



McDuffie County Board of Commissioners
Regular Commission Meeting
Wednesday, September 6, 2023 | 10 AM
Government Center Meeting Room
AGENDA

WELCOME & CALL TO ORDER

Chairman Newton

INVOCATION & PLEDGE OF ALLEGIANCE

APPROVALS

Agenda	Current
Minutes	Regular Meeting- August 15, 2023

INFORMATION & ANNOUNCEMENTS

APPOINTMENT/REAPPOINTMENT

None

OLD BUSINESS

None

NEW BUSINESS

1. Consideration for Temporary Alcohol License – BG Strong Charities Golf Tournament.
2. Consideration of Alcohol License for Beer and Wine for Molly’s Convenience Store.
3. Consideration of Alcohol License for Beer and Wine for One Stop Food Mart.
4. Resolution 23-09 Consideration Concerning a Determination to Abandon portions of Ferrous Road no longer utilized by the General Public.
5. Resolution 23-10 Consideration in support of application for a Georgia Outdoor Stewardship Program grant for the expansion of the Little River Water Trail.
6. Consideration to Approve first reading to Amend the Fire Fee Ordinance to include Dearing as part of the fire service area.
7. Consideration to approve Beam Site Prep, LLC as the most responsive and responsible bidder for Wrightsboro Road Sewer Expansion Project.
8. Consideration to Amend Fiscal 2024 Budget Policy.
9. Consideration to Appeal the 2022 DOAA Sales Ratio Study.
10. Discussion concerning 2023 Millage Rate.
11. Presentation of a Tentative Budget by County Manager and Finance Director
12. August ACO Report

ADJOURNMENT



McDuffie County Board of Commissioners
Regular Commission Meeting Minutes
Tuesday Evening, August 15, 2023 | 6:30 pm
Government Center Meeting Room

COMMISSIONERS PRESENT:

Charles G Newton, Chairman
Sammie Wilson, Vice Chairman
Frederick Favors, Commissioner
William "Bill" Jopling, Commissioner

COUNTY REPRESENTATION:

David Crawley, County Manager
Pam Workman, Finance Director
Carrie Edwards, County Clerk
Jason Smith, Community Development
Stephen Sewell, Fire EMS

MEDIA: McDuffie Progress

Members of the Public

PUBLIC HEARING

Chairman Newton opened the public hearing at 6:30 pm.

- 1. Consideration to approve variances and subdivision review for Bent Creek Village, located on the Thomson Bypass, Parcel Number 00400094B00.**

Chairman Newton went over the request variance and subdivision review and turned it over to County Manager Crawley. Short discussion ensued to include ensuring it would be a special lighting district. No public comment.

REGULAR COMMISSION MEETING

CALL TO ORDER

Chairman Newton called the meeting to order, acknowledged quorum of commissioners' present and welcomed everyone in attendance.

INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Vice Chair Wilson offered invocation followed by the Pledge of Allegiance.

PUBLIC INPUT

None

APPROVALS

Agenda

Current

Minutes

Regular Meeting – August 2, 2023

Chairman Newton asked if there were any corrections to the current agenda or minutes.

With no corrections, Commissioner Wilson made the motion to approve the agenda. The motion was seconded by Commissioner Jopling. The motion carried unanimously.

Commissioner Jopling made the motion to approve the minutes. The motion was seconded by Commissioner. The motion carried unanimously.

INFORMATION AND ANNOUNCEMENTS

None

APPOINTMENT/REAPPOINTMENTS

None

OLD BUSINESS

None

NEW BUSINESS

- 1. Consideration to accept Planning Commission Board recommendation to approve Bent Creek Village Development, located on the Thomson East Bypass, Parcel Number 00400094B00.**

With discussion during the Public Hearing, Chairman Newton requested motion. Commissioner Jopling made the motion to approve. The motion was seconded by Commissioner Vice Chair Wilson. The motion carried unanimously.

- 2. Consideration to approve Ordinance Amendment 23-01; Special Lighting District.**

County Manager Crawley provided details of the modified ordinance for the Special Lighting Districts. Chairman Newton requested motion. Commissioner Vice Chair Wilson made the motion to approve. The motion was seconded by Commissioner Jopling. The motion carried unanimously.

