

City of Statesboro Tax Allocation District #1:
South Main
Redevelopment Plan



December 16, 2014

Prepared for:



Prepared by:



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Cover photo: Statesboro Downtown

1. Executive Summary

The City of Statesboro presents this plan outlining the rationale, boundaries, fiscal data and potential projects that could result from the formation of the **City of Statesboro Tax Allocation District #1: South Main**. This Redevelopment Plan was prepared in conformance with the provisions of Georgia's Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) that governs the creation and operation of Tax Allocation Districts (TADs) in the State of Georgia.

Why Statesboro Would Benefit from a Tax Allocation District

The City of Statesboro and its public and private partners have built a thorough base of planning and visioning for Downtown Statesboro and the South Main corridor. While Statesboro has seen strong growth in recent years, that growth has been concentrated in areas outside the downtown area. The South Main would provide a useful tool to catalyze positive change and redevelopment in the City's core, resulting in:

- An improved gateway into downtown Statesboro.
- Implementation of the "Blue Mile" concept of streetscape, sidewalk and civic enhancement
- Improved transportation infrastructure, sidewalks, and streetscapes
- Enhanced quality of life for residents, workers, visitors, and students
- Increased opportunities for economic activity within Statesboro and Bulloch County
- Improved housing options, commercial buildings and public space
- Redevelopment of blighted and vacant structures
- Higher property values and property tax revenues for Statesboro, Bulloch County and Bulloch County Schools
- Increased commercial and retail activity in Statesboro, leading to higher capture of sales taxes

Goal

The goal of the City of Statesboro TAD # 1 is to upgrade and enhance the South Main Corridor and to encourage the private redevelopment of outmoded, highway-oriented commercial development into pedestrian friendly, mixed-use centers to achieve the vision set forth in the 2011 Statesboro Downtown Master Plan and 2009 and 2014 (pending approval) Comprehensive Plans.

2. Overview of Redevelopment Plan and its Benefits

Boundaries of the Redevelopment Area

The proposed City of Statesboro Tax Allocation District #1: South Main Redevelopment Area includes properties in the City of Statesboro adjacent to South Main Street (Ga Highway 301) as well as nearby blighted and underdeveloped areas with redevelopment potential. The Redevelopment Area and the Tax Allocation District for the City of Statesboro Tax Allocation District #1: South Main are the same, defined by the same boundary and containing the same parcels and rights-of way.

The Redevelopment Area consists of 630 parcels totaling 899 acres.

The taxable value of the Redevelopment Area as of 2014 is \$35.9 million, representing 5.95% of the City of Statesboro's total Tax Digest and 2.10% of Bulloch County's total Tax Digest.

Statesboro and Bulloch County Proposed TAD Summary

Statesboro TAD #1 - Proposed TAD Summary	
Parcels	630
Acreage	899
2014 Appraised Value	\$ 134,574,065
2014 Taxable Value	\$ 35,885,569
2013 Statesboro Tax Digest	\$ 603,227,738
TAD as % of Statesboro Taxable Digest	5.95%
2013 Bulloch County Tax Digest	\$ 1,707,505,552
TAD as % of Bulloch Taxable Digest	2.10%
2014 Bulloch Schools Tax Digest	\$ 1,700,117,720
TAD as % of Bulloch Taxable Digest	2.11%
Statesboro TAD #1 - Summary of TAD Benefits	
Projected market value of TAD at build out	\$ 269,598,342
Market value of new private investment	\$ 150,190,630
Estimated real property tax increment after full build out	\$ 53,620,312
Potential cost of public infrastructure that could be financed by TAI	\$ 10,700,000

Source: BAG, Bulloch County GIS, Georgia Department of Revenue

The Redevelopment Area and Tax Allocation District boundary is shown on the map on the following page.

City of Statesboro TAD #1
South Main TAD Boundary

South Main TAD Boundary
City Limits

Overview of Redevelopment Plan

City of Statesboro TAD #1 Qualifies as a TAD

The City of Statesboro TAD #1 Redevelopment Area complies with the O.C.G.A. definition as a blighted or distressed area due to the evidence of pervasive poverty, high unemployment, and chronic population decline, consistent with O.C.G.A. § 36-44-3 (A) (ii).

These criteria are documented in section 3(B).

Proposed Redevelopment Projects

This Redevelopment Plan envisions seven potential catalyst redevelopment projects within the Redevelopment Area that reflect community objectives identified in both the 2009 City of Statesboro Comprehensive Plan and the 2011 Statesboro Downtown Master Plan. These projects are illustrative, for the purposes of modeling feasible redevelopment potential in the Redevelopment Area only, do not reflect an endorsement or recommendation of any specific redevelopment project, site, or concept. These projects could be developed over the next twenty years.

The seven prototypical redevelopment projects illustrate the scope of feasible potential redevelopment in the TAD area. They are based on proposed projects or hypothetical projects that are consistent with the vision and demand forecasts presented in the 2011 Statesboro Downtown Master Plan.

The projects and their locations are shown on the map and detailed summaries of the projects follow.

The projects, keyed to the following map, are:

1. Gordon Street Senior Residential
2. South Main Commercial East
3. South Main Commercial West
4. Central-Brannen Mixed-Use
5. Bruce Dr. Residential
6. East Brannen Mixed-Use
7. Bypass Commercial

Collectively, these seven projects would include:

- 346 acres on 51 parcels with a current market value of \$15.2 million
- \$150 million of potential new redevelopment, including
 - 1,199 residential units; including townhomes, condominiums, rental units, student apartments and senior apartments
 - 160,000 SF of new retail space
 - 65,000 SF of new office and medical office space

- 140 new hotel rooms.

Estimate of TAD Revenue

Upon completion of the seven redevelopment projects presented in this plan, the City of Statesboro Tax Allocation District #1 is projected to have a taxable value of \$89.5 million. This represents an incremental growth of \$53.6 million above the Redevelopment Area's 2014 taxable value. This increase in value will generate new annual property taxes of \$1.4 million per year, which would support potential TAD bond proceeds of up to \$10.7 million for the district.

Estimate of TAD Bond Potential

Statesboro TAD #1 - Potential TAD Bond Proceeds	
2014 Taxable Value of TAD Area	\$ 35,885,569
Total TAD Taxable Value after Build-out	\$ 89,505,881
Net New Taxable Value (Increment)	\$ 53,620,312
2014 Millage Rates	
City of Statesboro Millage	6.358
Bulloch County M&O Millage	10.44
Bulloch Schools M&O Millage	9.95
Total Millage Rate	26.748
New Property Taxes*	\$ 1,434,236
TAD Bond Incremental Amount Estimate	
Property Taxes for Debt Service (95%)	\$ 1,362,524
Debt Coverage Ratio	125%
Bondable Property Tax	\$ 1,090,019
Interest Rate	6.0%
Bond Term (years)	25
Estimated Bond Amount	\$ 14,022,972
Issuance Costs (3%)	-\$ 420,689
Capitalized Interest (24 months)	-\$ 1,682,757
Debt Reserve (10%)	-\$ 1,199,021
Net Bond Proceeds	\$ 10,720,504

Source: BAG, Bulloch County, Georgia Department of Revenue

Proposed Public Investments

Additional improvements to the City of Statesboro's infrastructure will be necessary to support the community's vision of redevelopment for the area and to support the growth and development envisioned in Statesboro's Comprehensive Plan, this Redevelopment Plan, and other master plans and studies. Having a Tax Allocation District in place will help fund the infrastructure improvements necessary to support this vision.

The total public cost for implementing the potential public improvements, including construction and improvement of the necessary public infrastructure, is currently estimated at \$10.7 million, which the City intends to fund through growth in the Tax Digest in the Tax Allocation District. The purpose of the proposed infrastructure improvements funded by the TAD would be:

- Transportation and mobility enhancements
- Site-specific development activities

- Area-wide infrastructure improvements
- Improved public space, landscaping, lighting, and other improvements
- Other redevelopment initiatives, including stormwater and environmental mitigation

Potential Use of TAD Funds by Statesboro TAD #1: South Main		
	TAD #1 Share	Allocation
Transportation and mobility enhancements	20%	\$ 2,140,000
Site-specific development activities	20%	\$ 2,140,000
Area-wide infrastructure improvements	20%	\$ 2,140,000
Public space, landscaping, lighting, and other improvements	20%	\$ 2,140,000
Other redevelopment initiatives	20%	\$ 2,140,000
Total	100%	\$ 10,700,000

Source: BAG

Summary of Benefits to Statesboro, Bulloch County, and Bulloch County Schools

Statesboro and Bulloch County residents will benefit substantially from the City of Statesboro Tax Allocation District #1.

- The TAD will leverage substantial private investment
 - Using TAD financing to fund construction of infrastructure will enable the City to leverage approximately \$10.7 million in TAD funding to attract \$150 million in private investment, a leverage ratio of over \$14 private dollars invested for every \$1 of TAD investment.
- Increased and diversified tax base
 - The creation of the City of Statesboro TAD #1 could sustainably increase the Redevelopment Area's 2014 taxable value from \$35.9 million to \$89.5 million. This would result in approximately \$1.4 million in new annual property tax receipts and support potential TAD funding for up to \$10.7 million in needed infrastructure.
 - The redevelopment of underdeveloped, blighted, and vacant properties will generate substantial new annual tax revenues from property taxes, sales taxes, business licenses and other sources.
 - Once any TAD obligations of the district are retired, the City, County and Schools will receive the full property tax increment from the accelerated pace of new development created. Throughout the TAD period, the proposed redevelopment will generate additional retail sales with increased LOST and ELOST revenues.
- Enhanced opportunities and quality of life
 - The TAD can be used to fund projects to mitigate congestion, improve traffic operations, and improve the aesthetic and visual environment of the area. New

appealing mixed-use development will broaden the area's appeal and increase its economic competitiveness.

- Redevelopment will provide an expanded job base in office related uses, professional, retail and service industries.
- New living, working, shopping, dining and entertainment options will serve local residents and businesses, and will attract visitors from outside the area.
- Local benefits will include increased personal incomes and new opportunities for the growth and expansion of local businesses.
- Employment and payroll growth
 - The proposed redevelopment projects could support 1,320 new office, retail, and hospitality jobs, with a combined annual estimated payroll of \$27 million.
 - Redevelopment and construction would generate significant local job creation and economic activity such as local purchasing, permits, taxes and fees.
- Potential benefits to Bulloch County Schools
 - The TAD will accelerate future growth in the Schools' Tax Digest, LOST and ELOST revenues, with minimal impact on the demand for school services.
 - Bulloch County Public Schools will continue to receive the estimated \$710,000 in property tax revenue currently generated in the TAD Redevelopment Area.
 - The proposed redevelopment in TAD Redevelopment Area #1 will have the potential to generate an additional \$1.06 million in new property taxes, which will revert to Bulloch County Schools upon the termination of the TAD.
 - New retail development in the TAD area will generate an estimated \$1.9 million in new LOST and ELOST revenue annually after build-out.

3. Redevelopment Plan

A. Boundaries of the Proposed Redevelopment Area

The proposed City of Statesboro Tax Allocation District #1: South Main Redevelopment Area includes properties in the City of Statesboro adjacent to South Main Street (Ga Highway 301) as well as nearby blighted and underdeveloped areas with redevelopment potential. The Redevelopment Area and the Tax Allocation District for the City of Statesboro Tax Allocation District #1: South Main are the same, defined by the same boundary and containing the same parcels and rights-of way.

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City of Statesboro TAD #1
South Main TAD Boundary

South Main TAD Boundary
 City Limits

Redevelopment Plan

B. Grounds for a Finding that the Redevelopment Area Qualifies as a TAD

The City of Statesboro has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), as approved by Bulloch County voters by referendum on July 15, 2008.

The City of Statesboro TAD #1 complies with the O.C.G.A. § 36-44-3 (2013) definition of a *Redevelopment Area* due to the following qualifying definitions.

Tax allocation districts are authorized in Georgia under the Redevelopment Powers Law, O.C.G.A. Title 36, Chapter 44. In 2009, the Redevelopment Powers Law was amended again, with the following definition of a “Redevelopment Area”:

‘Redevelopment Area’ means an urbanized area as determined by current data from the US Bureau of the Census or an area presently served by sewer that qualifies as a ‘blighted or distressed area, a ‘deteriorating area,’ or an ‘area with inadequate infrastructure’ as follows:

(A)A ‘blighted or distressed area’ is an area that is experiencing one of more conditions of blight as evidenced by:

- (i) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures, the predominance of a defective or inadequate street layout, or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;*
- (ii) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;*
- (iii)The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;*

The City of Statesboro TAD #1 Redevelopment Area complies with the O.C.G.A. definition as a blighted or distressed area due to the evidence of pervasive poverty, high unemployment, and chronic population decline, consistent with O.C.G.A. § 36-44-3 (A) (ii).

Population Loss

The Redevelopment Area has declined in population while the surrounding community has grown significantly. Between 2000 and 2015, the Redevelopment Area has declined in population by 14%, while the City of Statesboro as a whole has increased by 27% over the same period. Along with population loss, the redevelopment area has seen little to no private investment or redevelopment, while other nearby areas of the city have seen significant investment and new construction.

Population Change, 2000-2015

Population	Statesboro	TAD Area (1/2-Mile)
2000 Census	22,469	2,080
2010 Census	28,422	1,941
2015 Estimate	28,540	1,792
2020 Projection	28,782	1,681
Net Population Change 2010-2015	6,071	(288)
% Population Change 2010-2015	27%	-14%

Source: Nielsen, Inc., Bleakly

Pervasive Poverty

The Redevelopment Area exhibits pervasive poverty. The Redevelopment Area lies in five Census Tracts with poverty rates higher than 10%, according to the 2012 US Census American Community Survey. Tracts in the South Main Redevelopment Area show poverty rates of 71%, 21%, 20%, 18% and 13% respectively.

Name	% of Families below Poverty
South Main TAD Census Tracts	
Tract 110200	12.7%
Tract 110401	20.6%
Tract 110404	71.1%
Tract 110500	20.2%
Tract 110602	18.5%

Source: BAG, DCA, US Census 5-Year American Community Survey 2012.

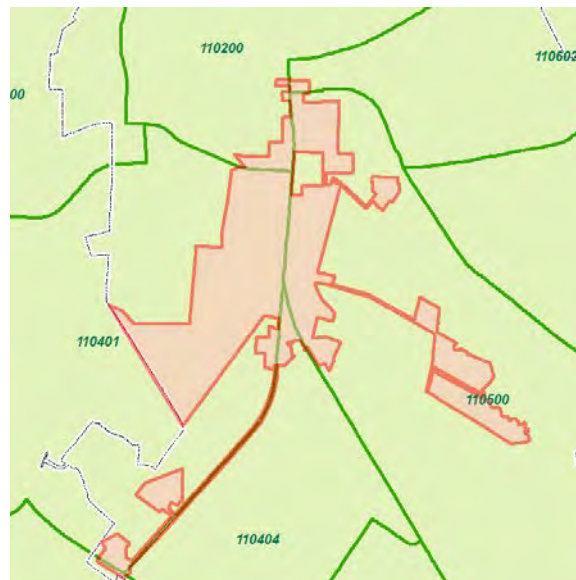
Unemployment (July 2014)

The Redevelopment Area exhibits high rates of unemployment. The Redevelopment Area lies in five Census Tracts with a collective unemployment rate of 12.0%, according to the most recent available tract-level unemployment data from the Georgia Department of Labor. This rate is 56% higher than statewide unemployment rate of 7.7%

Name	Labor Force	Employed	UnEmployed	Rate
Georgia	33,333	30,147	3,186	7.7%
Bulloch County	33,333	30,147	3,186	9.6%
South Main TAD Census Tracts				
Tract 110200	4,161	3,707	453	10.9%
Tract 110401	2,146	1,884	262	12.2%
Tract 110404	1,880	1,530	351	18.6%
Tract 110500	2,456	2,378	77	3.1%
Tract 110602	2,024	1,648	376	18.6%
South Main TAD Total	12,666	11,148	1,519	12.0%
TAD Vs Statewide average				156%

Source: BAG, Georgia Dept. of Labor. Bureau of Labor Statistics

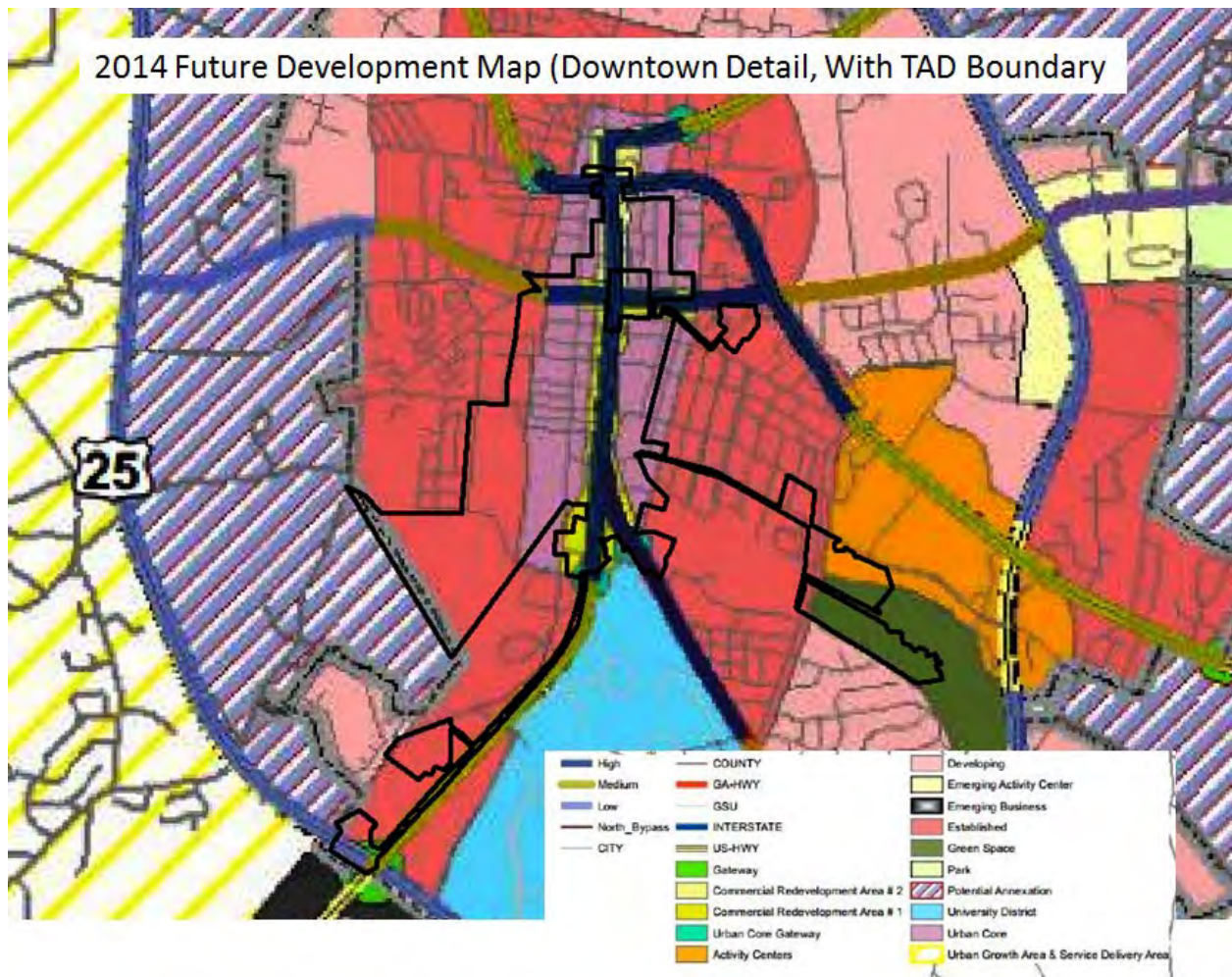
Map of TAD Boundary with Census Tracts



Source: BAG, Esri, US Census

C. Proposed Uses After Redevelopment

The City of Statesboro 2014 Comprehensive Plan Update Draft Future Development Map indicates the following character areas for the areas included in the City of Statesboro TAD # 1 Redevelopment Area:



Source: City of Statesboro Comprehensive Updated Master Plan June 2009 (Draft Update 2014)

The 2014 Future Development map identifies the following characters within the TAD area:

- Downtown
- Main Street Corridors
- Intown Neighborhood (Declining)
- Downtown Gateway.

