$ 37,701.03	062042	\$ 824,231.00
TOTAL 29.823	Iron Works \$ 24,130.16	062050	\$ 488,992.00
	<b>\$ 1,513,133.00</b>		<b>\$ 6,738,976.00</b>

STANDARD TAX ABATEMENT AMOUNT \$ 164,800.57  
SAVINGS TO COMMUNITY \$ (24,799.72) 13%

\*\*\*MEETING NOTICE\*\*\*

THE PUTNAM COUNTY BOARD OF TAX  
ASSESSORS WILL HAVE A REGULAR BUSINESS  
MEETING ON: Tuesday THE 29<sup>th</sup> OF  
December, 2015 AT 2:00 p.m.

THE MEETING WILL BE HELD IN THE TAX  
ASSESSORS OFFICE - SUITE 109 OF THE  
COUNTY COURT HOUSE BUILDING.

posted to  
bulletin board  
in courthouse

(PB)

recorded in Deed Book 693, Page 590, Putnam County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Thirty-Six Thousand Fifty-Seven and 92/100 dollars (\$136,057.92), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Putnam County, Georgia, within the legal hours of sale on January 5, 2016, the following described property:

THE FOLLOWING DESCRIBED PROPERTY WIT ALL OF THAT LOT, TRACT OR PARCEL OF LAND, TOGETHER WITH THE PERMANENT IMPROVEMENTS LOCATED THEREON AND CONNECTED THEREWITH, THE SAME SITUATE, LYING AND BEING IN THE 312 GMD, PUTNAM COUNTY, GEORGIA, CONSISTING OF THE WHOLE OF LOT NUMBER ONE HUNDRED TEN (110), OF SECTION III OF FOREST LAKE VILLAGE SUBDIVISION, AS THE SAME APPEARS BY REFERENCE TO THE OFFICIAL PLAT THEREOF FROM AN ACTUAL SURVEY BY AMERICAN TESTING LABORATORIES, INC., REGISTERED LAND

SunTrust Bank as Attorney in Fact for Angel Rogello Hernandez and Luisa E. Hernandez. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no: 15-22601 12-10 17,24,31c

**STATE OF GEORGIA COUNTY OF PUTNAM NOTICE OF SALE UNDER POWER**

Under and by virtue of the Power of Sale contained in a certain Deed to Secure Debt from JAMES G. SHIELDS, JR., Grantor, to FARMERS AND MERCHANTS BANK of Eatonton, Georgia, P.O. Box 4450, Eatonton, Georgia, Grantee, dated July 11, 2013, and recorded in Deed Book 788, Pages 288-297, in the Office of the Clerk of the Superior Court of Putnam County, Georgia, such Deed to Secure Debt having been given to secure a promissory note in the principal amount of ONE MILLION EIGHTY THOUSAND AND 00/100 (\$1,080,000.00) DOLLARS, with interest thereon as provided for therein, there will be sold by the undersigned at public outcry, during the legal hours of sale before the door of the Courthouse of

superior to the Security Deed first set out above. The undersigned will execute a deed or deeds to the purchaser or purchasers at said sale, as provided in the Deed to Secure Debt. To the best of the undersigned's knowledge and belief, the party in possession of the property is JAMES G. SHIELDS, JR., or a tenant or tenants and all or a portion of said property is more commonly known as 138 Capeview Lane, Eatonton, Georgia 31024; together will all personal property and fixtures attached to and constituting a part of said property, if any; however, please refer only to the legal description for the location of the property. Pursuant to O.C.G.A. 44-14-162.2, the name, address and telephone number of the individual who shall have full authority to negotiate, amend and modify all terms of the loan documents which may include a note, mortgage, security deed or deed to secure debt is Powell Griffith, Farmers and Merchants Bank, P.O. Drawer 4450, Eatonton, GA 31024, Phone (706) 485-9858, Fax (706) 485-9947. The foregoing notwithstanding, nothing in O.C.G.A. 44-14-162.2 shall be construed to require the