- 3. Consideration to approve assistance to AFG - Fire Fighters Grant.**

County Clerk Carrie Edwards provided details of the consideration to approve assistance of protective gear utilizing SPLOST dollars above the cost of grant funding. Chairman Newton requested motion. Commissioner Vice Chair Wilson made the motion to approve. The motion was seconded by Commissioner Jopling. The motion carried unanimously.

- 4. Consideration to approve FY24 5311 Transit Operating Contract.**

Chairman Newton requested motion to approve ongoing transit contract. Commissioner Jopling made the motion to approve. The motion was seconded by Commissioner Wilson. The motion carried unanimously.

5. Consideration to approve Agreement Between the Development Authority and Comcast Cable Communications, LLC for Broadband Expansion Project.

Chairman Newton requested motion to approve the agreement between parties for broadband services. Commissioner Jopling made the motion to approve. The motion was seconded by Commissioner Vice Chair Wilson. The motion carried unanimously.

6. Consideration to approve Intergovernmental Agreement Between the City of Thomson, Dearing, McDuffie County, McDuffie County Board of Education, and the Development Authority of McDuffie County for Funding Broadband Improvements.

Chairman Newton requested motion to approve the agreement between parties for broadband services. Commissioner Jopling made the motion to approve. The motion was seconded by Commissioner Vice Chair Wilson. The motion carried unanimously.

7. Consideration to approve Intergovernmental Agreement Between the City of Thomson, Dearing, McDuffie County, regarding consolidation of city fire and county fire and EMS.

Chairman Newton requested motion to approve the agreement between parties to include Dearing in the fire fee services. Commissioner Jopling made the motion to approve. The motion was seconded by Commissioner Vice Chair Wilson. The motion carried unanimously.

8. Consideration to approve Temporary Alcohol License for Blind Willis McTell Blues Festival, to be held on September 23, 2023, location Stagecoach Road.

Community Development Director provided summary of consideration to approve temporary alcohol license. Chairman Newton requested motion. Commissioner Vice Chair Wilson made a motion to approve. The motion was seconded by Commissioner Jopling. The motion carried unanimously.

9. Consideration to approve Temporary Alcohol License for Chamber Golf Tournament, to be held on September 26, 2023, location Belle Meade Country Club.

Community Development Director provided summary of consideration to approve temporary alcohol license. Chairman Newton requested motion. Commissioner Vice Chair Wilson made a motion to approve. The motion was seconded by Commissioner Jopling. The motion carried unanimously.

10. Consideration to approve Legislative Leadership Conference Voting Delegate.

Chairman Newton requested motion to approve Vice Chair Sammie Wilson as LCC Voting Delegate. Commissioner Jopling made the motion to approve. The motion was seconded by Commissioner, Vice Chair Wilson. The motion carried unanimously.

11. Monthly Budget Report

County Manager Crawley provided update on the monthly budget report.

12. Monthly Financial Report

Director Pam Workman provided update on the monthly financial report.

ADJOURNMENT

A motion was made by Commissioner, Vice Chairman Wilson to adjourn the regular meeting. The motion was seconded by Commissioner Jopling. The motion carried unanimously.

MCDUFFIE COUNTY BOARD OF COMMISSIONERS

Charles G Newton, IV, Chairman

ATTEST: _____
Carrie Edwards, County Clerk

MCDUFFIE COUNTY BOARD OF COMMISSIONERS

STAFF REPORT

MCDUFFIE COUNTY COMMISSION MEETING: September 6, 2023

DATE: August 29, 2023
TO: McDuffie County Board of Commissioners
FROM: Jason Smith
ISSUE: Temporary alcohol license request – BGStrong Charities

EVENT: Annual Fundraiser Golf Tournament
DATE: September 21, 2023
LOCATION: Belle Meade Country Club

BACKGROUND: Matt Griffin with BGStrong Charities is requesting a temporary alcohol license for the sale of beer and wine during the charity’s annual golf tournament fundraiser.