These character areas, and their proposed uses, are detailed on the following pages.

Downtown

Downtown is the historic core of city, with traditional commercial land uses and limited residential in the form of apartments and condominiums. There is an interconnected street grid, with the heaviest activity along the main streets and College Avenue to the west. Lots are typically small with zero-lot line buildings and shallow or no setbacks from the street right-of-way. There is also continuous sidewalk system throughout Downtown and a link with the McTell Trail, with pedestrian and bicycle connectivity to the GSU Parks and Recreation area to the south.



Suggested Development Strategies

- Maintain integrity of interconnected grid and pedestrian circulation
- New development should respect historic context of building mass, height and setbacks
- Historic structures should be preserved or adaptively reused wherever possible
- Encourage mixed-use infill and redevelopment
- Create local historic districts
- Economic development strategies should continue to nurture thriving commercial activity
- Enhance tree planting to include more shade trees and ornamental streetscape plantings
- Ensure that future phases of streetscape enhancements are developed in harmony with previous efforts as well as economic development goals of the City and the Downtown Statesboro Development Authority (DSDA) / Main Street program
- Continue to promote downtown as the cultural hub of the region (for example, through programs sponsored by the Downtown Statesboro Development Authority and the Averitt Center for the Arts)

Main Street Corridors (overlay)

Historic Main Streets in the Downtown area were the center of commerce and shopping from the late 19th to mid 20th century. Sidewalks and attractive streetscaping can be found along both Main streets. Predominant building types include two- to three-story commercial buildings typical of regional construction and styles in the late 19th and early 20th centuries. Some buildings within the corridor have been demolished for parking space, but remaining buildings still define and contribute to the historic character of this area.



Suggested Development Strategies

- Same as *Downtown*

In-town Neighborhood – Declining

Similar to *In-town Neighborhoods*, these areas of disinvestment and poor property maintenance result in substandard housing and vacant properties.

Suggested Development Strategies

- Focus on infill and redevelopment in distressed areas to create quality housing (affordable and market-rate)
- Continue to implement programs such as Habitat For Humanity that meet the housing needs of existing residents
- Enhance existing pedestrian connectivity within the neighborhood by adding new sidewalks and repairing/replacing old ones where necessary
- Plant shade trees along streets and sidewalks

Redevelopment Areas*Downtown Gateway*

The entrance into downtown from Highway 80 (Northside Drive West) and Highway 301 North (North Main Street) is currently underdeveloped and poorly maintained as a gateway condition. Infill development should be targeted at corner properties and then move to adjacent parcels. Streetscaping enhancement and proper signage/wayfinding should accompany redevelopment efforts as the intersection transitions into a more attractive downtown gateway.



Source: City of Statesboro Comprehensive Updated Master Plan June 2009 (Draft Update 2014)

D. Redevelopment Projects Within The Redevelopment Area

This Redevelopment Plan envisions seven potential catalyst redevelopment projects within the Redevelopment Area that reflect community objectives identified in both the City of Statesboro Comprehensive Plan and the 2011 Statesboro Downtown Master Plan. These projects are illustrative, for the purposes of modeling feasible redevelopment potential in the Redevelopment Area only, and do not reflect an endorsement or recommendation of any specific redevelopment project, site, or concept. These projects could be developed over the next twenty years.

The seven prototypical redevelopment projects illustrate the scope of feasible potential redevelopment in the TAD area. They are based on proposed projects or hypothetical projects that are consistent with the vision and demand forecasts presented in the 2011 Statesboro Downtown Master Plan.

The projects and their locations are shown on the map and detailed summaries of the projects follow.

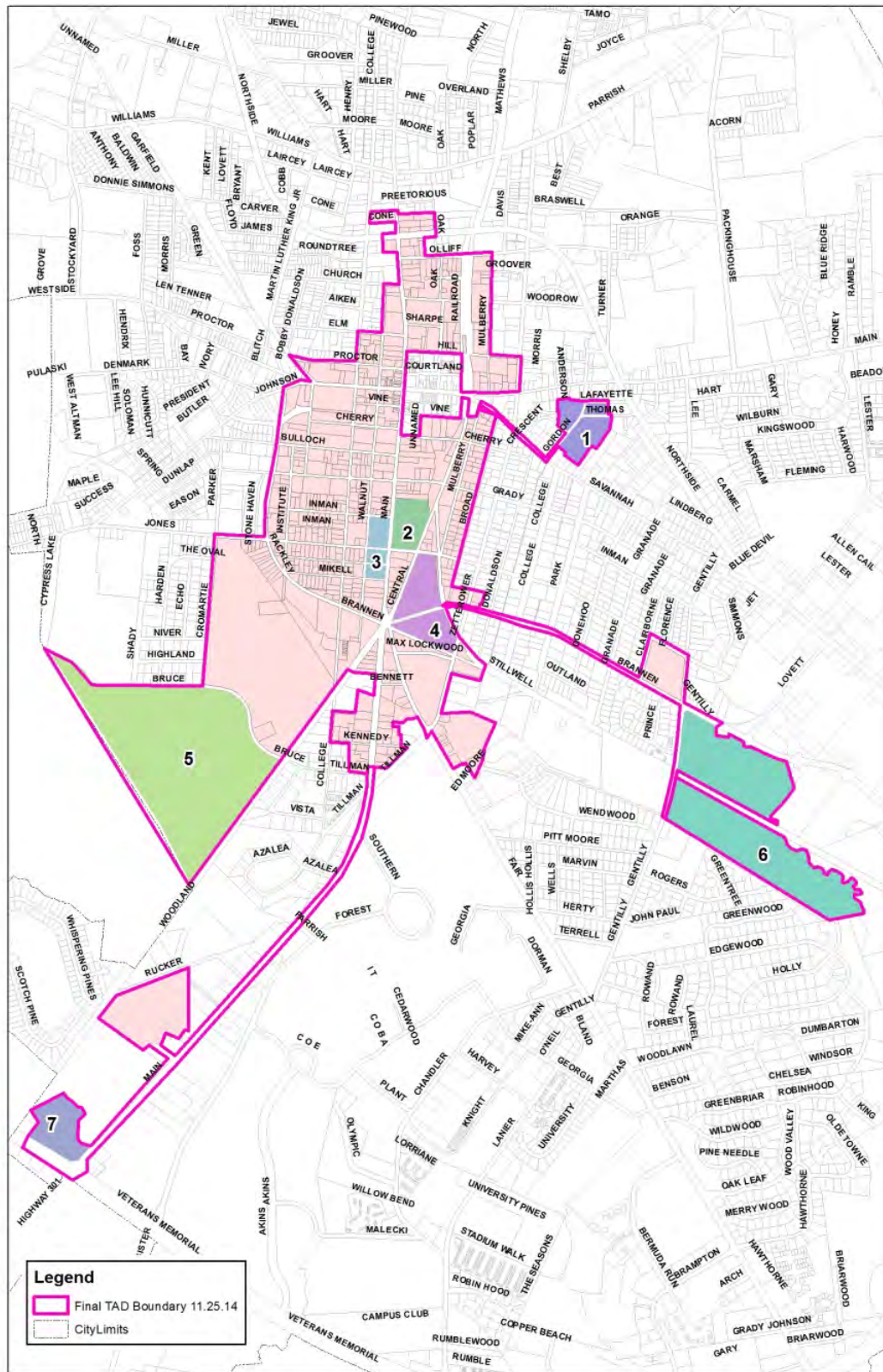
The projects, keyed to the following map, are:

1. Gordon Street Senior Residential
2. South Main Commercial East
3. South Main Commercial West
4. Central-Brannen Mixed-Use
5. Bruce Dr. Residential
6. East Brannen Mixed-Use
7. Bypass Commercial

Collectively, these seven projects would include:

- 346 acres on 51 parcels with a current market value of \$15.2 million
- \$150 million of potential new redevelopment, including
 - 1,199 residential units; including townhomes, condominiums, rental units, student apartments and senior apartments
 - 160,000 SF of new retail space
 - 65,000 SF of new office and medical office space
 - 140 new hotel rooms.

City of Statesboro TAD #1 Redevelopment Projects



Source: Bulloch County, BAG

Catalyst Project 1: Gordon Street Senior Residential

This redevelopment site is located at the intersection of Gordon Street and Thomas Street, one block south of E. Main Street. It contains 11.7 acres on 13 parcels, with a current market value of \$825,786 and a taxable value of \$330,314. Potential redevelopment could include 120 senior housing units. The project would potentially have a market value of \$9 million and a taxable value of \$3.6 million, an increase in taxable value of \$3.27 million.

Catalyst Project 2: South Main Commercial East

This redevelopment site contains 13.4 acres on seven parcels. The current market value for the parcels is \$4.95 million, with a taxable value of \$1.97 million. Potential redevelopment could include 40,000 SF of retail space and 140 hotel rooms. The project would potentially have a market value of \$11.4 million and a taxable value of \$4.6 million, an increase in taxable value of \$2.6 million.

Catalyst Project 3: South Main Commercial West

This redevelopment site contains 5.9 acres on 16 parcels, with a current market value of \$2.9 million and a taxable value of \$1.2 million. The redevelopment of the site could include 40,000 square feet of retail space. This potential project would have a market value of \$3 million and a taxable value of \$1.2 million, an increase in taxable value of \$38,394.

Catalyst Project 4: Central-Brannen Mixed-Use

This redevelopment site is located at the intersection of Brannen Street and Central Street, terminating on the south at the railroad tracks and on the north at E. Jones Avenue. It contains 17.4 acres on eight parcels, with a current market value of \$2.1 million and a taxable value of \$827,942. The site could be redeveloped to include 160 senior housing units, 60,000 SF of retail space, and 30,000 SF of office space, totaling 90,000 SF of new commercial space. The project would potentially have a market value of \$18.75 million and a taxable value of \$7.5 million, an increase in taxable value of \$6.7 million.

Catalyst Project 5: Bruce Dr. Residential

This redevelopment site contains 195.9 acres on one parcel. Currently, the site has a market value of \$542,755 and a taxable value of \$217,102. The site could potentially be redeveloped to include 80 townhomes, 120 single-family homes, and a significant amount of park or greenspace. The estimated market value of this redevelopment project would be \$24.8 million and it could have a taxable value of \$9.5 million, an increase in taxable value of \$9.3 million.

Catalyst Project 6: East Brannen Mixed-Use

This redevelopment site contains 89.6 acres on four parcels. Currently, the site has a market value of \$3.1 million and a taxable value of \$1.3 million. Potential redevelopment of the site could include 269 multi-family units, 450 student housing units, 200,000 SF of retail space, and 35,000 SF of office space for a total of 719 new residential units and 235,000 SF of new commercial space. The estimated market value of this redevelopment project would be \$74.2

million and it could have a taxable value of \$29.7 million, an increase in taxable value of \$28.5 million.

Catalyst Project 7: Bypass Commercial

This redevelopment site contains 12.3 acres on two parcels. Currently, the site has a market value of \$764,000 and a taxable value of \$305,600. The site could potentially be redeveloped with 120,000 SF of retail space. The estimated market value of this redevelopment project would be \$9 million and it could have a taxable value of \$3.6 million, an increase in taxable value of \$3.3 million.

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City of Statesboro TAD # 1: Summary of Catalyst Sites

Catalyst Project Site	1: Gordon Street Senior Residential	2: South Main Commercial East	3: South Main Commercial West	4: Central-Brannen Mixed-Use	5: Bruce Dr. Residential	6: East Brannen Mixed-Use	7: Bypass Commercial	Total
Parcels	13	7	16	8	1	4	2	51.0
Acres	11.7	13.4	5.9	17.4	195.9	89.6	12.3	346.1
Appraised Val	\$ 825,786	\$ 4,945,761	\$ 2,904,018	\$ 2,069,854	\$ 542,755	\$ 3,114,179	\$ 764,000	\$ 15,166,353
Assessed Val	\$ 330,314	\$ 1,978,304	\$ 1,161,606	\$ 827,942	\$ 217,102	\$ 1,245,672	\$ 305,600	\$ 6,066,540
Tax Val	\$ 330,314	\$ 1,967,704	\$ 1,161,606	\$ 827,942	\$ 217,102	\$ 1,245,672	\$ 305,600	\$ 6,055,940
New Residential Development								
Townhomes	-	-	-	-	80	-	-	80
Single-Family Homes	-	-	-	-	120	-	-	120
MultiFamily Rental Units	-	-	-	-	-	269	-	269
Senior/Student Housing Units	120	-	-	160	-	450	-	730
Total Housing units	120	-	-	160	200	719	-	1,199
New Commercial Development								
Retail SF	-	40,000	40,000	60,000	-	200,000	120,000	460,000
Office-General SF	-	-	-	30,000	-	35,000	-	65,000
Office-Medical SF	-	-	-	-	-	-	-	-
Flex industrial SF	-	-	-	-	-	-	-	-
Total Commercial SF	-	40,000	40,000	90,000	-	235,000	120,000	525,000
Other New Development								
Hotel Rooms	-	140	-	-	-	-	-	140
Civic Space SF	-	-	-	-	-	-	-	-
Total Appraised Value of Potential Redevelopment	\$ 9,000,000	\$ 11,411,815	\$ 3,000,000	\$ 18,750,000	\$ 24,800,000	\$ 74,228,816	\$ 9,000,000	\$ 150,190,630
Total Taxable Value of Potential Redevelopment *	\$ 3,600,000	\$ 4,564,726	\$ 1,200,000	\$ 7,500,000	\$ 9,520,000	\$ 29,691,526	\$ 3,600,000	\$ 59,676,252
Increase in Appraised Value	\$ 8,174,214	\$ 6,466,054	\$ 95,982	\$ 16,680,146	\$ 24,257,245	\$ 71,114,637	\$ 8,236,000	\$ 135,024,277
Increase in Taxable Value	\$ 3,269,686	\$ 2,597,022	\$ 38,394	\$ 6,672,058	\$ 9,302,898	\$ 28,445,854	\$ 3,294,400	\$ 53,620,312

Source: BAG

E. Contracts, Agreements, or Other Instruments

Pursuant to O.C.G.A. §34-44-3(a), the Statesboro City Council will act as the redevelopment agent and will exercise redevelopment powers as needed to implement this plan. In doing so, the Statesboro City Council, either directly or through its designee, may conduct the following activities and enter into the following contracts:

1. Coordinate implementation activities with other major participants in the Redevelopment Plan and their respective development and planning entities involved in implementing this Redevelopment Plan.
2. Enter into development agreements with private developers to construct infrastructure and vertical developments to implement the Redevelopment Plan.
3. Negotiate and enter into commercial financing agreements and intergovernmental agreements as needed.
4. Coordinate public improvement planning, design and construction among City, County and State agencies and departments.
5. Prepare (either directly or through subcontract to other appropriate entities) economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of the issuance of tax allocation bonds or other forms of financing by the City of Statesboro.
6. Enter into contractual relationships with qualified vendors for the provision of professional and other services required in qualifying and issuing the bonds or other forms of financing, including, but not limited to, legal, underwriting, financial analysis and other related services.
7. Perform other duties as necessary to implement the Redevelopment Plan.

F. Relocation Payments

As is currently foreseen, no relocation of tenants or residents from private homes is anticipated within the proposed City of Statesboro TAD #1. In the future, should the relocation of existing homes or businesses be required, such relocation expenses may be provided for under all applicable federal, state and local guidelines if public funds are used for property acquisition. If such funding sources require relocation, benefits would be offered to tenants and users for relocation.