parcel of land situate, lying and being in the 306th District G.M. of Putnam County, Georgia, containing a fractional part of an acre, more or less, and consisting of Lots numbered 42 and 43 of Block A of subdivision of properties of Oconee Properties, Inc., as shown on a plat thereof by Sherald Sharp, R.L.S., dated September, 1981, a copy of which is now of record in Plat Book 10, Page 158, in the Office of the Clerk of the Superior Court of Putnam County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference. The debt secured by the Security Deed and Note has been and is hereby declared due and payable in full because of non payment pursuant to the

following described property: All that tract or parcel of land lying and being in the 312 GMD of Putnam County, Georgia being shown and designated as Lot 276, containing 0.65 acre, more or less, as shown on that Certain Subdivision of Tract 15, Lake Sinclair prepared by Owens Illinois Development Corporation dated March 1979 and recorded in Plat Book 9, Pages 130-131, Putnam County Superior Court. Also conveyed is all that tract or parcel of land lying and being in the 312 GMD of Putnam County, Georgia being a 1/323 interest in Lots 56, 68, 97 and 304 as shown on above referenced plats, said access lots containing in the aggregate 2.47 acres,

restrictions, of record, and encumbrances of record that exist. The undersigned will execute a deed to the purchaser at sale as provided by the Deed to Secure Debt. Pursuant to O.C.G.A. 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Charles D. Newberry, Newberry & Newberry LLP, Box 844, Gray, GA 31032, telephone No. (478) 986-5141. The foregoing notwithstanding, nothing in O.C.G.A. 44-14-162.2 shall be construed to require Charles D. Newberry to negotiate, amend or modify the terms of the Deed to Secure Debt describe herein.

Jesse E. Ethredge and Marcia Joan

Plat by Harold C. Kendrick, Jr., Registered Surveyor No. 1592 ) ALSO conveyed herewith are all rights under that

Plat of Survey for Fred Avant prepared by Wayne

Legals Continued on Page 6D

**NOTICE**

The Putnam County Board of Tax Assessors will have a regular business meeting on

Thursday, December 29, 2015

at 2:00 p.m. in the Tax Assessors office Suite 109 - County Court House building.

12-24c



**PUTNAM COUNTY BOARD OF COMMISSIONERS**

117 Putnam Drive, Suite A Eatonton, Georgia 31024 706-485-5826 (Phone) 706-923-2345 (fax) www.putnamcountyga.us

**NOTICE**

The Board of Commissioners will hold a public hearing on Tuesday, January 19, 2016 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia to hear the following:

**Proposed adoption of changes to the Putnam County Code of Ordinances - Chapter 32 (Fire Protection and Prevention)**

Proposed changes are available for inspection at the County Commissioners' Office, 117 Putnam Drive, Suite A, Eatonton, Georgia 31024 or may be accessed on the County's website: www.putnamcountyga.us - click on "Government", then click on "Commissioners." Paper copies of the proposed changes also are available for a nominal charge.

Persons with special needs relating to handicapped accessibility shall contact the County Manager five business days in advance of the meeting at 117 Putnam Drive, Suite A, Eatonton, Georgia 31024, (706) 485-5826, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

The Board of Commissioners reserves the right to continue the hearing to another time and place in the event the number of people in attendance at the hearing, including the Board of

**2013-14 FORECLOSURE/ SALE UNDER POWER NOTICE DEADLINES**

- |                    |                   |
|--------------------|-------------------|
| Sale Date 12-01-15 | due noon 10-30-15 |
| Sale Date 01-05-16 | due noon 12-04-15 |
| Sale Date 02-02-16 | due noon 12-31-15 |
| Sale Date 03-01-16 | due noon 01-29-16 |
| Sale Date 04-05-16 | due noon 03-04-16 |
| Sale Date 05-06-16 | due noon 04-01-16 |
| Sale Date 06-07-16 | due noon 05-06-16 |
| Sale Date 07-05-16 | due noon 06-03-16 |
| Sale Date 08-02-16 | due noon 07-01-16 |
| Sale Date 09-06-16 | due noon 08-05-16 |

**A SAFEGUARD WORTH NOTICING**

In this country, politicians understand that the more you know about government, the better off we all are. So, they created public notices to be printed in the newspaper.

Georgia's newspapers go one step further and also make public notices, from all 159 counties in the state, available in a free and searchable database online. It's free. It's easy.



**FINDING A NEW HOME JUST GOT A LITTLE**