FACTS AND FINDINGS:

1. Mr. Griffin has submitted the appropriate paperwork and passed his background check.

ALTERNATIVES:

1. The Commission approves the temporary alcohol license request.
2. The Commission denies the temporary alcohol license request.

STAFF RECOMMENDATION: Staff recommends approval of the request.

ATTACHMENTS:

1. Application

McDuffie County

210 Railroad Street, P.O. Box 1017, Thomson, Georgia

(706) 595-1781 Fax (706) 595-2160

jasonbsmith@thomson-mcduffie.net

APPLICATION: TEMPORARY ALCOHOLIC BEVERAGE LICENSE

[McDuffie County Alcoholic Beverage Ordinance - Sec. 6-24]

- Please Note:
- a) Temporary alcoholic licenses are available only to tax exempt organizations.
 - b) Temporary licenses are available only for 1-day events.
 - c) Unless otherwise approved, only beer and wine will be considered for a temporary license.

Unless otherwise permitted, all information requested must be provided.

1. Organization sponsoring the event:

Name: BGstrong Charities Inc.

Street Address: 557 Farmington Cir

City/State: Evans, GA 30809

Mailing Address (if different): _____

2. Type of organization: Non-Profit 501c3

(Non-profit, 501(c)(3), Government, Government Agency, etc.)

3. Brief description of event: Charity Golf Tournament

4. Days, dates, and hours of event, and anticipated number of attendees: (Maximum of five days per calendar year.)

Day of Week (ex. Wed, Fri, etc.)	Calendar Date (ex. 2/24/11)	Hours of Event (ex. 9:00 a.m. - 4:00 p.m.)	Anticipated Number of Attendees
Day 1: <u>Thursday</u>	<u>9/21/23</u>	<u>9am - 7pm</u>	<u>120</u>
Day 2:			
Day 3:			
Day 4:			
Day 5:			

5. Location of the event: (If the location has a street or structure address – give the address number. If the location has no street address – give tax map & parcel number.)

Belle Meade - 2660 Twin Pine Rd, Thomson, GA 30824

6. Current owner of property: Bmcc Properties LLP

7. Type of alcoholic beverage applied for:
Beer (only) Wine (only) Beer & Wine Other: _____

Note: "Brown-Bagging" or allowing alcoholic beverages to be brought into the event from off-site is prohibited (Sec 6-22)

8. Contact person or agent for sponsoring organization:

a) Name: Matthew A. Griffin

b) Home Address: _____

c) Phone #: Home: _____

Business: _____

Cell: _____

d) Connection or position with organization: President

e) Email address: info@dotheightbekind.com

9. Does any Principal in the nonprofit organization have a financial interest in any type of alcoholic beverage business? No Yes: Give brief details below.

10. Attach a copy of the organization's 501c-3 registration/designation, or equivalent.

11. Include a check for \$100 made payable to "McDuffie County" for the alcoholic beverage application administrative & license fees (Sec. 6-203).

12. If checked (✓) in # 13 below - you must obtain the "Required Confirmations" signatures.


(Signature of applicant)

8/10/23
(Date)

13. Required Confirmations

>If any of the following are checked, you must first have those department's approval prior to license review <

- McDuffie Co. Health Dept. approved? Yes ___ No ___ Signature: _____
Tim Mosley, HIS III (706) 595-1740
- Planning/Zoning Dept. approved? Yes ___ No ___ Signature: _____
Linda Crawley (706) 597-7982
- Code Enforcement approved? Yes ___ No ___ Signature: _____
Matt Hammond (706) 597-7339
- Alcohol License approved? Yes ___ No ___ Signature: _____
City Administrator (706) 595-4794
- Thomson Police Department approved? Yes ___ No ___ Signature: _____
John Seay (706) 595-2166
- Thomson Fire Service approved? Yes ___ No ___ Signature: _____
Fire Chief (706) 595-6133

STAFF REPORT

MCDUFFIE COUNTY COMMISSION MEETING: September 6, 2023

DATE: August 29, 2023
TO: McDuffie County Board of Commissioners
FROM: Jason Smith
ISSUE: Beer and Wine license request – convenience store – Molly’s

BUSINESS: Molly’s
ADDRESS: 1541 Ginger Hill Road
APPLICANT(S): Robert A. Wilson, Darrel L. Wester

BACKGROUND: The owners of Molly’s Convenience Store off Cobbham Road near Exit 175 off I-20 have applied for a beer and wine sales license.