G. Conformity with Local Comprehensive Plan, Master Plan, Zoning Ordinance, etc.

All proposed uses within this Redevelopment Plan, including proposed redevelopment projects, are consistent with local Comprehensive Plan, master plan, zoning ordinance, and building codes. Proposed redevelopment projects outlined in this plan are consistent with locally-managed public visioning and planning processes. All projects are consistent with Statesboro's Future Development Map. All development and redevelopment projects proposed within this Redevelopment Plan will be subject to all laws, policies and procedures regarding land use, zoning, and construction.

H. Estimate of Redevelopment Costs to be Incurred

Additional improvements to the City of Statesboro's infrastructure will be necessary to support the community's vision of redevelopment for the area and to support the growth and development envisioned in Statesboro's Comprehensive Plan, this Redevelopment Plan, and other master plans and studies. Having a Tax Allocation District in place will help fund the infrastructure improvements necessary to support this vision.

The total public cost for implementing the potential public improvements, including construction and improvement of the necessary public infrastructure, is currently estimated at \$10.7 million, which the County intends to fund through growth in the Tax Digest in the Tax Allocation District. The purpose of the proposed infrastructure improvements funded by the TAD would be:

- Transportation and mobility enhancements
- Site-specific development activities
- Area-wide infrastructure improvements
- Improved public space, landscaping, lighting, and other improvements
- Other redevelopment initiatives, including stormwater and environmental mitigation

Potential Use of TAD Funds by Statesboro TAD #1: South Main		
	TAD #1 Share	Allocation
Transportation and mobility enhancements	20%	\$ 2,140,000
Site-specific development activities	20%	\$ 2,140,000
Area-wide infrastructure improvements	20%	\$ 2,140,000
Public space, landscaping, lighting, and other improvements	20%	\$ 2,140,000
Other redevelopment initiatives	20%	\$ 2,140,000
Total	100%	\$ 10,700,000

Source: BAG

Categories and cost allocations are estimates for potential projects as of 2013 and are subject to revision as the Redevelopment Plan is implemented. As priorities are identified or addressed, specific project amounts, allocations and priorities are subject to change.

I. Last Known Assessed Valuation and Estimated Valuation After Redevelopment

The Redevelopment Area for the City of Statesboro Tax Allocation District #1 has a current 2014 fair market value of \$134,574,065 and a taxable value of \$35,855,569. Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the Tax Allocation District, the County will request that the Commissioner of Revenue of the State of Georgia certify the tax base for 2014, the base year for the proposed Tax Allocation District.

The tax base will increase in the future through the private investment stimulated by the implementation of the Redevelopment Plan, public investment, and the issuance of tax allocation bonds or loans. In addition, this redevelopment is intended to stimulate other development in

the district and lead to a substantial increase in property values as the Redevelopment Plan is implemented.

Upon completion of the redevelopment of the City of Statesboro Tax Allocation District #1 Redevelopment Area as presented in this plan, this Tax Allocation District is projected to have a taxable value of \$89.5 million. This represents an increment of \$53.6 million above the Redevelopment Area's 2014 base taxable value.

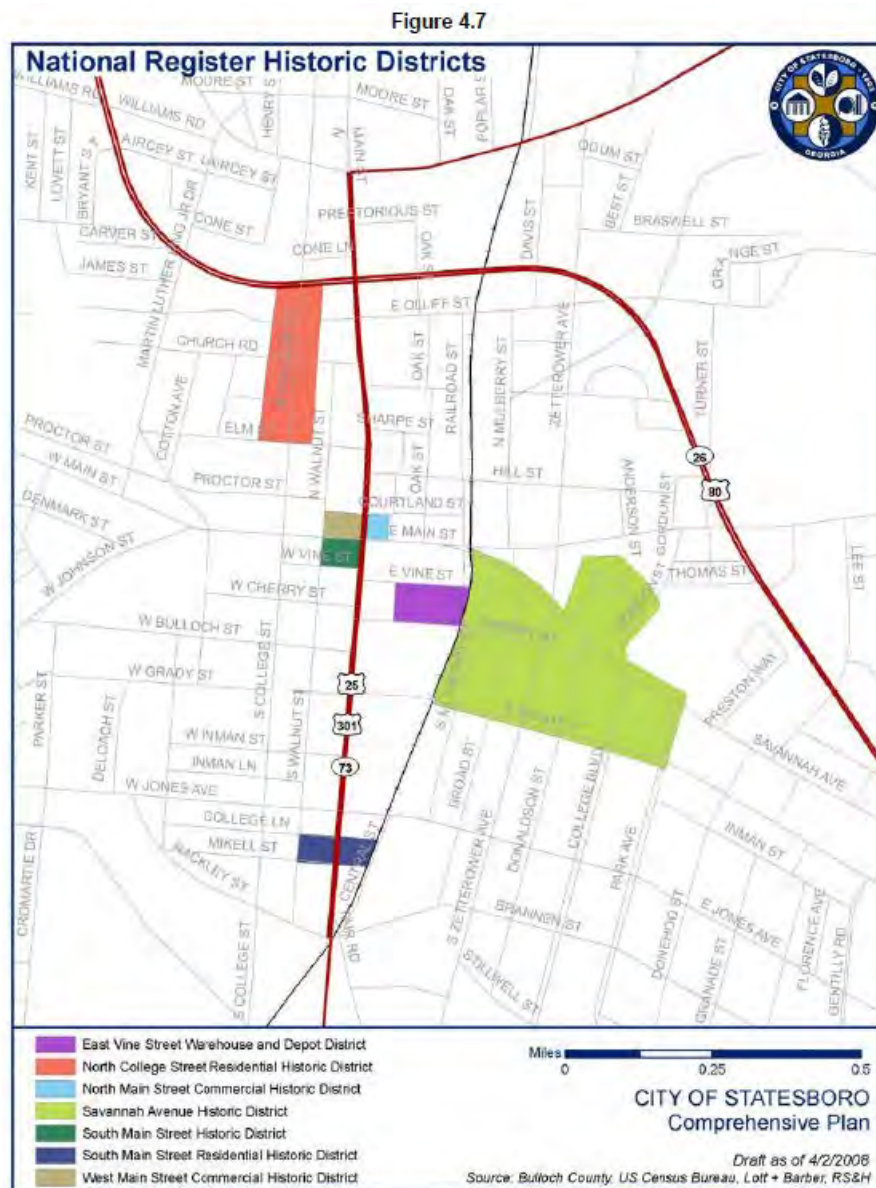
Statesboro TAD #1 - Last Known Assessed Valuation	
Parcels	630
Acres	899
TAD Base 2014 Market Value	\$ 134,574,065
TAD Base 2014 Taxable Value	\$ 35,885,569
New Development At Build-Out Market Value	\$ 150,190,630
New Development At Build-Out- Taxable Value	\$ 59,676,252
Increase in Appraised Value	\$ 135,024,277
Increase in Taxable Value	\$ 53,620,312
Total TAD Market Value After Build-Out	\$ 269,598,342
Total TAD Taxable Value after Build-out	\$ 89,505,881
Increment (Net Increase in Taxable value)	\$ 53,620,312

Source: BAG, Bulloch County

J. Historic Property

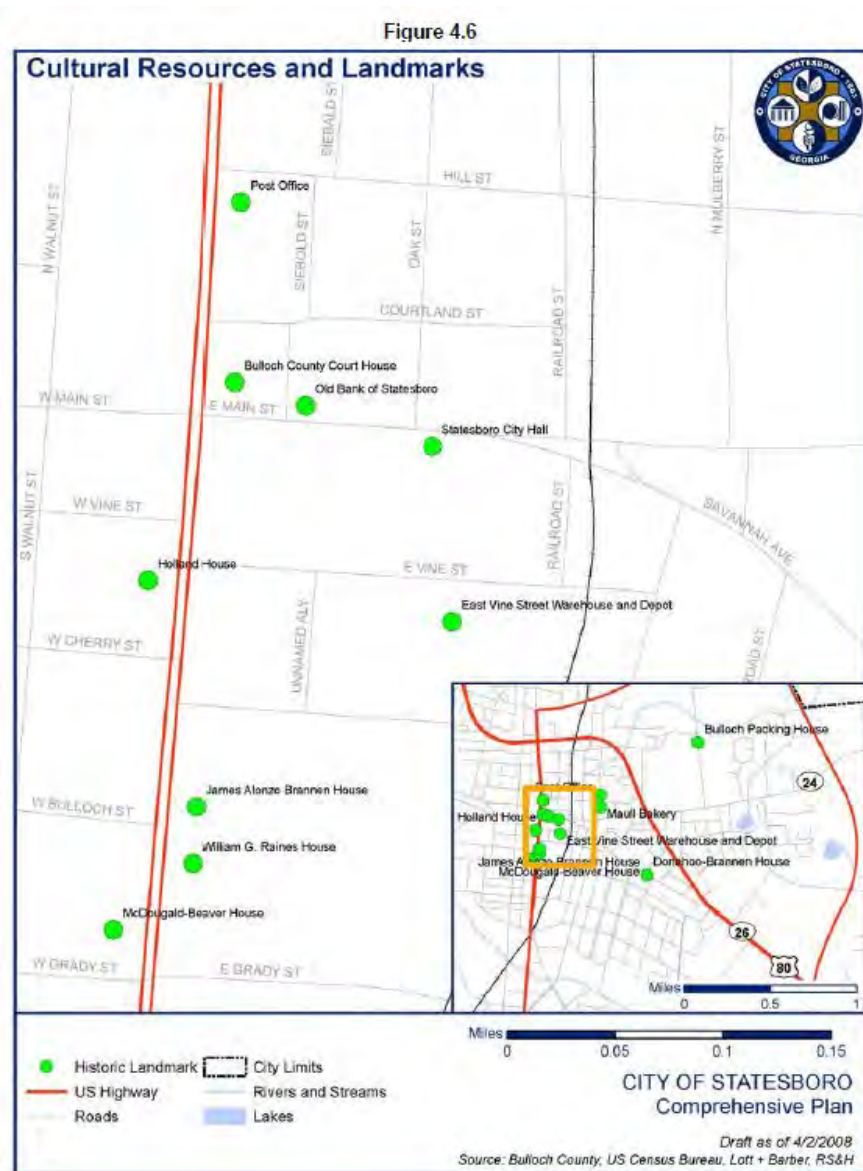
Several historic properties and districts fall within the boundaries of the South Main Redevelopment Area. These properties have all been mapped and identified in the Statesboro Comprehensive Plan (2009/2014 Update). Any redevelopment or development activity within the TAD Redevelopment Area will be subject to all federal, state and local laws pertaining to historic structures and districts. No historic structures or districts in the TAD area will be substantially altered in any way inconsistent with technical standards for rehabilitation; or demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects, which technical standards for rehabilitation and review shall be those used by the state historic preservation officer.

Figure 3.1: National Register Historic Districts in Downtown Statesboro



Source: City of Statesboro Comprehensive Plan (2009)

Figure 3.2: Cultural Resources and Landmarks in Downtown Statesboro



Source: City of Statesboro Comprehensive Plan (2009)

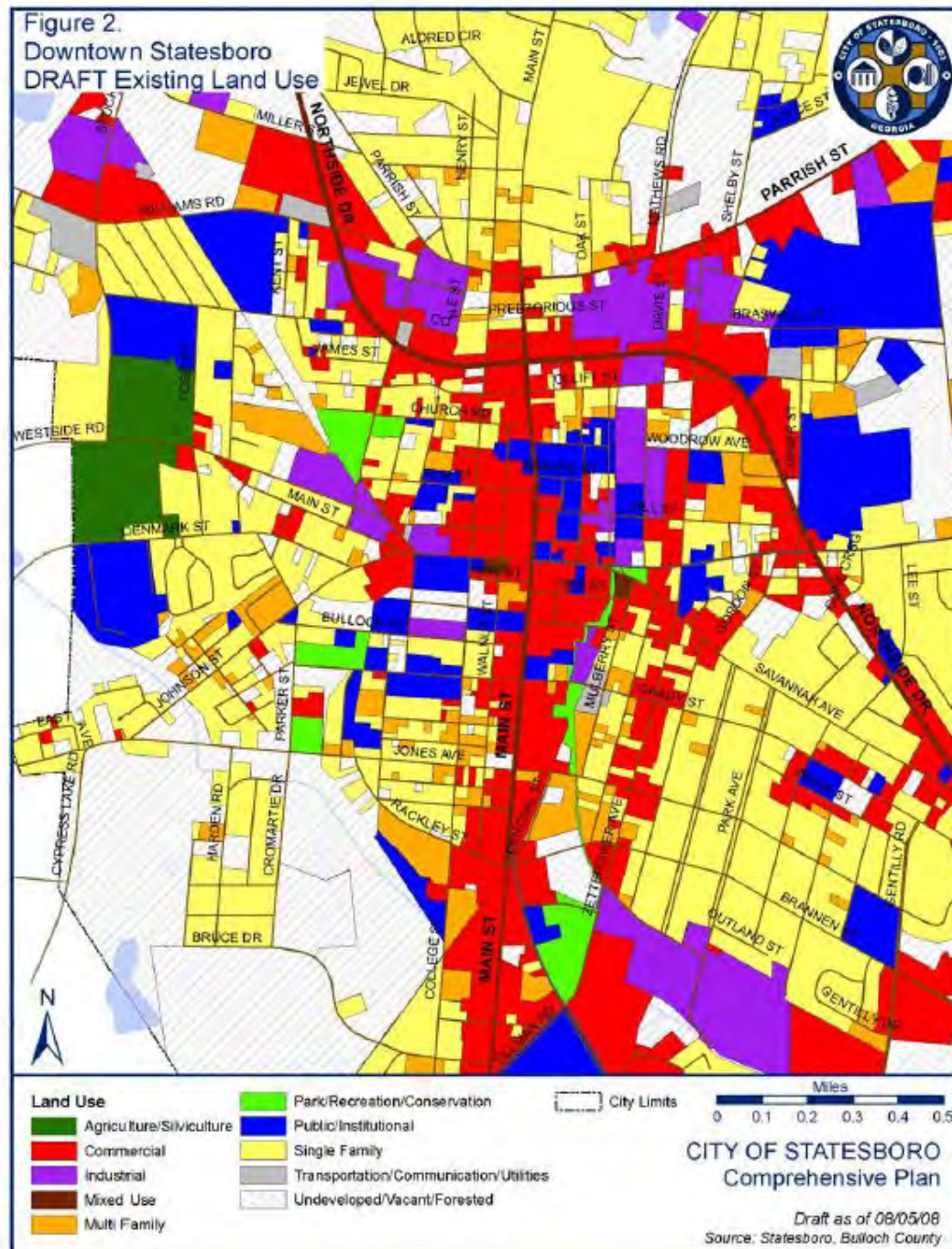
K. Proposed Effective Date and Termination Date

City of Statesboro Tax Allocation District #1 will be created effective December 31, 2014. The Redevelopment Powers Law provides that the district will be in existence until all redevelopment costs, including debt service, are paid in full. This repayment is projected to take as long as 25 years.

L. Map with Boundaries of the Proposed TAD and Existing Land Uses

The TAD #1 Redevelopment Area contains primarily commercial and public/institutional properties. Existing land use is shown in the map below.

Existing Land Uses in the TAD #1 Redevelopment Plan Area



Source: City of Statesboro Comprehensive Plan (2009)

M. Estimated Tax Allocation Increment Base

On or before December 31, 2014, the Statesboro City Council, acting as the redevelopment agent, will apply to the State Revenue Commissioner for a certification of the Tax Allocation increment base of the proposed Tax Allocation District. The current estimated appraised value for property tax purposes in the TAD is \$134.6 million, and the taxable value is \$35.9 million which represents 5.95% of the City of Statesboro's Tax Digest of \$603.2 million and 2.1% of Bulloch County's property Tax Digest of \$1.71 billion.

The base is estimated as follows:

Statesboro TAD #1 - Proposed TAD Summary	
Parcels	630
Acreage	899
2014 Appraised Value	\$ 134,574,065
2014 Taxable Value	\$ 35,885,569
2013 Statesboro Tax Digest	\$ 603,227,738
TAD as % of Statesboro Taxable Digest	5.95%
2013 Bulloch County Tax Digest	\$ 1,707,505,552
TAD as % of Bulloch Taxable Digest	2.10%
2014 Bulloch Schools Tax Digest	\$ 1,700,117,720
TAD as % of Bulloch Taxable Digest	2.11%

Source: BAG, Bulloch County GIS, Georgia Department of Revenue

N. Ad Valorem Property Taxes for Computing Tax Allocation Increments

As provided in the Redevelopment Powers Law, the taxes that will be included in the tax increment base for the Tax Allocation District are based on the authorized millage rates shown in the chart below.

Property Taxes Collected Within Tax District to Serve as Base

Valuation		
TAD Base 2014 Market Value	\$134,574,065	
TAD Base 2014 Taxable Value	\$35,885,569	
Property Taxes		
<i>Ad Valorem Tax Rates (M&O Only)</i>	<i>Millage Rate</i>	<i>Taxes</i>
City of Statesboro Millage	6.358	\$ 228,160
Bulloch County M&O Millage	10.44	\$ 374,645
Bulloch Schools M&O Millage	9.95	\$ 357,061
Total Property Taxes, City, Schools, County	26.748	\$ 959,867

Source: BAG, Georgia Department of Revenue

O. Amount of the Proposed Tax Allocation Bond Issue, Term and Rate of Interest

Upon completion of the seven redevelopment projects presented in this plan, the City of Statesboro Tax Allocation District #1 is projected to have a taxable value of \$89.5 million. This represents an incremental growth of \$53.6 million above the Redevelopment Area's 2014 taxable value. This increase in value will generate new annual property taxes of \$1.4 million per year, which would support potential TAD bond proceeds of up to \$10.7 million for the district.

Estimate of TAD Bond Potential

Statesboro TAD #1 - Potential TAD Bond Proceeds	
2014 Taxable Value of TAD Area	\$ 35,885,569
Total TAD Taxable Value after Build-out	\$ 89,505,881
Net New Taxable Value (Increment)	\$ 53,620,312
2014 Millage Rates	
City of Statesboro Millage	6.358
Bulloch County M&O Millage	10.44
Bulloch Schools M&O Millage	9.95
Total Millage Rate	26.748
New Property Taxes*	\$ 1,434,236
TAD Bond Incremental Amount Estimate	
Property Taxes for Debt Service (95%)	\$ 1,362,524
Debt Coverage Ratio	125%
Bondable Property Tax	\$ 1,090,019
Interest Rate	6.0%
Bond Term (years)	25
Estimated Bond Amount	\$ 14,022,972
Issuance Costs (3%)	-\$ 420,689
Capitalized Interest (24 months)	-\$ 1,682,757
Debt Reserve (10%)	-\$ 1,199,021
Net Bond Proceeds	\$ 10,720,504

Source: BAG, Bulloch County, Georgia Department of Revenue

Amount of Bond Issue

Upon adoption of this Redevelopment Plan, the City of Statesboro proposes to issue tax allocation bonds, or other forms of financing, in one or more issues in amounts to range from \$1 million to \$15 million.

Term of the Bond Issue or Issues

The City proposes to issue tax allocation bonds for a term no longer than 25 years.

Rate of Bond Issue

The City may issue fixed-rate tax exempt bonds or secure a loan from a lending institution or other financing option. The actual rate on any potential bond issue will be determined at the time of issuance based upon general market conditions, anticipated development within the Redevelopment Area, assessed taxable property values, and federal tax law considerations. The City reserves the option to either operate the district on a pay-as-you-go basis or consider other potential financing options including other commercial financing to support future projects, as appropriate.

P. Estimates of Positive Tax Allocation Increments for the TAD Bond Period

The positive tax allocation increment for the period covered by the term of the bonds is estimated to range from \$900,000 to \$3,000,000 annually after the redevelopment and build out is complete. The actual amount will depend upon the pace at which the Redevelopment Plan is implemented and the impact of the redevelopment activities and other economic factors on the tax base in the district as a whole.

Q. Property Proposed to be Pledged

The bonds will be secured by the positive tax allocation increment from eligible ad valorem taxes levied by the City of Statesboro Bulloch County, and Bulloch County Schools on real property for these purposes.

R. School System Impact Analysis

Georgia's Redevelopment Powers Law governs the operation of Tax Allocation Districts in the State. The law was amended during the 2009 legislative session to include a provision under section 36-44-3(9)(R) for preparation of a "School System Impact Analysis." This section presents the school impacts of City of Statesboro Tax Allocation District #1.

The current taxable value for City of Statesboro TAD #1 is \$35.9 million. According to the Georgia Department of Revenue, the 2014 taxable value of the Bulloch County School District was \$1.7 billion. Thus, the City of Statesboro TAD #1 represents approximately 2.11% of the School Districts' total Tax Digest. Currently, the South Main Area generates an estimated \$711,000 annually in school ad valorem taxes. The amount of school ad valorem taxes collected from the properties in the designated City of Statesboro TAD #1, as determined by the Tax Assessor by December 31, 2014, will continue to flow to Bulloch County Schools throughout the operation of the TAD. The Tax Allocation District will receive any additional property taxes collected above the 2014 base amount for reinvestment within the district.

TAD Portion of Bulloch Schools Tax Digest

Area	Net M&O Digest
TAD Base 2014 Taxable Value	\$ 35,885,569
Bulloch Schools Digest	\$ 1,700,117,720
TAD % of Total Digest	2.11%

Source: BAG, Bulloch County, Georgia Department of Revenue

Proposed Redevelopment in Bulloch TAD #1

As detailed earlier in this plan, there are seven potential redevelopment projects located in City of Statesboro TAD #1. This proposed redevelopment could represent total taxable value of \$89.5 million of new development, an estimated net new taxable value (above current values) of \$54 million. Based on 2014 Bulloch County Schools millage rates, that new development would produce an estimated \$1.77 million annually to Bulloch Schools at the termination of the Tax Allocation District, an increase of \$1.06 million over current revenue levels.

Estimated New Revenue to Bulloch Schools

Estimated New Revenue to Bulloch Schools	2014	At Build-out	Net Increase
Market Value	\$ 134,574,065	\$ 269,598,342	\$ 135,024,277
Taxable Value	\$ 35,885,569	\$ 89,505,881	\$ 53,620,312
Bulloch Schools M&O Millage Rate	19.80	19.80	19.80
Bulloch Schools Annual Revenue	\$ 710,534	\$ 1,772,216	\$ 1,061,682

Source: BAG, Bulloch County, Georgia Dept. of Revenue

Estimated Number of Public School Students from Bulloch TAD #1

The following table presents an estimate of the number of net new residents and school children that could be anticipated to live in the Bulloch County TAD at build-out as a result of the proposed development. Build-out is estimated to take from 10 to 20 years.

Estimated Residents and School Aged Children in Bulloch TAD #1 at Build-Out

Estimated Residents and School age Children in Bulloch County TAD # 1: South Main TAD					
Unit Type	Estimated Units	Resident Multiplier	Estimated Residents	School-Age Children Multiplier	Estimated School Age Children
Townhomes	80				
2 Bedroom (50%)	40	1.88	75	0.21	16
3 Bedroom (50%)	40	2.41	96	0.16	15
SF Homes	120	2.30	276	0.30	83
Rental Units	269				
1 Bedroom (45%)	120	1.49	179	0.08	14
2 Bedroom (50%)	134	2.11	283	0.25	71
3 Bedroom (5%)	15	2.65	39	0.30	12
Student & Senior Units	730	1.49	1,088	0.02	22
Total	1,199		2,036		233
Total per Year over 10-yr	120		204		23
Total per Unit			1.70		0.19

Source: BAG, Fannie Mae Foundation Residential Multipliers for Georgia CUPR, Rutgers.

Redevelopment would generate an estimated 2,036 new residents and 233 school-aged children from the combined new development, more than half of whom would likely be seniors or college-students. This would represent an average of 204 new residents and 23 school-aged children per-year over 10- years.

According to the state records, Bulloch County Schools has a total enrollment of 10,185 in 2014. Therefore, the potential development projects in Bulloch TAD #1 would increase total enrollment by 2% over a twenty- year period.

Location of School Facilities within the Redevelopment Area

The following facilities Bulloch County Schools facilities are within the TAD #1 Redevelopment Area:

- Sally Zetterower Elementary School (currently closed)

This property would be eligible to receive funding derived from the Tax Allocation District.

Local Option Sales Tax (LOST) and Education Local Option Sales Tax (ELOST) Projected from TAD Development

New development occurring at project sites within the TAD #1 Redevelopment Area, supported by TAD investment, would add an estimated 460,000 SF of retail space. Assuming 85% of that is net new retail space from new development, and average sales of \$275 per square foot, the new retail development could generate an estimated \$97 million in retail sales annually after build-out. This would generate \$968,000 annually in additional Local Option Sales Tax (LOST) revenues and an additional \$968,000 in Education Local Option Sales Tax (ELOST), representing a total of

\$1.9 million in new sales tax revenue generated by commercial development within the Redevelopment Area dedicated to Bulloch County Schools.³

Potential Additional LOST and ELOST Revenue to Bulloch County Schools

Estimated New LOST and ELOST Revenue at Build-out	
New Retail SF	460,000
Net New Retail SF (85%)	391,000
Estimated Occupancy	90%
Estimated Occupied Square Footage	351,900
Estimated Sales/SF	\$275
Estimated Total New Sales	\$ 96,772,500
New LOST Revenue (1%)	\$ 967,725
New ELOST Revenue (1%)	\$ 967,725
Total Sales Tax Revenue to Bulloch County Schools	\$1,935,450
Summary of New Revenues to Bulloch Schools	
Net Increase in Property Tax Revenue after build-out	\$ 1,061,682
New Sales Tax Revenue with TAD after build-out	\$ 1,935,450
Total New Revenue to Bulloch Schools after build-out	\$ 2,997,132
Projected new students	233
Potential new revenue per Student	\$ 12,886

Source: BAG

School Impact Conclusions

As demonstrated in the preceding analysis, the economic impacts to Bulloch County Schools from participating in the City of Statesboro TAD #1 are:

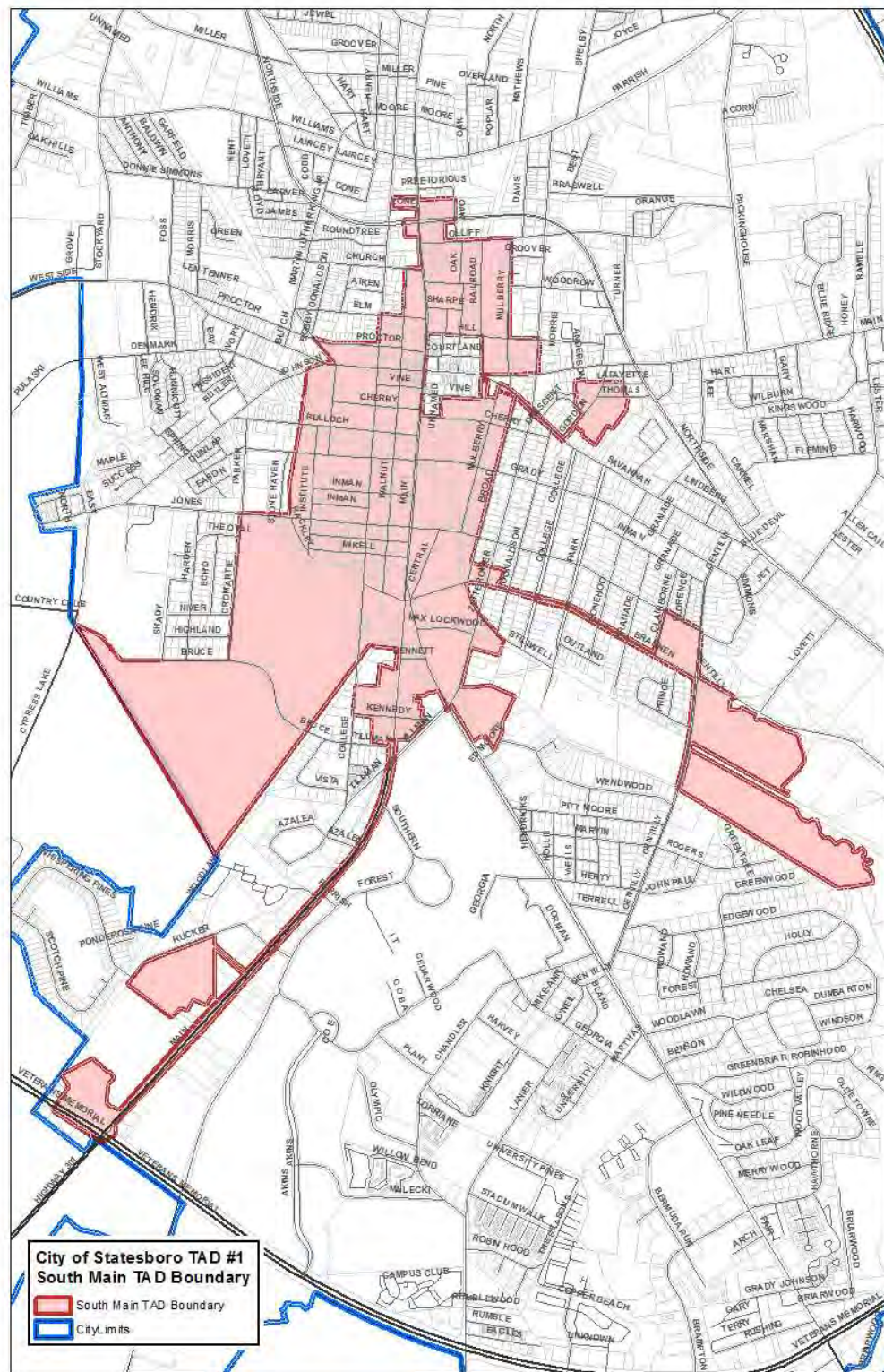
- The TAD Redevelopment Area will affect the future appreciation on 2.1% of the school district's Tax Digest. All current property taxes will continue to go to the school system—only increases above the current amount are pledged to the TAD.
- The Redevelopment Area will potentially attract an estimated 2,036 new residents and 233 school-aged children over a ten-year period. This represents a total addition of 2% to the total enrollment of the Bulloch County Schools and an estimated 23 new students per year over ten years.
- There is one Bulloch County School facility inside the TAD boundary, currently inoperative, which would be eligible to receive TAD funding for reuse or redevelopment
- The proposed redevelopment in TAD Redevelopment Area #1 will have the potential to generate an additional \$1 million in new property taxes, which will revert to Bulloch County Schools upon the termination of the TAD.

³ Currently, The Bulloch Board of Education receives 100% of the Bulloch County One-Cent Local Option Sales TAX (LOST) and 100% of the Bulloch County One-Cent Education Local Option Sales TAX (ELOST). The revenue in these impact forecasts assume that this arrangement remains in place as long as the Tax Allocation District is active.

- New retail development in the TAD area will generate an estimated \$1.9 million in new sales tax revenue to Bulloch County Schools annually.

Thus, we conclude that the potential gains to the Bulloch County Schools from participating in the City of Statesboro TAD #1 will be substantial due to the future growth in its Tax Digest, LOST, and ELOST revenues, with minimal impact on the demand for school services over the coming decade.

Appendix A: Map of the City of Statesboro Tax Allocation District #1: South Main Redevelopment Area



Appendix B: List of Parcels to be Included in Bulloch County Tax Allocation District #1: South Main

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
7879-42-4450	S27 000079 000	124 N MAIN ST	C	1	154,649	61,860	61,860
7879-42-5471	S27 000078 000	7 WOODROW AVE	R	1	79,930	31,972	31,972
7879-42-5542	S27 000081 000	128 N MAIN ST	C	1	62,503	25,001	25,001
7879-42-5632	S27 000082 000	130 N MAIN ST	R	1	39,100	15,640	15,640
7879-42-7045	S28 000001 000	108 NORTH MAIN/CHURCH	E	1	9,532,207	3,812,883	0
7879-52-0424	S27 000067 000	202 OAK ST/HOME	R	1	40,859	16,344	16,344
7879-52-1450	S27 000064 000	23 WOODROW AVE	R	1	49,356	19,742	19,742
7879-60-8404	S39 000067 000	2 LOTT ST	R	1	13,300	5,320	5,320
7879-60-8523	S39 000068 000	4 LOTT ST(N.CRESCENT ST)	R	1	46,850	18,740	18,740
7879-60-8629	S39 000069 000	LT 25 PT 26/CRESCENT	R	1	30,615	12,246	12,246
7879-60-9014	S40 000082 000	GORDON STREET/ LOT 1	R	1	56,131	22,452	22,452
7879-60-9458	S39 000083 000	GORDON ST	R	1	98,823	39,529	39,529
7879-70-0378	S40 000084 000	20 GORDON ST/PARK	R	1	11,800	4,720	4,720
7879-70-0638	S39 000082 000	LTS 5-6 & 7 GORDON ST	R	1	113,052	45,221	45,221
7879-70-1188	S40 000083 000	GORDON STREET	R	1	52,500	21,000	21,000
7879-70-1598	S39 000084 000	LT 38/GORDON ST	R	1	34,538	13,815	13,815
7879-70-2611	S39 000085 000	14 GORDON ST/LIFE EST	R	1	3,000	1,200	1,200
7879-70-2626	S39 000086 000	12 GORDON ST LTS 23&24	R	1	7,600	3,040	3,040
7879-70-3495	S39 000095 000	HWY 80 E/THOMAS ST	C	1	305,617	122,247	122,247
7879-70-4602	S39 000094 000	10 LAF ST/LT25-27,39-42/12HSES	R	1	51,960	20,784	20,784
7878-48-3567	S30 000001 000	248 S MAIN ST/STORE #226	C	1	552,917	221,167	221,167
7878-48-3959	S29 000031 000	S MAIN TACO BEL/SBO/ 0.86 AC	C	1	320,255	128,102	128,102
7878-48-5575	S30 000002 000	0.21 AC/11 EAST JONES STREET	C	1	38,528	15,411	15,411
7878-48-5855	S29 000030 000	QUALITY INN/MANNYS	C	1	3,442,410	1,376,964	1,376,964
7878-49-3188	S29 000032 000	SHONEY'S/1.04 AC	C	1	501,021	200,408	200,408
7878-49-5087	S29 000030 001	1.438 AC / PAR B	C	1	64,130	25,652	25,652
7878-49-7108	S29 000044 000	LOTS 7 & 8 SOUTH MAIN ST	E	1	26,500	10,600	0
7878-38-8175	S20 000085 000	7 MIKELL/8-APT/ALLEN	C	1	167,042	66,817	66,817
7878-38-8284	S20 000093 000	LT 2/ 0.526 AC/S MAIN ST	C	1	139,900	55,960	55,960
7878-38-8495	S20 000092 000	12 W JONES AVE	R	1	49,822	19,929	19,929
7878-38-9385	S20 000089 000	305 S MAIN ST	C	1	463,836	185,534	185,534
7878-38-9600	S19 000019 000	W JONES AVE/LT 4/MCDONALD'S	C	1	38,120	15,248	15,248
7878-38-9726	S19 000020 000	232 S WALNUT STREET	R	1	103,090	41,236	41,236
7878-38-9834	S19 000021 000	128 S WALNUT ST	C	1	80,701	32,280	32,280
7878-38-9933	S19 000022 000	10 W INMAN/LANIER	R	1	91,302	36,521	36,521
7878-48-0110	S20 000086 000	317 S MAIN ST	C	1	249,931	99,972	99,972