FACTS AND FINDINGS:

1. Mr. Wilson has submitted the appropriate paperwork and passed his background check.
2. Mr. Wester has submitted the appropriate paperwork and passed his background check.
3. The business is in the process of attaining a business license.
4. The business has met the newspaper advertising requirements.
5. The business has met signage requirements.

ALTERNATIVES:

1. The Commission approves the alcohol license request.
2. The Commission denies the alcohol license request.

STAFF RECOMMENDATION: Staff recommends approval of the request.

ATTACHMENTS:

1. Application Cover
2. Newspaper affidavit
3. Confirmation of signage

ALCOHOLIC BEVERAGES LICENSE APPLICATION
City of Thomson & McDuffie County, Georgia

1. APPLICANT'S NAME: Robert A Wilson
(Name of LLC or Corporation as shown in the Articles of Incorporation; Sole Proprietor or Partnership)
2. BUSINESS NAME: Mollys Food and Fuel Thomson LLC
("Doing Business As" Name) *If using a Trade Name, attach copy of trade name affidavit filed with Clerk of Superior Court (706-595-2134).*
3. BUSINESS LOCATION ADDRESS: 1541 Ginger Hill Rd STE# _____
4. BUSINESS MAIL ADDRESS: 2460 Cobham Rd.
CITY: Thomson STATE: GA ZIP: 30824
5. LOCAL BUSINESS TELEPHONE NUMBER: (762) 309-4143
6. CONTACT PERSON FOR BUSINESS: Lisa Wilkinson
TELEPHONE NUMBER FOR CONTACT PERSON: [REDACTED]
CONTACT E-MAIL ADDRESS: [REDACTED]
7. NAME OF MANAGER: Misty Hunt
(Person responsible for Alcohol Licensing issues)
TELEPHONE NUMBER FOR MANAGER: [REDACTED]
HOME STREET ADDRESS FOR MANAGER: [REDACTED]
(No P.O. Box [REDACTED] r)
CITY: [REDACTED] COUNTY: [REDACTED] STATE: [REDACTED] ZIP: [REDACTED]
8. BUSINESS STATUS: (CHECK ALL THAT APPLY)
NEW BUSINESS: NEW OWNER: _____
PREVIOUS BUSINESS NAME: _____

ALCOHOLIC BEVERAGES LICENSE APPLICATION
City of Thomson & McDuffie County, Georgia

1. TYPE OF APPLICATION (Check one):

New Renewal Amendment

2. ADMINISTRATIVE AND INVESTIGATION FEES: \$100.00

(DOES NOT APPLY TO RENEWALS)

3. TYPE OF BUSINESS

(Check one):

Convenience Store Hotel/Motel Lounge
 Nightclub Package Store Restaurant
 Super Market Tavern Wholesale
 Other: _____

Bona Fide Private Club: _____

4. FEE SCALE

RETAIL CONSUMPTION ON PREMISES:

Distilled Spirits \$2,500 per year
 Beer and/or Wine \$550 -1st year
 Beer and/or Wine \$350 for each succeeding year

RETAIL PACKAGE:

Distilled Spirits \$2,500 per year
 Beer and/or Wine \$550 -1st year
 Beer and/or Wine \$350 for each succeeding year

WHOLESALE PACKAGE:

Distilled Spirits \$2,500 per year
 Beer and/or Wine \$350 per year

NOTE: Full license fee must be paid for any license application filed prior to July 1st of the license year. A full license fee must be paid for a beer-and-wine license application filed prior to July 1st of the license year. One-half of a full license fee shall be paid for a distilled-spirit- license-application filed after July 1st of the license year. License fees are not refundable.