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
7878-48-0116	S20 000087 000	313 S MAIN ST/LTS 1&2	C	1	233,994	93,598	93,598
7878-48-0434	S20 000090 000	301 S MAIN ST	C	1	347,608	139,043	139,043
7878-48-0547	S19 000019 002	S MAIN ST/MCDONALDS PARKING	C	1	84,711	33,884	33,884
7878-48-0665	S19 000019 001	MCDONALDS/SOUTH MAIN	C	1	205,563	82,225	82,225
7878-48-0774	S19 000018 000	231 S MAIN ST	C	1	322,905	129,162	129,162
7878-48-0876	S19 000017 000	227 S MAIN ST	C	1	154,763	61,905	61,905
7878-48-0984	S19 000016 000	SELIGMAN HUDDLE	C	1	170,730	68,292	68,292
7878-47-2395	S30 000018 000	FAIR RD/BRANNEN ST	C	1	76,766	30,706	30,706
7878-47-3556	S30 000014 000	348 S MAIN ST	R	1	180,264	72,106	72,106
7878-47-4363	S30 000015A000	1.03 AC/S BRANNEN ST	C	1	368,634	147,454	147,454
7878-47-7605	S30 000012 001	EAST JONES AVE	R	1	26,500	10,600	10,600
7878-47-8322	S30 000015 000	6.47 AC S/S BRANNEN	C	1	112,400	44,960	44,960
7878-48-6123	S30 000008 000	CENTRAL STREET	R	1	6,200	2,480	2,480
7878-48-6255	S30 000010 000	CENTRAL STREET	R	1	13,800	5,520	5,520
7878-48-7042	S30 000007 000	5.81 AC/JONES AVE	C	1	1,285,290	514,116	514,116
7878-15-1199	MS41000035 000	165.0 AC IN CITY	V	1	542,755	217,102	217,102
7878-85-7819	S53 000060 000	582, 586 & 590 BRANNEN ST	C	1	338,867	135,547	135,547
7878-85-9635	S53 000059 000	BRANNEN ST/BOYD/8.45AC	C	1	1,077,937	431,175	431,175
7878-95-7118	MS72000007 000	26.327 AC/ BRANNEN ST	C	1	1,265,175	506,070	506,070
7888-03-3629	MS72000006 000	48.16 AC	V	1	432,200	172,880	172,880
7867-99-0861	MS42000012 000	8.205 AC/LTS A & B	C	1	489,500	195,800	195,800
7867-99-3590	MS42000012 001	4.80 AC/LT C	C	1	274,500	109,800	109,800
7878-01-6531	MS52000004 000	24.80 AC/TORRANCE	A	1	360,300	144,120	144,120
7878-18-9597	S12 000001 000	220 W JONES AVE	R	1	17,432	6,973	6,973
7878-25-2795	MS51000048A000	HOME	R	1	119,210	47,684	47,684
7878-27-4603	MS50000050 000	RACKLEY ST/1.91 AC	R	1	1,900	760	760
7878-27-4979	S12 000016 000	INSTITUTE ST RACKLEY ST	R	1	7,967	3,187	3,187
7878-27-5992	MS50000050 002	.40 AC/OFF S COLLEGE ST	E	1	6,600	2,640	0
7878-27-8793	MS50000050 001	9.96 AC LODGE	C	1	771,570	308,628	308,628
7878-28-0576	S12 000002 000	218 W JONES AVE	R	1	44,476	17,790	17,790
7878-28-1497	S12 000007 000	LT 10/303 RACKLEY ST	R	1	27,054	10,822	10,822
7878-28-1527	S12 000003 000	216 W JONES AVE	R	1	3,700	1,480	1,480
7878-28-1588	S12 000004 000	212 W JONES AVE	R	1	3,900	1,560	1,560
7878-28-2367	S12 000009 000	LOT 8 BILL TUCKER	R	1	3,700	1,480	1,480
7878-28-2383	S12 000010 000	309 RACKLEY ST	R	1	3,700	1,480	1,480
7878-28-2432	S12 000008 000	305 RACKLEY ST	R	1	7,200	2,880	2,880
7878-28-2548	S12 000005 000	210 W JONES	R	1	3,100	1,240	1,240
7878-28-2599	S12 000006 000	208 W JONES ST	R	1	2,800	1,120	1,120
7878-28-3197	S12 000013 000	LOT 4 / 315 RACKLEY ST	R	1	12,468	4,987	4,987
7878-28-3217	S12 000011 000	311 RACKLEY ST/LT 6	R	1	12,772	5,109	5,109
7878-28-3253	S12 000012 000	313 RACKLEY	R	1	9,681	3,872	3,872

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
7878-28-4057	S12 000015 000	LT 2/PATE RACKLEY ST	R	1	35,505	14,202	14,202
7878-28-4122	S12 000014 000	RACKLEY ST/ LOT 3	R	1	3,720	1,488	1,488
7878-28-4526	S20 000001 000	206 W JONES AVE	R	1	30,772	12,309	12,309
7878-28-4752	S11 000129 000	201 W JONES AVE	R	1	76,940	30,776	30,776
7878-28-4868	S11 000128 000	227 INSTITUTE ST	E	1	138,300	55,320	0
7878-28-5335	S20 000002 000	309-311 INST/DAVIS	R	1	19,100	7,640	7,640
7878-28-5433	S20 000002A000	305 INSTITUTE ST	R	1	4,700	1,880	1,880
7878-28-5537	S20 000004 000	301 INSTITUTE/LAIRSEY	R	1	40,710	16,284	16,284
7878-28-5540	S20 000003 000	303 INSTITUTE/LAIRSEY	R	1	26,900	10,760	10,760
7878-28-6270	S20 000008 000	312 INSTITUTE	E	1	3,379	1,352	0
7878-28-6285	S20 000007 000	306 INSTITUTE ST	R	1	4,700	1,880	1,880
7878-28-6381	S20 000006 000	304 INSTITUTE ST	R	1	18,336	7,334	7,334
7878-28-6385	S20 000005 000	02 INSTITUTE ST	R	1	17,508	7,003	7,003
7878-28-6571	S20 000024 000	HAMMOND/126 W JONE	R	1	40,014	16,006	16,006
7878-28-7059	S20 000049 000	118 MIKELL ST/WATERS	R	1	35,624	14,250	14,250
7878-28-7272	S20 000009 000	117 MIKELL/ALLEN	R	1	21,293	8,517	8,517
7878-28-7381	S20 000023 000	0.172 AC/COLLEGE LN	R	1	16,287	6,515	6,515
7878-28-7434	S20 000026 000	121 COLLEGE LN	R	1	18,675	7,470	7,470
7878-28-7533	S20 000025 000	124 W JONES AVE	R	1	68,170	27,268	27,268
7878-28-7700	S19 000083 000	125 W JONES AVE	R	1	35,448	14,179	14,179
7878-28-7791	S19 000082 000	123 W JONES AVE	R	1	48,376	19,350	19,350
7878-28-7810	S19 000084 000	228 INSTITUTE ST	R	1	22,150	8,860	8,860
7878-28-7931	S19 000086 000	226 INSTITUTE ST	R	1	15,221	6,088	6,088
7878-28-8045	S20 000048 000	116 MIKELL ST	R	1	22,940	9,176	9,176
7878-28-8256	S20 000010 000	115 MIKELL ST	R	1	22,228	8,891	8,891
7878-28-8403	S20 000027 000	ALDRICH COLLEGE LN	R	1	26,854	10,742	10,742
7878-28-8478	S20 000029 000	118 W JONES AVE	R	1	40,416	16,166	16,166
7878-28-8504	S20 000028 000	120 W JONES AVE/SMITH	R	1	60,343	24,137	24,137
7878-28-8774	S19 000081 000	121 W JONES/LIFE ESTATE	R	1	75,510	30,204	30,204
7878-28-8801	S19 000085 000	VAC LOT/INMAN LANE	R	1	2,500	1,000	1,000
7878-28-8988	S19 000088 000	LT 12&PT 11 BLK 5/FOY&OLLIF	R	1	45,842	18,337	18,337
7878-28-9004	S20 000047 000	114 MIKELL ST	R	1	22,772	9,109	9,109
7878-28-9063	S20 000046 000	110 MIKELL ST	R	1	37,706	15,082	15,082
7878-28-9231	S20 000011A000	113 MIKELL ST	R	1	32,820	13,128	13,128
7878-28-9295	S20 000011 000	111 MIKELL ST	R	1	31,314	12,526	12,526
7878-28-9340	S20 000022 000	112 COLLEGE LANE	R	1	19,132	7,653	7,653
7878-28-9448	S20 000030 000	116 W JONES AVE	R	1	48,168	19,267	19,267
7878-28-9763	S19 000080 000	117 W JONES AVE	R	1	49,870	19,948	19,948
7878-28-9996	S19 000089 000	112 W INMAN ST	R	1	50,558	20,223	20,223
7878-29-4042	S11 000127 000	213 INSTITUTE ST	R	1	29,858	11,943	11,943
7878-29-4150	S11 000126 000	211 INSTITUTE/PHILLIPS	R	1	26,494	10,598	10,598

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
7878-29-4577	S11 000121 000	LOT 3/44 W GRADY ST	R	1	17,523	7,009	7,009
7878-29-5228	S11 000125 000	207 INSTITUTE/CASON	R	1	46,827	18,731	18,731
7878-29-5447	S11 000124 000	LT 8/204 INSTITUTE	R	1	33,205	13,282	13,282
7878-29-5594	S11 000123 000	202 INSTITUTE ST	R	1	35,922	14,369	14,369
7878-29-5871	S11 000119 000	INSTITUTE LN	E	1	3,500	1,400	0
7878-29-6600	S11 000122 000	208 INSTITUTE ST/DAYCARE	C	1	72,756	29,102	29,102
7878-29-6977	S11 000117 000	INSTITUTE LN	R	1	1,200	480	480
7878-29-7041	S19 000087 000	222 INSTITUTE ST	R	1	60,167	24,067	24,067
7878-29-7222	S19 000103 000	129 W INMAN ST/NEWTON	R	1	17,150	6,860	6,860
7878-29-7292	S19 000102 000	127 W INMAN	R	1	7,700	3,080	3,080
7878-29-7364	S19 000104 000	205 INSTITUTE ST	R	1	23,673	9,469	9,469
7878-29-7580	S19 000105 001	0.96 AC W GRADY & INST. EMS	E	1	190,000	76,000	0
7878-29-7861	S19 000111 000	122 INSTITUTE/BROWN	R	1	55,392	22,157	22,157
7878-29-8286	S19 000101 000	LT 2 BLK 4 INMAN	R	1	63,218	25,287	25,287
7878-29-8702	S19 000109 000	127 INSTITUTE ST	R	1	7,800	3,120	3,120
7878-29-8818	S19 000112 000	121 INSTITUTE ST	R	1	5,300	2,120	2,120
7878-29-8841	S19 000110 000	123 INSTITUTE ST	R	1	4,800	1,920	1,920
7878-29-8924	S19 000113 000	MLK DR/ INSTITUTE STREET	R	1	47,114	18,846	18,846
7878-29-8929	S19 000114 000	LOT 5/MLK ST	R	1	8,000	3,200	3,200
7878-29-9266	S19 000100 000	WEST PT LT 3 BLK 4/INMAN ST	R	1	56,941	22,776	22,776
7878-35-3782	S21 000012 000	11 KENNEDY/GUARDIA	R	1	88,853	35,541	35,541
7878-35-4792	S21 000013 000	9 W KENNEDY ST	R	1	100,834	40,334	40,334
7878-35-5685	S21 000014 000	DUPLEX/7 W KENNEDY ST	R	1	79,664	31,866	31,866
7878-35-6374	S21 000052 000	461 S MAIN ST/KNIGHTS INN	C	1	1,061,465	424,586	424,586
7878-35-6531	S21 000055 000	6 & 8 /W KENNEDY ST	C	1	54,369	21,748	21,748
7878-35-7274	S21 000051 000	461 S MAIN ST	C	1	127,200	50,880	50,880
7878-35-7479	S21 000054 000	LT 1 BLK A/SADLER	C	1	209,146	83,658	83,658
7878-35-7720	S21 000015 000	453 S MAIN STILES	C	1	417,718	167,087	167,087
7878-35-7894	S21 000016 000	S MAIN/ CAR CITY/ 1.04 AC	C	1	380,610	152,244	152,244
7878-35-8400	S21 000053 000	457 S MAIN ST/OFFICE	C	1	246,713	98,685	98,685
7878-35-8909	S21 000017 000	S MAIN ST/MEADOWS	C	1	394,144	157,658	157,658
7878-36-4988	S21 000001 000	PAR 9/Common Area/ 0.62 AC	R	1	13,888	5,555	5,555
7878-36-5013	S21 000011 002	0.27 AC/S COLLEGE ST	R	1	8,640	3,456	3,456
7878-36-5019	S21 000011 000	1.32 AC/444 S COLLEGE ST	R	1	137,106	54,842	54,842
7878-36-5911	S21 000001 008	PAR 8/PINERIDGE TOWNHOMES	R	1	75,896	30,358	30,358
7878-36-5914	S21 000001 007	PAR 7/PINERIDGE TOWNHOMES	R	1	74,165	29,666	29,666
7878-36-5917	S21 000001 006	PAR 6/PINERIDGE TOWNHOMES	R	1	75,896	30,358	30,358
7878-36-5919	S21 000001 005	PAR 5/PINERIDGE TOWNHOMES	R	1	75,896	30,358	30,358
7878-36-5960	S21 000001A000	2.15 AC	R	1	6,931	2,772	2,772
7878-36-8112	S21 000018 000	1.69 AC/PAR A/S MAIN/65% COMPL	C	1	716,300	286,520	286,520
7878-36-8617	S21 000023 000	423 S MAIN ST	R	1	88,800	35,520	35,520

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
7878-36-8754	S21 000024 000	417 S MAIN ST/BROWNS	R	1	132,546	53,018	53,018
7878-36-8871	S21 000025 000	415 S MAIN ST	R	1	102,400	40,960	40,960
7878-36-9806	S21 000026 000	413 S MAIN ST/PAWN SHOP	C	1	123,500	49,400	49,400
7878-36-9923	S21 000027 000	409 S MAIN ST	R	1	70,978	28,391	28,391
7878-37-0201	MS50000050 003	5.762 AC / S MAIN ST	E	1	164,700	65,880	0
7878-37-1806	S20 000054 000	S COLLEGE ST/LOT 2	R	1	18,500	7,400	7,400
7878-37-2078	S20 000051 000	STATESBORO GA	E	1	155,167	62,067	0
7878-37-2457	S20 000052 000	NURSING HOME/S COLLEGE	C	1	1,763,750	705,500	705,500
7878-37-2796	S20 000053 000	325 S COLLEGE ST	R	1	16,800	6,720	6,720
7878-37-3788	S20 000054 001	LOT 1/S COLLEGE ST	R	1	41,042	16,417	16,417
7878-37-3816	S20 000055 000	321 S COLLEGE	R	1	66,217	26,487	26,487
7878-37-3933	S20 000056 000	319 S COLLEGE	R	1	44,979	17,992	17,992
7878-37-5023	S21 000001 004	PAR 4/PINERIDGE TOWNHOMES	R	1	75,896	30,358	30,358
7878-37-5025	S21 000001 003	PAR 3/PINERIDGE TOWNHOMES	R	1	75,896	30,358	30,358
7878-37-5028	S21 000001 002	PAR 2/PINERIDGE TOWNHOMES	R	1	70,615	28,246	28,246
7878-37-5143	S21 000001 001	PAR 1/PINERIDGE TOWNHOMES	R	1	75,896	30,358	30,358
7878-37-5628	S20 000062 000	328 S COLLEGE ST	R	1	32,215	12,886	12,886
7878-37-5735	S20 000061 000	326 S COLLEGE	R	1	38,415	15,366	15,366
7878-37-5832	S20 000060 000	LT 12/322 S COLLEGE ST	R	1	56,705	22,682	22,682
7878-37-5848	S20 000059 000	320 S COLLEGE ST	R	1	42,370	16,948	16,948
7878-37-5944	S20 000058 000	318 S COLLEGE ST	R	1	49,384	19,754	19,754
7878-37-6174	S20 000065 000		R	1	24,798	9,919	9,919
7878-37-6307	S20 000064 000	S COLLEGE ST/CONSOLID FRGHT	C	1	70,600	28,240	28,240
7878-37-6645	S20 000063 000	LTS 4,5,6,7/S WALNUT ST	C	1	279,300	111,720	111,720
7878-37-6784	S20 000063 002	0.383 AC/Common Area WALNUT	C	1	37,510	15,004	15,004
7878-37-6891	S20 000063 001	LTS 1,2,3,0.15 AC/S WALNUT ST	C	1	242,729	97,092	97,092
7878-37-6898	S20 000070 000	LT 6/323 S WALNUT ST	C	1	26,400	10,560	10,560
7878-37-6995	S20 000071 000	LT 7/321 S WALNUT ST	C	1	26,900	10,760	10,760
7878-37-8275	S20 000066 000	401 SOUTH MAIN STREET	C	1	365,170	146,068	146,068
7878-37-9071	S21 000028 000	407 S MAIN STREET	C	1	132,658	53,063	53,063
7878-37-9642	S20 000097 000	335 S MAIN ST/PARK AVE BANK	C	1	2,318,502	927,401	927,401
7878-37-9842	S20 000096 000	325 SOUTH MAIN	C	1	169,853	67,941	67,941
7878-37-9859	S20 000095 000	323 S MAIN ST	C	1	194,934	77,974	77,974
7878-37-9959	S20 000094 000	319 S MAIN ST	C	1	586,312	234,525	234,525
7878-38-0023	S20 000045 000	112 MIKELL ST	R	1	25,619	10,248	10,248
7878-38-0092	S20 000044 000	108 1/2 MIKELL STREET	R	1	23,552	9,421	9,421
7878-38-0169	S20 000012 000	109 MIKELL/HUD	R	1	39,254	15,702	15,702
7878-38-0269	S20 000021 000	COLLEGE LN/T R ROGERS	R	1	4,300	1,720	1,720
7878-38-0407	S20 000031 000	114 W JONES/NEVILL	R	1	38,526	15,410	15,410
7878-38-0487	S20 000032 000	112 W JONES AVE	R	1	47,753	19,101	19,101
7878-38-0658	S19 000079 000	113 WEST JONES AVE	R	1	35,574	14,230	14,230

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
7878-38-0769	S19 000079 001	INMAN ST	R	1	21,353	8,541	8,541
7878-38-0985	S19 000089A000	110 W INMAN ST	R	1	59,436	23,774	23,774
7878-38-1051	S20 000043 000	108 MIKELL ST/JENKINS	R	1	26,636	10,654	10,654
7878-38-1148	S20 000013 000	107 MIKELL ST	R	1	41,986	16,794	16,794
7878-38-1258	S20 000020 000	108 COLLEGE LN/ELL	R	1	25,556	10,222	10,222
7878-38-1447	S20 000033 000	110 W JONES AVE	R	1	57,116	22,846	22,846
7878-38-1655	S19 000078 000	109 W JONESLOT A	R	1	59,702	23,881	23,881
7878-38-1756	S19 000078 001	INMAN LN	R	1	65,339	26,136	26,136
7878-38-1965	S19 000090 000	W INMAN LN/HODGES	R	1	6,600	2,640	2,640
7878-38-2011	S20 000042 000	106 MIKELL ST	R	1	45,042	18,017	18,017
7878-38-2073	S20 000041 000	104 MIKELL ST	R	1	18,100	7,240	7,240
7878-38-2128	S20 000014 000	105 MIKELL ST	R	1	23,971	9,588	9,588
7878-38-2187	S20 000015 000	103 MIKELL ST	R	1	35,401	14,160	14,160
7878-38-2228	S20 000019 000	106 COLLEGE LN/ELL	R	1	19,532	7,813	7,813
7878-38-2358	S20 000036 000	105 COLLEGE LN	R	1	13,715	5,486	5,486
7878-38-2406	S20 000034 000	108 W JONES AVE	R	1	42,574	17,030	17,030
7878-38-2458	S20 000035 000	106 W JONES ST/DEAL	R	1	14,599	5,840	5,840
7878-38-2721	S19 000077 000	107 W JONES AVE/PT LT 2 BLK 5	R	1	60,735	24,294	24,294
7878-38-2770	S19 000076 000	WILLIAMS/LT2 BLK 5	R	1	36,781	14,712	14,712
7878-38-2945	S19 000091 000	106 W INMAN ST	R	1	48,902	19,561	19,561
7878-38-3072	S20 000040 000	317 S COLLEGE	R	1	65,215	26,086	26,086
7878-38-3189	S20 000017 000	309 S COLLEGE ST	R	1	18,352	7,341	7,341
7878-38-3268	S20 000018 000	305 S COLLEGE	R	1	53,937	21,575	21,575
7878-38-3425	S20 000037 000	104 W JONES AVE	R	1	62,504	25,002	25,002
7878-38-3927	S19 000092 000	104 W INMAN ST/ 0.39 AC	R	1	57,697	23,079	23,079
7878-38-4420	S20 000038 000	303 S COLLEGE ST	R	1	58,386	23,354	23,354
7878-38-4439	S20 000039 000	102 W JONES AVE	C	1	156,892	62,757	62,757
7878-38-4603	S19 000075 000	229 S COLLEGE ST	R	1	109,530	43,812	43,812
7878-38-4700	S19 000074 000	A N RANREW JR	R	1	37,205	14,882	14,882
7878-38-4706	S19 000073 000	225 S COLLEGE/HOME	R	1	45,027	18,011	18,011
7878-38-4816	S19 000072 000	223 S COLLEGE ST	R	1	20,484	8,194	8,194
7878-38-4922	S19 000071 000	219 S COLLEGE ST	R	1	55,346	22,138	22,138
7878-38-4969	S19 000070 000	217 S COLLEGE	C	1	203,598	81,439	81,439
7878-38-5052	S20 000057 000	316 S COLLEGE/LT 9	C	1	194,400	77,760	77,760
7878-38-5174	S20 000081 000	S COLLEGE 17 MIKELL ST	R	1	46,664	18,666	18,666
7878-38-5271	S20 000080 000	LT 2/310 S COLLEGE/BOSWELL	R	1	28,593	11,437	11,437
7878-38-5277	S20 000079 000	308 S COLLEGE ST	R	1	36,569	14,628	14,628
7878-38-5452	S20 000078 000	LT 2 W JONES/SMITH	C	1	244,035	97,614	97,614
7878-38-6199	S20 000073 000	11 MIKELL ST/MCCORKLE	R	1	80,299	32,120	32,120
7878-38-6412	S20 000077 000	24 W JONES AVE	R	1	57,578	23,031	23,031
7878-38-6492	S20 000076 000	18 W JONES/DELOACH/LOT 1	R	1	57,166	22,866	22,866

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
7878-38-6629	S19 000048 000	226 & 230 S COLL	C	1	1,181,999	472,800	472,800
7878-38-6692	S19 000047 000	19 W JONES AVE	R	1	52,027	20,811	20,811
7878-38-6907	S19 000050 000	INMAN & COLLEGE ST	R	1	62,872	25,149	25,149
7878-38-6977	S19 000051 000	18 W INMAN/MORRIS	R	1	10,000	4,000	4,000
7878-38-7002	S20 000072 000	B DEAL/319 S WALNT	C	1	164,240	65,696	65,696
7878-38-7365	S20 000074 000	WALNUT ST	R	1	37,337	14,935	14,935
7878-38-7475	S20 000075 000	16 W JONES AVE	R	1	68,569	27,428	27,428
7878-38-7671	S19 000046 000	17 W JONES AVE	R	1	57,861	23,144	23,144
7878-38-7946	S19 000042 000	LAWTON/16 INMAN ST	R	1	9,900	3,960	3,960
7878-38-8916	S19 000043 000	14 W INMAN ST	R	1	40,545	16,218	16,218
7878-39-0215	S19 000099 000	EAST PT LT 3 BLK 4/119 W INMAN	R	1	24,010	9,604	9,604
7878-39-0265	S19 000098 000	117 W INMAN ST	R	1	45,730	18,292	18,292
7878-39-0489	S19 000105 000	FIRE DEPT/2.288	E	1	370,600	148,240	0
7878-39-0765	S19 000108 000	W GRADY/POLICE DEPT	E	1	4,222,500	1,689,000	0
7878-39-1070	S19 000090 001	108 W INMAN ST	R	1	68,272	27,309	27,309
7878-39-1214	S19 000097 000	111 W INMAN/PHILLI	R	1	26,136	10,454	10,454
7878-39-1282	S19 000096 000	113 W INMAN ST	R	1	45,989	18,396	18,396
7878-39-1914	S19 000117 000	116 BULLOCH ST	R	1	68,836	27,534	27,534
7878-39-2281	S19 000095 000	109 INMAN ST\SEA ISLAND	R	1	53,372	21,349	21,349
7878-39-2772	S19 000107 000	27 W GRADY ST	E	1	13,200	5,280	0
7878-39-2827	S19 000118 000	110 BULLOCH ST/HM	R	1	20,617	8,247	8,247
7878-39-2963	S19 000119 000	HOME/BULLOCH ST	R	1	54,045	21,618	21,618
7878-39-3164	S19 000094 000	107 W INMAN/SIMMONS	C	1	40,443	16,177	16,177
7878-39-3770	S19 000106 000	25 W GRADY ANDERSON	E	1	11,557	4,623	0
7878-39-3960	S19 000120 000	106 BULLOCH ST	R	1	58,756	23,502	23,502
7878-39-4124	S19 000093 000	W INMAN ST/SIMMONS	R	1	28,340	11,336	11,336
7878-39-4184	S19 000069 000	215 S COLLEGE ST	C	1	252,855	101,142	101,142
7878-39-4243	S19 000068 000	211 S COLL/BLEVINS	R	1	97,034	38,814	38,814
7878-39-4249	S19 000067 000	209 S COLLEGE/.31AC	R	1	99,561	39,824	39,824
7878-39-4415	S19 000066 000	W GRADY/POLICE DEPT	E	1	435,100	174,040	0
7878-39-4776	S19 000064 000	121 S COLLEGE/OFFICE	C	1	96,818	38,727	38,727
7878-39-4893	S19 000063 000	119 S COLLEGE/WILLIAMS	R	1	51,410	20,564	20,564
7878-39-4956	S19 000121 000	104 BULLOCH ST	R	1	27,101	10,840	10,840
7878-39-5607	S19 000065 000	125 S COLLEGE/ADM OFC MUN CT	E	1	83,991	33,596	0
7878-39-5911	S19 000062 000	117 S COLLEGE	R	1	81,513	32,605	32,605
7878-39-6029	S19 000052 000	214 S COLLEGE ST/SELIGMAN	C	1	120,000	48,000	48,000
7878-39-6149	S19 000053 000	COLEMAN HSE/APTS/S COLLEGE	R	1	15,400	6,160	6,160
7878-39-6351	S19 000054 000	212 S COLLEGE ST/DELOACH HSE	R	1	18,900	7,560	7,560
7878-39-6441	S19 000055 000	204 S COLLEGE/HEIN	R	1	51,532	20,613	20,613
7878-39-6550	S19 000056 000	202 COLLEGE/HAGIN	R	1	69,176	27,670	27,670

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
7878-39-6750	S19 000058 000	19 W GRADY ST/CLARK	C	1	98,228	39,291	39,291
7878-39-6894	S19 000059 000	118 S COLLEGE ST	R	1	34,867	13,947	13,947
7878-39-6973	S19 000060 000	22 BULLOCH ST	R	1	44,034	17,614	17,614
7878-39-7019	S19 000041 000	13 W INMAN ST	R	1	48,878	19,551	19,551
7878-39-7197	S19 000039 000	215 S WALNUT ST	R	1	40,992	16,397	16,397
7878-39-7429	S19 000035 000	LOT 1/DUPLEX	R	1	48,867	19,547	19,547
7878-39-7710	S19 000057 000	17 W GRADY ST	R	1	40,475	16,190	16,190
7878-39-7790	S19 000034 000	15 W GRADY ST	R	1	13,500	5,400	5,400
7878-39-7886	S19 000030 000	.20 AC/18 BULLOCH ST	R	1	31,185	12,474	12,474
7878-39-7933	S19 000061 000	20 BULLOCH ST	R	1	67,783	27,113	27,113
7878-39-8009	S19 000040 000	11 W INMAN ST	R	1	53,566	21,426	21,426
7878-39-8428	S19 000035 002	LTS 4,5,6,8/W. GRADY ST	C	1	85,688	34,275	34,275
7878-39-8669	S19 000033 000	11 W GRADY	R	1	109,684	43,874	43,874
7878-39-8836	S19 000031 000	14 BULLOCH ST	R	1	10,491	4,196	4,196
7878-39-8887	S19 000032 000	12 BULLOCH ST	R	1	69,733	27,893	27,893
7878-39-9067	S19 000023 000	0.103 AC/5 INMAN ST	R	1	16,996	6,798	6,798
7878-45-0254	S21 000050 000	468 S MAIN ST/PAR 1	C	1	155,106	62,042	62,042
7878-45-0355	S21 000049 001	MOTEL	C	1	242,824	97,130	97,130
7878-45-0477	S21 000048 000	456 S MAIN ST	C	1	173,306	69,322	69,322
7878-45-0651	S21 000044 000	S MAIN/ CARS R' US	C	1	124,035	49,614	49,614
7878-45-1651	S21 000045 000	3 E KENNEDY ST	R	1	116,594	46,638	46,638
7878-45-1703	S21 000043 000	452 S MAIN ST/FACTORY TIRE OUT	C	1	213,150	85,260	85,260
7878-45-1824	S21 000042 000	450 S MAIN/PARKING LOT	C	1	116,500	46,600	46,600
7878-45-1934	S21 000041 000	446 S MAIN/ALLEN	C	1	326,040	130,416	130,416
7878-45-2312	S21 000049 000	0.234 AC / TILLMAN ROAD	C	1	79,858	31,943	31,943
7878-45-2416	S21 000047 000	4 E KENNEDY ST	R	1	83,227	33,291	33,291
7878-45-2688	S31 000012 000	5 KENNEDY	C	1	39,300	15,720	15,720
7878-45-3433	S21 000046 000	6 E KENNEDY ST	C	1	135,735	54,294	54,294
7878-45-3979	S31 000007 000	1.33 AC/16 UNITS FAIR RD	C	1	294,544	117,818	117,818
7878-45-9674	S31 000018 000	FAIR ROAD	C	1	101,900	40,760	40,760
7878-45-9726	S31 000019 000	COLLEGE PLAZA/WENDY'S	C	1	692,242	276,897	276,897
7878-46-1152	S21 000040 000	R J'S STEAKERY	C	1	1,025,108	410,043	410,043
7878-46-1337	S21 000039 000	S MAIN ST/STUBBS	C	1	184,800	73,920	73,920
7878-46-1544	S21 000033 000	MCDUGALD/S MAIN ST	C	1	212,883	85,153	85,153
7878-46-1644	S21 000032 000	B BEASLEY/HOME	C	1	113,942	45,577	45,577
7878-46-1896	S21 000029 000	STEAK HOUSE/RESTRAURANT	C	1	571,445	228,578	228,578
7878-46-2570	S21 000034 000	419 FAIR RD	C	1	84,700	33,880	33,880
7878-46-2576	S21 000035 000	417 FAIR RD	R	1	117,042	46,817	46,817
7878-46-2664	S21 000036 000	415 FAIR RD	C	1	76,313	30,525	30,525
7878-46-3209	S31 000004 000	423 FAIR RD	R	1	208,800	83,520	83,520
7878-46-3290	S31 000005 000	425 FAIR RD/HAGAN	R	1	125,867	50,347	50,347

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vauue	Assessed Value	Tax Value
7878-46-4163	S31 000006 000	427 FAIR RD	C	1	65,000	26,000	26,000
7878-46-7540	S31 000001 000	REC DEPT/SENIOR CITIZENS	E	1	1,880,000	752,000	0
7878-46-8947	S30 000016 000	FAIR & STILLWELL /REC DEPT	E	1	153,500	61,400	0
7878-47-1063	S20 000103 000	408 S MAIN ST	C	1	167,700	67,080	67,080
7878-47-1169	S20 000102 000	404 SOUTH MAIN STREET	C	1	166,725	66,690	66,690
7878-47-1589	S30 000019 000	338 S MAIN ST	C	1	63,879	25,552	25,552
7878-47-1697	S30 000020 000	336 S MAIN ST	C	1	134,862	53,945	53,945
7878-47-2714	S30 000021 000	334 S MAIN/CLIFTON	E	1	174,700	69,880	0
7878-47-2832	S30 000022 000	328 S MAIN ST	R	1	125,441	50,176	50,176
7878-47-2859	S30 000023 000	326 S MAIN/ALLEN/ PT LOT 2	C	1	253,193	101,277	101,277
7878-47-2977	S30 000024 000	322 S MAIN ST/SONIC DRIVE IN	C	1	322,335	128,934	128,934
7878-47-4077	S30 000017 000	STATESBORO JUNCTION PH II	C	1	997,350	398,940	398,940
7878-48-3112	S30 000025 000	316 S MAIN ST/HOWARD JOHNSON	C	1	2,171,975	868,790	868,790
7878-48-3350	S30 000028 000	304 S MAIN ST/CAPTAIN D'S	C	1	421,444	168,578	168,578
7878-48-3432	S30 000029 000	300 S MAIN	C	1	309,047	123,619	123,619
7878-48-4389	S30 000030 000	E JONES AVE/MINI WHSES	C	1	73,406	29,362	29,362
7878-48-7514	S30 000005 000	51-52-53 E JONES/ LOT 1	E	1	64,176	25,670	0
7878-48-7593	S30 000006 000	PCL 2 E JONES	C	1	122,656	49,062	49,062
7878-48-7673	S30 000004 000	PCL 3 /E JONES OFFICE	R	1	6,800	2,720	2,720
7878-48-7792	S30 000003 000	PCL 4/E JONES	E	1	6,400	2,560	0
7878-48-8768	S30 000011 000	1.15 AC/LT6/ E JONES AVE	E	1	10,000	4,000	0
7878-48-9029	S30 000007 001	LT 3/0.26 AC/JONES AVE	E	1	14,500	5,800	0
7878-48-9677	S29 000048 000	MULBERRY/GR SO FED/ LOT 2	C	1	56,093	22,437	22,437
7878-49-0087	S19 000015 000	219 S MAIN ST/STA	C	1	238,258	95,303	95,303
7878-49-0157	S19 000014 000	215 S MAIN ST	C	1	259,200	103,680	103,680
7878-49-0207	S19 000025 000	212 S WALNUT	R	1	71,329	28,532	28,532
7878-49-0477	S19 000010 000	201 S MAIN/ LOTS A & C	C	1	2,202,300	880,920	880,920
7878-49-0614	S19 000028 000	9 W GRADY ST	R	1	137,258	54,903	54,903
7878-49-0796	S19 000008 000	121 S MAIN ST/REST	C	1	417,830	167,132	167,132
7878-49-0818	S19 000029 000	LOT A	C	1	24,600	9,840	9,840
7878-49-1236	S19 000013 000	211 S MAIN ST	C	1	183,600	73,440	73,440
7878-49-1673	S19 000009 000	129 S MAIN ST	C	1	344,760	137,904	137,904
7878-49-1808	S19 000006 000	LT B/OFFICE/BULLOCH ST	C	1	103,807	41,523	41,523
7878-49-2807	S19 000007 000	119 S MAIN	C	1	140,092	56,037	56,037
7878-49-3464	S29 000037 000	204 S MAIN ST	C	1	167,759	67,104	67,104
7878-49-3570	S29 000038 000	S MAIN & GRADY ST	C	1	302,680	121,072	121,072
7878-49-4328	S29 000036 000	208 S MAIN/OFFICE	C	1	209,422	83,769	83,769
7878-49-4392	S29 000035 000	210 S MAIN ST	C	1	198,450	79,380	79,380
7878-49-4496	S29 000039 000	6 E GRADY ST	R	1	62,526	25,010	25,010
7878-49-4877	S29 000005 000	114 S MAIN ST	C	1	427,630	171,052	171,052
7878-49-5397	S29 000036 002	OFF S MAIN ST/LT1 EMP	C	1	6,700	2,680	2,680