THE MCDUFFIE PROGRESS

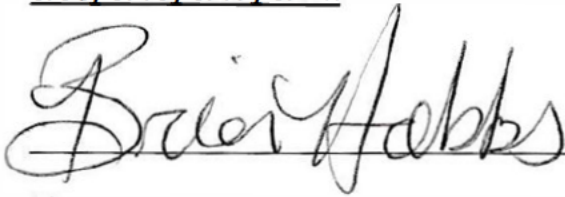
AFFIDAVIT OF PUBLICATION

I, Brian Hobbs being duly sworn and say, I am the Creative Services,
of The McDuffie Progress published at Thomson, GA, County of McDuffie,
State of Georgia; and being the official legal organ of said county, and that the
advertisement:

MOLLY'S FOOD AND FUEL THOMSON, LLC – ALCOHOL NOTICE

is attached hereto, was printed and published in said newspaper on the following date(s):

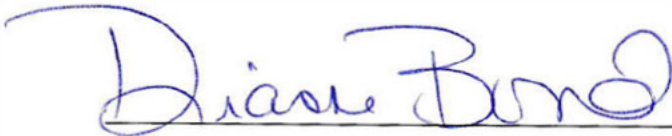
8/03, 8/10, 8/17, 8/24.



Signature

Hereby subscribed and sworn to before me

on this 24th day of August, 2023.



Notary Public

MY COMMISSION EXPIRES ON: August 21, 2026

(SEAL)



NOTICE
Notice is hereby given that the owner of **MOLLYS FOOD AND FUEL THOMSON, LLC.** will apply to the Board of Commissioners for a license for the sale of alcoholic beverage by the package, 30 days after the first public notice. The registered address is 1541 Ginger Hill Rd, Thomson, GA 30824. Robert Wilson, Owner
8/03, 8/10, 8/17, 8/24

Aug 3, 2023 at 1:41:31 PM
Ginger Hill Rd NE
Thomson GA 30824
United States

NOTICE: Notice is hereby given that the owner of **MOLLYS FOOD AND FUEL THOMSON, LLC** will apply to the Board of Commissioners for a license for the sale of alcoholic beverages by the package, 30 days after the first public notice. The registered address is 1541 Ginger Hill Road, Thomson, GA 30824.
Robert Wilson, Owner.

7-31-23
DATE

Robert Wilson
SIGNATURE



STAFF REPORT

MCDUFFIE COUNTY COMMISSION MEETING: September 6, 2023

DATE: August 29, 2023
TO: McDuffie County Board of Commissioners
FROM: Jason Smith
ISSUE: Beer and Wine license request – convenience store – One Stop Food Mart

BUSINESS: One Stop Food Mart
ADDRESS: 1850 Washington Road
APPLICANT(S): Darshan Nayak

BACKGROUND: The owner of One Stop Food Mart at 1850 Washington Road has applied for a beer and wine sales license.

FACTS AND FINDINGS:

1. Mr. Nayak has submitted the appropriate paperwork and passed his background check.
2. The business is in the process of attaining its business license.
3. The business has met the newspaper advertising requirements.
4. The business has met signage requirements.

ALTERNATIVES:

1. The Commission approves the alcohol license request.
2. The Commission denies the alcohol license request.

STAFF RECOMMENDATION: Staff recommends approval of the request.

ATTACHMENTS:

1. Application Cover
2. Newspaper affidavit
3. Confirmation of signage

Please Note:

- 1.) For purpose of this application the term "distilled spirits" and "liquor" shall have the same meaning.
- 2.) The answers to this application must be typed, or, it may be hand written - but the hand writing must be legible. If not clearly legible - the application will be refused.
- 3.) Each question must be answered completely. If space provided is not sufficient, answer on a separate sheet and indicate in the space provided for the answer that a "separate sheet is attached".