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
		PARKING					
7878-49-5446	S29 000040 000	LT 14 BLK E/GRADY ST	C	1	119,848	47,939	47,939
7878-49-5725	S29 000006 000	S MAIN & GRADY/ LIBRARY	E	1	3,185,600	1,274,240	0
7878-49-5985	S29 000004 000	112 S MAIN ST	C	1	254,040	101,616	101,616
7878-49-6416	S29 000041 000	10 E GRADY ST/LOTS 2, 3	R	1	36,800	14,720	14,720
7878-49-6615	S29 000007 000	9 E GRADY ST/HOME	R	1	93,456	37,382	37,382
7878-49-7423	S29 000042 000	12 E GRADY/COPE	C	1	352,660	141,064	141,064
7878-49-7655	S29 000008 000	E GRADY ST/ LOT 2/ MAGNOLIA VILLAGE	C	1	303,750	121,500	121,500
7878-49-8354	S29 000043 000	EAST GRADY STREET	E	1	37,700	15,080	0
7878-49-8636	S29 000008 001	E GRADY ST	E	1	33,000	13,200	0
7878-49-9858	S29 000028 000	CHERRY STREET/2.77 AC	E	1	121,300	48,520	0
7878-55-0478	S31 000016 000	506 FAIR RD/COLLEGE PLAZA	C	1	606,516	242,606	242,606
7878-55-0529	S31 000017 000	LT 3/502 FAIR RD	C	1	772,836	309,134	309,134
7878-55-0935	S31 000020 000	620 S ZETT AVE/COLLEGE	C	1	546,113	218,445	218,445
7878-55-1380	S31 000014 000	530 FAIR ROAD	C	1	251,367	100,547	100,547
7878-55-3770	S31 000015 000	COLLEGE PLAZA SHOP CNTR	C	1	2,855,671	1,142,268	1,142,268
7878-55-4286	S32 000004 000	6 ED MOORE CT/MINI WHSE/HOOK	C	1	426,938	170,775	170,775
7878-56-3669	S31 000022 000	550 S ZETT AVE/ OLD LOCATION	C	1	227,906	91,162	91,162
7878-56-3931	S31 000023 000	0.602 AC/BLOCK BLDG	C	1	81,508	32,603	32,603
7878-57-0865	S30 000044 000	337 BROAD ST	R	1	147,846	59,138	59,138
7878-57-0969	S30 000043 000	333 BROAD ST	R	1	98,133	39,253	39,253
7878-57-2850	S30 000045 000	313 ZETTEROWER AVE	C	1	600,480	240,192	240,192
7878-57-3838	S30 000059 000	S ZETT/EMBROD & GREEK SHOP	C	1	108,492	43,397	43,397
7878-57-4696	S30 000068 000	314 S ZETT/BLDG	C	1	339,904	135,962	135,962
7878-57-5830	S30 000069 000	312 S ZETTEROWER AVE	C	1	379,078	151,631	151,631
7878-58-0079	S30 000042 000	LT 30 & PT 31/331 BROAD ST	R	1	106,732	42,693	42,693
7878-58-0187	S30 000041 000	LT 29/329 BROAD ST	R	1	157,286	62,914	62,914
7878-58-0331	S30 000037 000	20 E JONES AVE/LT 28	R	1	77,604	31,042	31,042
7878-58-0438	S30 000033 000	21 EAST JONES AVE	R	1	45,892	18,357	18,357
7878-58-0496	S30 000034 000	23 E JONES ST\SEA ISLAND	R	1	51,115	20,446	20,446
7878-58-0585	S30 000032 000	224 S MULBERRY	R	1	47,172	18,869	18,869
7878-58-0692	S29 000049 000	222 S MULBERRY ST	R	1	39,412	15,765	15,765
7878-58-0929	S29 000046 000	S MULBERRY/GR SO FED/ LOT 1	C	1	620,355	248,142	248,142
7878-58-1209	S30 000038 000	22 E JONES AVE/LT 27	R	1	24,993	9,997	9,997
7878-58-1274	S30 000040 000	PT LT 26	R	1	37,918	15,167	15,167
7878-58-1380	S30 000039 000	325 BROAD ST	R	1	33,702	13,481	13,481
7878-58-1484	S30 000035 000	227 BROAD ST/RUSHING	R	1	65,169	26,068	26,068
7878-58-1618	S29 000050 000	220 S MULBERRY ST	R	1	31,784	12,714	12,714
7878-58-1734	S29 000051 000	1/2 LT 22/218 S MULBERRY ST	R	1	53,474	21,390	21,390
7878-58-1852	S29 000052 000	1/2 LT 21/216 S MULBERRY ST	R	1	193,190	77,276	77,276

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
7878-58-1970	S29 000053 000	214 S MULBERRY ST/PT LT 20	R	1	71,542	28,617	28,617
7878-58-2512	S30 000036 000	225 BROAD ST	R	1	69,011	27,604	27,604
7878-58-2631	S29 000085 000	223 BROAD ST	R	1	58,355	23,342	23,342
7878-58-2659	S29 000084 000	221 BROAD ST	R	1	63,722	25,489	25,489
7878-58-2778	S29 000083 000	217 BROAD ST	R	1	93,214	37,286	37,286
7878-58-2896	S29 000082 000	215 BROAD ST/JOHNSON	R	1	56,125	22,450	22,450
7878-58-2909	S29 000054 000	212 S MULBERRY ST	R	1	54,117	21,647	21,647
7878-58-3925	S29 000081 000	213 BROAD ST	R	1	61,534	24,614	24,614
7878-59-0361	S29 000045 000	OFFICE/EAST GRADY STREET	E	1	75,700	30,280	0
7878-59-0888	S29 000028 001	0.22 AC/PAR B	E	1	83,575	33,430	0
7878-59-1568	S29 000009 000	MULBERRY & E GRADY	C	1	26,280	10,512	10,512
7878-59-2027	S29 000055 000	210 S MULBERRY ST	R	1	56,873	22,749	22,749
7878-59-2157	S29 000056 000	208 S MULBERRY ST	R	1	88,118	35,247	35,247
7878-59-2352	S29 000057 000	EAST GRADY STREET	E	1	33,500	13,400	0
7878-59-2701	S29 000010 000	111 S MULBERRY ST	R	1	53,756	21,502	21,502
7878-59-2717	S29 000011 000	109 S MULBERRY ST	R	1	53,712	21,485	21,485
7878-59-2844	S29 000012 000	107 MULBERRY ST	R	1	60,182	24,073	24,073
7878-59-2986	S29 000013 000	APTS/103 S MULBERRY ST	R	1	181,367	72,547	72,547
7878-59-3053	S29 000080 000	211 BROAD ST PART LT 18	R	1	53,147	21,259	21,259
7878-59-3173	S29 000079 000	207 BROAD ST	R	1	84,962	33,985	33,985
7878-59-3321	S29 000058 000	110 E GRADY STREET	R	1	11,054	4,422	4,422
7878-59-3409	S29 000060 000	HART/107 E GRADY /	R	1	112,128	44,851	44,851
7878-59-3478	S29 000059 000	109 E GRADY ST	R	1	54,126	21,650	21,650
7878-59-3794	S29 000061 000	110 MULBERRY ST/RENTAL	R	1	55,449	22,180	22,180
7878-59-4218	S29 000078 000	ROWSE EST/114 E GRADY ST	R	1	85,090	34,036	34,036
7878-59-4465	S29 000077 000	111 E GRADY ST	R	1	79,532	31,813	31,813
7878-59-4630	S29 000076 000	115 BROAD ST	R	1	150,053	60,021	60,021
7878-59-4789	S29 000073 000	109 BROAD ST/LT 2/PAR B	R	1	80,910	32,364	32,364
7878-59-4801	S29 000073 001		R	1	110,461	44,184	44,184
7878-59-4828	S29 000072A000	106 S MULBERRY ST	R	1	20,349	8,140	8,140
7878-59-4926	S29 000062 000	104 S MULBERRY ST	R	1	27,985	11,194	11,194
7878-59-5710	S29 000074 000	LT 3 BROAD ST	R	1	59,110	23,644	23,644
7878-59-5854	S29 000072 000	107 BROAD ST	R	1	45,456	18,182	18,182
7878-59-5953	S29 000071 000	105 BROAD ST/ADKINS	R	1	61,714	24,686	24,686
7878-86-3752	S53 000001 000	SALLY ZETTEROWER SCHOOL	E	1	2,846,200	1,138,480	0
7879-20-5083	S11 000116 000	130 BULLOCH ST	R	1	13,662	5,465	5,465
7879-20-6799	S18 000175 000	CLUB ZONE/1.37 AC	C	1	445,550	178,220	178,220
7879-20-7236	S18 000171A000	2.24 AC	E	1	94,080	37,632	0
7879-20-8033	S19 000115 000	126 BULLOCH ST	R	1	5,100	2,040	2,040
7879-20-8306	S18 000171 000	0.50 AC / PAR 2	C	1	22,885	9,154	9,154
7879-20-8584	S18 000172 000	1.13 AC / PAR 1	R	1	24,600	9,840	9,840

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
7879-20-8861	S18 000174 000	INSTITUTE/W MAIN STREET	C	1	81,135	32,454	32,454
7879-20-9858	S18 000173 000	202 W MAIN ST	C	1	190,000	76,000	76,000
7879-21-6065	S18 000176 000	RAILROAD PROP	E	1	27,200	10,880	0
7879-21-7035	S18 000177 000	J&H INCOME TAX SERVICE	C	1	89,190	35,676	35,676
7879-21-8362	S18 000146 000	MLK & PROCTOR/LT 32	C	1	80,818	32,327	32,327
7879-21-9289	S18 000148 001	PROCTOR ST	E	1	11,600	4,640	0
7879-21-9340	S18 000147 000	PROCTOR ST	E	1	35,400	14,160	0
7879-30-2185	S19 000002 000	S COLLEGE ST -- # 5	C	1	177,479	70,992	70,992
7879-30-3303	S19 000001 000	S COLLEGE ST	C	1	56,400	22,560	22,560
7879-30-3512	S18 000170 000	CHERRY/INSTIT S	C	1	231,081	92,432	92,432
7879-30-3610	S18 000170 001	0.44 AC/S COLLEGE ST	C	1	16,901	6,760	6,760
7879-30-3738	S18 000168 000	POST OFFICE	E	1	7,155,200	2,862,080	0
7879-30-7086	S19 000003 000	BULLOCH ST	E	1	95,073	38,029	0
7879-30-7593	S18 000070 000	WALNUT & CHERRY	C	1	83,700	33,480	33,480
7879-30-7859	S18 000075 000	W MAIN ST/PARKING LOT	E	1	119,180	47,672	0
7879-30-8203	S19 000003B000	1.55 AC \ S COLLEGE STREET	E	1	86,100	34,440	0
7879-30-8305	S19 000003A000	LT 3/CHERRY ST	R	1	14,600	5,840	5,840
7879-30-8727	S18 000072 000	LT E/.048 AC VINE ST	C	1	14,000	5,600	5,600
7879-30-8766	S18 000071 000	35 W VINE ST/OLD J D PLACE	C	1	52,725	21,090	21,090
7879-30-9602	S18 000069 000	STORE/103 S WALNUT	C	1	221,486	88,594	88,594
7879-30-9746	S18 000068 000	OLD J D PLACE/THOMPSON	C	1	67,207	26,883	26,883
7879-30-9827	S18 000067 000	TOWNVIEW APTS/ALDRED	C	1	620,067	248,027	248,027
7879-31-1231	S18 000148 000	2.26 AC/W MAIN ST	C	1	742,400	296,960	296,960
7879-31-3228	S18 000149 000	A A A OFFICE BLDG/FOOD BANK	E	1	74,771	29,908	0
7879-31-4172	S18 000154 000	S GA APPAREL INC	C	1	163,325	65,330	65,330
7879-31-4296	S18 000151 000	OLD DFCS OFFICE	E	1	547,100	218,840	0
7879-31-5181	S18 000152 000	BOWEN/W MAIN & N COLLEGE	C	1	228,917	91,567	91,567
7879-31-7056	S18 000079 000	45 W MAIN ST/SIKES	C	1	71,167	28,467	28,467
7879-31-7155	S18 000080 000	6 N COLLEGE	C	1	22,659	9,064	9,064
7879-31-7290	S18 000081 000	OLD 8 N COLLEGE/.29 AC	C	1	60,835	24,334	24,334
7879-31-7467	S18 000083 000	SIMMONS SHOP CNTR	C	1	360,000	144,000	144,000
7879-31-8046	S18 000065 000	43 W MAIN ST	C	1	119,250	47,700	47,700
7879-31-8416	S18 000060 000	0.18AC/C&W TV/F&M BANK	C	1	67,900	27,160	27,160
7879-31-8624	S18 000084 000	18 N COLLEGE	C	1	55,417	22,167	22,167
7879-31-8723	S18 000085 000	22 N COLLEGE	C	1	135,930	54,372	54,372
7879-31-9015	S18 000064 000	39 W MAIN ST	C	1	116,250	46,500	46,500
7879-31-9065	S18 000063 000	35-37 W MAIN/LANIER	C	1	76,683	30,673	30,673
7879-31-9211	S18 000061 000	1 HERALD SQ/HERALD OFFC	C	1	568,658	227,463	227,463
7879-31-9407	S18 000059 000	WINN-DIXIE	C	1	354,730	141,892	141,892
7879-31-9771	S18 000056 000	N WALNUT & ELM	C	1	125,968	50,387	50,387
7879-40-0465	S18 000034 000	8 W CHERRY ST	C	1	70,350	28,140	28,140

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vau	Assessed Value	Tax Value
7879-40-0662	S18 000035 000	W VINE ST	C	1	57,616	23,046	23,046
7879-40-0877	S18 000037 000	20-26 W MAIN ST	C	1	441,307	176,523	176,523
7879-40-1034	S19 000005 000	107 S MAIN ST TRELLIS GARDEN	E	1	1,025,544	410,218	0
7879-40-1243	S19 000004 000	CHURCH & BLDGS	E	1	4,606,900	1,842,760	0
7879-40-1462	S18 000033 000	W CHERRY ST	C	1	21,752	8,701	8,701
7879-40-1595	S18 000030 000	27 S MAIN ST	C	1	257,175	102,870	102,870
7879-40-1776	S18 000036A000	VINE STREET	C	1	59,321	23,728	23,728
7879-40-1897	S18 000039 000	STORE/8-18 W MAIN ST	C	1	326,258	130,503	130,503
7879-40-2369	S18 000032 000	LODGE 213	E	1	156,975	62,790	0
7879-40-2463	S18 000031 000	35 S MAIN ST	C	1	173,817	69,527	69,527
7879-40-2680	S18 000029 000	25 S MAIN ST	C	1	59,111	23,644	23,644
7879-40-2693	S18 000028 000	23 S MAIN (GRIMES)	C	1	155,258	62,103	62,103
7879-40-2695	S18 000027 000	19 S MAIN ST/HUGO'S	C	1	136,283	54,513	54,513
7879-40-2792	S18 000026 000	S MAIN ST	C	1	149,242	59,697	59,697
7879-40-2794	S18 000025 000	13 S MAIN ST	C	1	81,183	32,473	32,473
7879-40-3706	S18 000024 000	9 SOUTH MAIN STREET	C	1	69,833	27,933	27,933
7879-40-3709	S18 000023 000	WATERS/7 S MAIN ST	C	1	92,558	37,023	37,023
7879-40-3802	S18 000022 000	S MAIN ST/NORRIS	C	1	131,325	52,530	52,530
7879-40-3804	S18 000021 000	3 S MAIN ST/STORE	C	1	85,317	34,127	34,127
7879-40-3808	S18 000020 000	1 S MAIN ST	C	1	241,592	96,637	96,637
7879-40-3919	S18 000019 000	1 NORTH MAIN STREET	C	1	151,500	60,600	60,600
7879-40-5004	S29 000003 000	106 S MAIN/SBORO INN	C	1	581,476	232,590	232,590
7879-40-5115	S29 000002 000	102 S MAIN ST	E	1	435,000	174,000	0
7879-40-7008	S29 000024A000	BOY SCOUT HUT	E	1	66,500	26,600	0
7879-40-7086	S29 000024 000	2 E CHERRY ST	C	1	46,496	18,598	18,598
7879-40-7359	S29 000022 000	20/22 E VINE ST	C	1	301,830	120,732	120,732
7879-40-9130	S29 000027 000	E CHERRY ST	C	1	45,530	18,212	18,212
7879-40-9308	S29 000021 000	E VINE ST	C	1	113,840	45,536	45,536
7879-41-0004	S18 000062 000	33 W MAIN ST	C	1	71,417	28,567	28,567
7879-41-0083	S18 000045 000	27 W MAIN ST	C	1	133,458	53,383	53,383
7879-41-0407	S18 000058 000	SEARS BLDG/COLEMAN	C	1	277,030	110,812	110,812
7879-41-0605	S18 000057 000	23 N WALNUT	R	1	37,100	14,840	14,840
7879-41-1023	S18 000044 000	25 W MAIN	C	1	35,317	14,127	14,127
7879-41-1042	S18 000043 000	23 W MAIN	C	1	26,583	10,633	10,633
7879-41-1072	S18 000042 000	19-20 W MAIN ST	C	1	73,708	29,483	29,483
7879-41-1111	S18 000046 000	12 & PT 9 /STORE	E	1	26,370	10,548	0
7879-41-1141	S18 000046 001		R	1	1,500	600	600
7879-41-2002	S18 000041 000	DRUG STORE/W MAIN ST	C	1	46,975	18,790	18,790
7879-41-2022	S18 000040 000	15 W MAIN ST	C	1	87,255	34,902	34,902
7879-41-2100	S18 000047 001	PARKING LOT/OFF WALNUT STREET	E	1	22,781	9,112	0
7879-41-2431	S18 000007 000	N MAIN/VAC LOT	C	1	73,255	29,302	29,302

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
7879-41-2448	S18 000006 000	37 N MAIN ST	C	1	233,333	93,333	93,333
7879-41-2545	S18 000005 000	PARKING LOT BESIDE SBORO TELE/ LOT B/ 0.52 AC	C	1	87,535	35,014	35,014
7879-41-2657	S18 000004 000	43 N MAIN STREET	C	1	1,285,460	514,184	514,184
7879-41-2896	S18 000002 000	SOUTH MAIN STREET	E	1	298,376	119,350	0
7879-41-3011	S18 000018 000	3 N MAIN ST	C	1	62,158	24,863	24,863
7879-41-3013	S18 000017 000	NORTH MAIN	C	1	57,600	23,040	23,040
7879-41-3015	S18 000016 000	7-9 N MAIN STREET	C	1	99,450	39,780	39,780
7879-41-3019	S18 000015 000	LT 11 & 13 NORTH MAIN ST	C	1	190,117	76,047	76,047
7879-41-3114	S18 000012 000	N MAIN/STORE/LT 17	C	1	218,700	87,480	87,480
7879-41-3129	S18 000011 000	N MAIN ST	C	1	119,342	47,737	47,737
7879-41-3221	S18 000010 000	23 N MAIN ST	C	1	133,750	53,500	53,500
7879-41-3332	S18 000049 000	SIMMONS SHOPPING CNTR/ LOT 3	C	1	199,883	79,953	79,953
7879-41-5663	S28 000003 000	N MAIN/PARKING LOT	C	1	226,706	90,682	90,682
7879-41-6691	S28 000005 000	HILL ST/OLD NORRIS HOTEL	C	1	134,317	53,727	53,727
7879-41-6800	S28 000002 000	N MAIN ST/FEDERAL COURT HOUSE	E	1	1,551,500	620,600	0
7879-41-8751	S28 000006 000	HILL ST/MAGISTRATE/CO ANNEX	E	1	1,611,300	644,520	0
7879-42-2252	S17 000091 000	ANNEX BUILDING	E	1	2,031,700	812,680	0
7879-42-4397	S27 000079A000	WOODROW AVE	E	1	64,200	25,680	0
7879-42-4857	S27 000038 001	144 N MAIN ST	C	1	143,531	57,412	57,412
7879-42-5404	S27 000080A000	WOODROW AV/ALLSTATE OFFICE	C	1	2,440	976	976
7879-42-5711	S27 000083 000	134 N MAIN ST/GODBEE/ LOTS 1, 2	R	1	137,359	54,944	54,944
7879-42-5800	S27 000084 000	142 N MAIN ST	R	1	131,156	52,462	52,462
7879-42-5897	S27 000038 000	8 E OLLIFF ST	C	1	119,700	47,880	47,880
7879-42-7798	S27 000040 000	14 E OLLIFF ST	R	1	60,921	24,368	24,368
7879-42-8768	S27 000041 000	16 E OLLIFF ST	R	1	74,959	29,984	29,984
7879-42-9729	S27 000042 000	211 OAK ST	R	1	111,030	44,412	44,412
7879-43-1195	S17 000022 000	NORTH MAIN	C	1	242,710	97,084	97,084
7879-43-1506	S17 000017 000	N MAIN/MOTEL/LT 2	C	1	333,840	133,536	133,536
7879-43-4073	S27 000037 000	202 N MAIN ST	C	1	256,390	102,556	102,556
7879-43-4136	S27 000019 000	1 N/SIDE DR EAST	C	1	76,378	30,551	30,551
7879-43-4315	S27 000018 000	MCDUGALD/N MAIN ST	C	1	294,308	117,723	117,723
7879-43-4545	S27 000016 000	222 N MAIN ST/ PARS A,B	R	1	261,711	104,684	104,684
7879-43-5177	S27 000020 000	3 N/SIDE DR E/FORMER ATM SITE	C	1	83,790	33,516	33,516
7879-43-5376	S27 000018A001	NORTHSIDE DR E	C	1	42,200	16,880	16,880
7879-43-5414	S27 000017 000	220 N MAIN ST/ PAR 3	C	1	218,563	87,425	87,425
7879-43-6004	S27 000036 000	7 E OLLIFF/HOME	R	1	50,940	20,376	20,376
7879-43-6088	S27 000035 000	BOS AUTO SALES/2217 NSIDE DR E	R	1	57,800	23,120	23,120
7879-43-6387	S27 000018A000	LOT A/ MELTONS MONUMENTS/2200 NS DR E	C	1	82,000	32,800	32,800

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vau	Assessed Value	Tax Value
7879-43-7200	S27 000021 000	10 N/SIDE DR E/PCL 1B/STRIP	C	1	43,000	17,200	17,200
7879-43-7476	S27 000017 001	OAK ST	C	1	98,958	39,583	39,583
7879-43-7506	S27 000009 000	OAK STREET	C	1	57,000	22,800	22,800
7879-50-0120	S29 000027 001	LT 13/0.11 AC/EAST CHERRY	E	1	30,200	12,080	0
7879-50-0231	S29 000020 001	LT 14/CHERRY ST	E	1	4,100	1,640	0
7879-50-0327	S29 000020 000	WAREHOUSE/VINE ST	C	1	92,432	36,973	36,973
7879-50-1065	S29 000029 000	LOT A/ 0.0.43	C	1	298,220	119,288	119,288
7879-50-1200	S29 000019 001	LT15/CHERRY ST	E	1	14,600	5,840	0
7879-50-1336	S29 000019 000	NORTHLAND CABLE/VINE ST	C	1	307,500	123,000	123,000
7879-50-2351	S29 000018 000	E VINE ST	E	1	32,200	12,880	0
7879-50-3286	S29 000015 000	2 LTS/S MULBERRY ST	C	1	158,682	63,473	63,473
7879-50-4044	S29 000063 000	102 S MULBERRY STREET	R	1	70,579	28,232	28,232
7879-50-4316	S29 000016 000	LT 3/S MULBERRY ST	C	1	160,253	64,101	64,101
7879-50-4435	S29 000017 000	11 S MULBERRY ST	C	1	251,238	100,495	100,495
7879-50-5063	S29 000070 000	101 BROAD ST	R	1	15,400	6,160	6,160
7879-50-5106	S29 000064 000	0.225 AC/15 S MULBERRY ST	C	1	183,874	73,550	73,550
7879-50-5236	S29 000065 000	ZETT/S MULBERRY/LANIER	C	1	70,328	28,131	28,131
7879-50-6123	S29 000069 000	13 BROAD STREET	R	1	69,741	27,896	27,896
7879-50-6149	S29 000068 000	R PARKER/11 BROAD	R	1	73,751	29,500	29,500
7879-50-6276	S29 000067 000	9 BROAD ST	R	1	84,217	33,687	33,687
7879-50-6335	S28 000072 000	5 BROAD ST	C	1	276,352	110,541	110,541
7879-50-6407	S28 000073 001	S MULBERRY ST	C	1	334,667	133,867	133,867
7879-50-6454	S28 000073 000	S MULBERRY ST	C	1	76,000	30,400	30,400
7879-50-6576	S28 000078 000	112 SAVANNAH AVE	C	1	154,470	61,788	61,788
7879-50-6600	S28 000075 000	110 SAVANNAH AVE	C	1	189,525	75,810	75,810
7879-50-6926	S28 000097 000	109 & 111 E MAIN/ANDERSON	C	1	106,880	42,752	42,752
7879-50-7560	S28 000079 000	116 SAVANNAH AVE	C	1	237,533	95,013	95,013
7879-50-7955	S28 000090 000	115 E MAIN ST	R	1	8,000	3,200	3,200
7879-50-8945	S28 000089 000	117-119 E MAIN ST	R	1	74,470	29,788	29,788
7879-50-9947	S39 000012 000	123 E MAIN ST	C	1	68,190	27,276	27,276
7879-51-0343	S28 000111 000	46 OAK ST	C	1	25,200	10,080	10,080
7879-51-0529	S28 000116 000	AKINS BAIL BONDING	C	1	100,755	40,302	40,302
7879-51-0830	S28 000115 000	OAK STREET/LOT A	C	1	294,458	117,783	117,783
7879-51-1239	S28 000108A000	COURTLAND/RAILROAD ST	C	1	800	320	320
7879-51-1508	S28 000117 000	29 HILL ST/ LT C2	R	1	50,127	20,051	20,051
7879-51-1538	S28 000117 002	31 HILL STREET	R	1	41,072	16,429	16,429
7879-51-1810	S28 000120 000	RAILROAD ST	C	1	12,100	4,840	4,840
7879-51-2202	S28 000108 000	RAILROAD ST	C	1	26,100	10,440	10,440
7879-51-2517	S28 000118 000	HILL & R R ST	C	1	61,740	24,696	24,696
7879-51-2711	S28 000119 000	RAILROAD ST LOT D	C	1	47,550	19,020	19,020
7879-51-2825	S28 000117 001	LTS A,D/0.30 AC/OLD LIONS CLUB	R	1	48,105	19,242	19,242

GEOPIN	PARCEL_NO	Legal Description	DIG CLASS	TAXD ISTRIC	Appraised Vaue	Assessed Value	Tax Value
7879-51-3624	S28 000121 000	R/R ST	E	1	45,081	18,032	0
7879-51-5005	S28 000098 000	E MAIN WHSE/MADRAY	C	1	161,600	64,640	64,640
7879-51-5354	S28 000094 000	CITY/PUBLIC WORKS	E	1	179,600	71,840	0
7879-51-5679	S28 000122 000	HILL STREET	E	1	247,733	99,093	0
7879-51-5970	S28 000123 000	PARCEL 3 / N MULBERRY ST	C	1	53,865	21,546	21,546
7879-51-6018	S28 000096 000	N MULBERRY ST	C	1	75,530	30,212	30,212
7879-51-6116	S28 000095 000	11 N MULBERRY ST	C	1	64,736	25,894	25,894
7879-51-7190	S28 000091 000	8 N MULBERRY	R	1	55,370	22,148	22,148
7879-51-8330	S28 000092 000	HILL ST 20,21,22,23,24	C	1	168,728	67,491	67,491
7879-51-9130	S39 000007 001	N ZETTEROWER AVE	C	1	186,200	74,480	74,480
7879-52-0648	S27 000070 000	208 OAK ST	R	1	33,535	13,414	13,414
7879-52-0739	S27 000071 000	210 OAK ST	R	1	65,052	26,021	26,021
7879-52-0839	S27 000043 000	20 E OLLIFF ST	R	1	16,259	6,504	6,504
7879-52-1687	S27 000061 000	107 RAILROAD ST	R	1	58,915	23,566	23,566
7879-52-1814	S27 000044 000	22 E OLLIFF ST	R	1	56,328	22,531	22,531
7879-52-1883	S27 000045 000	24 E OLLIFF ST	E	1	41,410	16,564	0
7879-52-2848	S27 000046 000	26 E OLLIFF ST	R	1	39,504	15,802	15,802
7879-52-5273	S27 000057 000	W/S N MULBERRY RAILROAD ST	C	1	460,245	184,098	184,098
7879-52-5613	S27 000060 000	1/2 LT 41-42/RAILROAD ST	R	1	19,200	7,680	7,680
7879-52-5884	S27 000047 000	EAST OLLIFF STREET LOT17	R	1	41,600	16,640	16,640
7879-52-6548	S27 000058 000	PT LT 41/125 N MULBERRY ST	R	1	7,600	3,040	3,040
7879-52-6645	S27 000059 001	N MULBERRY ST	R	1	4,600	1,840	1,840
7879-52-6648	S27 000059 000	127 N MULBERRY ST	R	1	5,500	2,200	2,200
7879-60-0947	S39 000011 000	LT 127/E MAIN & ZETT	C	1	146,603	58,641	58,641
7879-61-0265	S39 000007 000	PAR D/13 N ZETTEROWER	C	1	651,700	260,680	260,680
7879-61-0377	S39 000006 000	15 N ZETTEROWER	R	1	90,107	36,043	36,043

Appendix C: Overview of Tax Allocation Districts

Tax allocation districts are Georgia's version of tax increment financing. Tax increment financing is a redevelopment funding mechanism that reinvests the future taxes from real estate development back into a project as an incentive to attract new private investment into an area. As described by the Council of Development Finance Agencies. (www.cdfa.net), TIF was created and first used in California in 1952. Hundreds of TIF districts have helped spur urban redevelopment in cities across the country. Today, 49 states and the District of Columbia use some form of tax increment financing.

In 1985, the Georgia General Assembly authorized formation of Georgia's form of tax increment financing called Tax Allocation Districts (TADs). The purpose of a Georgia Tax Allocation District is similar to tax increment financing in any other state. It uses the increased property taxes generated by new development in a designated Redevelopment Area to finance costs related to the development such as public infrastructure, land acquisition, relocation, demolition, utilities, debt service and planning costs. Other costs it might cover include:

- Sewer expansion and repair
- Storm drainage
- Street construction & expansion
- Water supply
- Park improvements
- Bridge construction and repair
- Curb and sidewalk work
- Grading and earthwork
- Traffic control
- Multi-use paths

Cities and counties throughout Georgia have created TADs to stimulate major new construction and renovation or rehabilitation in underdeveloped or blighted areas. For example, ten TADs have been created in Atlanta, and additional TADs have been created in Marietta, Smyrna, Acworth, Woodstock, Holly Springs, East Point, Clayton County and DeKalb County. Over 70 Georgia cities and counties have had local referendums authorizing the use of TADs in their communities. A TAD offers local governments the opportunity to promote redevelopment projects in areas that would otherwise not receive investment.

The creation of the City of Statesboro TAD #1 will enhance the private development community's interest in investing in major redevelopment projects in the Bulloch County.

A TAD will bring economic benefits to Bulloch County. Other Georgia Tax Allocation Districts, areas like Atlantic Station (Midtown Atlanta) and Camp Creek Marketplace (East Point), have demonstrated the benefits of TAD, including:

- **A stronger economic base**—Private development that would not have occurred without the TAD designation is attracted by this incentive.

- **The halo effect**—Several Georgia TADs have generated significant new investment in areas surrounding the TAD as well as within the Tax Allocation Districts, further expanding the positive economic impact.
- **No impact on current tax revenues**—Redevelopment is effectively promoted without tapping into existing general governmental revenues or levying special assessments on property owners.
- **Expanded local tax base**—By stimulating economic activity TAD's expand the local Tax Digest, generate additional retail sales, and as a result, additional sales tax revenues.
- **It is self-financing**—TADs are self-financing, since they are funded by the increased tax revenues from new development within the district.
- **High leverage**—Typically TAD funds represent between 5% -15% of project costs, leveraging 7 to 20 times their value in private investment.

In summary, a Tax Allocation District supports the infrastructure necessary to make an underutilized area attractive to private development, at no additional cost to the taxpayer. It does not create a tax increase for the community, nor does it reduce current tax revenues the community currently receives.

Tax allocation districts are authorized in Georgia under the Redevelopment Powers Law, O.C.G.A. Title 36, Chapter 44. In 2009, the Redevelopment Powers Law was amended again, with the following definition of a "Redevelopment Area":

'Redevelopment Area' means an urbanized area as determined by current data from the US Bureau of the Census or an area presently served by sewer that qualifies as a 'blighted or distressed area, a 'deteriorating area,' or an 'area with inadequate infrastructure' as follows:

(B) A 'blighted or distressed area' is an area that is experiencing one of more conditions of blight as evidenced by:

- (iv) *The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;*
- (v) *The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures, the predominance of a defective or inadequate street layout, or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;*
- (vi) *Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;*
- (vii) *Adverse effects of airport or transportation related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area; or*
- (viii) *The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;*

(C) A 'deteriorating area' is an area that is experiencing physical or economic decline or stagnation as evidenced by two or more of the following:

- (i) The presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance;*
- (ii) High commercial or residential vacancies compared to the political subdivision as a whole;*
- (iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property Tax Digest than is occurring in the political subdivision as a whole*
- (iv) Declining or stagnant rents or sales prices compared to the political subdivision as a whole*
- (v) In areas where housing exists at present or is determined by the political subdivision to be appropriate after redevelopment, there exists a shortage of safe, decent housing that is not substandard and that is affordable for persons of low and moderate income;*
- (vi) Deteriorating or inadequate utility, transportation, or transit infrastructure; and*

(D) An 'area with inadequate infrastructure' means an area characterized by:

- (i) deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or*
- (ii) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.*

Appendix D. Statesboro City Government



Jan Moore
Mayor



Will Britt
Mayor Pro Tem
3rd District



Travis Chance
Council Member
5th District



John Riggs
Council Member
4th District



Gary Lewis
Council Member
2nd District



Phil Boyum
Council Member
1st District

Appendix E. Bulloch County Board of Commissioners



**Garrett Nevil –
Chairman**



Robert Rushing



Ray Mosley



Roy Thompson



Carolyn Ethridge



Walter Gibson



**Anthony Simmons-
Vice Chairman**



Appendix F. Bulloch County Board of Education



Board District 1
Cheri Wagner



Board District 2
Mike Sparks



Board District 3 Dr.
LeVon E. Wilson



Board District 4
Steve Hein



Board District 5
Vernon Littles



Board District 6
Anshul Jain



Board District 7 Mike
Herndon,
Vice-Chairman



Board District 8
Maurice Hill,
Chairman