Section A: Organizational Information

1. Type Of Application: () New Establishment

2. (Reserved)

3. Type of Business (Check one):

- | | |
|---|--|
| () Restaurant | () Nightclub |
| () Hotel/ Motel | () Lounge |
| () Super Market | () Tavern |
| () Convenience Store | () Other: Describe: <u>GAS STATION WITH CONVENIENCE STORE</u> |
| () Wholesale Distribution - STOP!!- Immediately consult with the License Administrator | |
| () Bona Fide Private Club- Describe: _____ | |

4. Fees: (Nonrefundable) (Make all checks payable to "McDuffie County")

ADMINISTRATIVE & INVESTIGATION FEES:

- () \$100.00 - New Applications Only (Does not apply to renewals, and is nonrefundable.)
-Separate Check (From other fees collected below)

RETAIL CONSUMPTION ON PREMISES:

- () Liquor \$2,500.00
() Beer and Wine \$550.00 1st year; \$350.00 each renewal year after

RETAIL PACKAGE:

- () Liquor \$2,500.00
() Beer and Wine \$550.00 1st year; \$350.00 each renewal year after

WHOLESALES PACKAGE:

- () Liquor \$2,500.00
() Beer and Wine \$350.00 yearly

Note: A full liquor license fee will be charged for new applications filed before July 1st. One half (1/2) fee will be charged on or after July 1st. A full beer/wine license fee will be charged regardless of application date.

5. Business:

- a. Business Name: SWAMI KRUPA 1850 LLC
- b. Business Address: 1850 WASHINGTON RD, THOMSON, GA 30824
Business Phone number: 470-553-7979
- c. Mailing Address: _____
- d. Federal Employer Identification Number: _____
- e. State Withholding Number (If Known):
- f. State Sales Tax Number:
- g. McDuffie County Business Licenses Number (If known at time of application): _____

6. PROPERTY OWNER: FARZAL RAJ VANI
a. Name: _____
b. Address: _____
Street Number Street Name City State Zip
c. Mailing Address: _____
d. Phone #: _____
If same as "Address" above - indicate "Same"

7. BUSINESS OWNER:
a. Name: DARSHAN NAYAK
b. Address: _____
Street Number Street Name City State Zip
c. Mailing Address: same
d. Phone Number: _____
If same as "Address" above - indicate "Same"
e. Social Security #: _____
f. Is this business a franchise operation? () No () Yes If "Yes", name of franchisor: _____
If the business is a franchise, attach a copy of the franchise agreement/contract.
g. Do/Will you, as applicant, own/lease the building where the business is/will be located?
() I own the building. () I am/will be leasing/renting the building.
h. If leased, you must submit a copy of lease.

8. BUSINESS MANAGER:
SEE "Section B – PERSONAL HISTORY" BELOW (Page 6)

9. REGISTERED AGENT (**MUST BE A RESIDENT OF GEORGIA**)(Also see Section E):
a. Name: DARSHAN NAYAK
b. Address: _____
Street City State Zip
c. Phone Number #: _____
Home or Office: _____ Cell: _____
d. Mailing Address: _____
e. Social Security #: _____
If same as "Address" above - indicate "Same"

10. TYPE OF OWNERSHIP
 Sole Ownership – Answer sections 10-D & E only.
 Partnership – Answer questions 10-A, D & E only.
 Public or Private Corporation – Answer questions 10-B, D & E only.
 Private Club – Answer questions 10-C, D & E only.



10-A. FOR PARTNERSHIPS ONLY:
a. Date the Partnership was Formed: _____
b. Attached Partnership Agreement: () Attached () No Agreement
c. List Partners:
Partner # 1:
i. Name: _____
ii. Address: _____
Street City State Zip
iii. Phone Number #: _____
iv. Mailing Address: _____
If same as "Address" above - indicate "Same"

THE MCDUFFIE PROGRESS

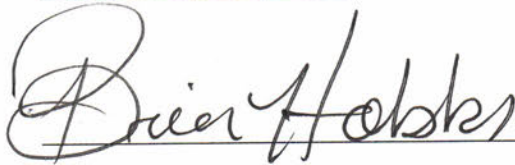
AFFIDAVIT OF PUBLICATION

I, Brian Hobbs being duly sworn and say, I am the Creative Services,
of The McDuffie Progress published at Thomson, GA, County of McDuffie,
State of Georgia; and being the official legal organ of said county, and that the
advertisement:

LUCKY ONE STOP, LLC – ALCOHOL PUBLICATION

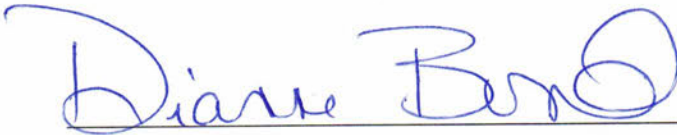
is attached hereto, was printed and published in said newspaper on the following date(s):

7/20, 7/27, 8/03, 8/10.



Signature

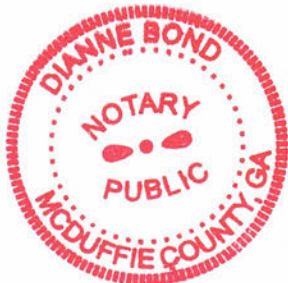
Hereby subscribed and sworn to before me
on this 10th day of August, 2023.



Notary Public

MY COMMISSION EXPIRES ON: August 21, 2026

(SEAL)



Notice is hereby given that Vamsi Lingamaneni, the owner of **Lucky One Stop, LLC**, 735 Cobbham Road, Thomson, GA will apply to the Thomson, City Council, for a license for the sale of Alcoholic Beverages (Beer/Wine) by the package 30 days after the first public notice. Pavani Goli, 735 Cobbham Road, Thomson, GA 30824. 7/20, 7/27, 8/03, 8/10

Aug 3, 2023 at 1:35:19 PM

1850 Washington Rd

Thomson GA 30824

United States



NOTICE IS HEREBY GIVEN THAT
ONE STOP FOOD MART
WILL APPLY TO THE McDUFFIE COUNTY
BOARD OF COMMISSIONERS FOR A
LICENSE FOR THE SALE OF ALCOHOLIC
BEVERAGES BY THE PACKAGE 30 DAYS
AFTER THE POSTING OF THIS NOTICE.

WE ARE
KEEPING IT
CLEAN
& SAFE
FOR ALL

NO
SMOKING



McDuffie County Board of Commissioners

Frederick D. Favors
Wm. (Bill) M. Jopling

Charles (Charlie) G. Newton IV, Chairman
David R. Crawley, Jr., County Manager

Gloria A. Thompson
Sammie Wilson, Sr.

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF MCDUFFIE COUNTY, GEORGIA
CONCERNING A DETERMINATION TO ABANDON THOSE
PORTIONS OF FERROUS ROAD NO LONGER UTILIZED
BY THE GENERAL PUBLIC**

RESOLUTION 23-09 | Dated: September 6, 2023

THIS RESOLUTION adopted by the Board of Commissioners of McDuffie County.

WHEREAS, it has been proposed that the Board of Commissioners make a determination that removing from the County road system those portions of the right-of-way known as Ferrous Road ("Road") no longer utilized by the general public shown and depicted as Parcel "A" and on that plat attached hereto as Exhibit "A," ("Property"), is in the public's best interest.

NOW, THEREFORE, be it resolved by the Board of Commissioners of McDuffie County and it is hereby resolved by the authority of same as follows:

1. That a public hearing be held on this issue and that a notice of such public hearing be published in the *McDuffie Progress*, which is the newspaper in which Sheriff's advertisements for McDuffie County are published, once a week for a period of two weeks prior to the date of the holding of such public hearing.
2. That following the holding of such public hearing, the County Manager shall report on this issue to the Board of Commissioners at its next meeting following the holding of such public hearing.
3. That the Clerk of the Board of Commissioners of McDuffie County promptly mail by certified mail, return receipt requested, to all of the property owners whose land fronts on said road as shown on the tax records of McDuffie County, a copy of the notice of the public hearing.
4. This resolution shall become effective immediately upon its adoption.

Adopted _____, 2023.

**BOARD OF COMMISSIONERS OF
MCDUFFIE COUNTY, GEORGIA (Seal)**

By: _____
Its Chairman

Attest: _____
Its Clerk

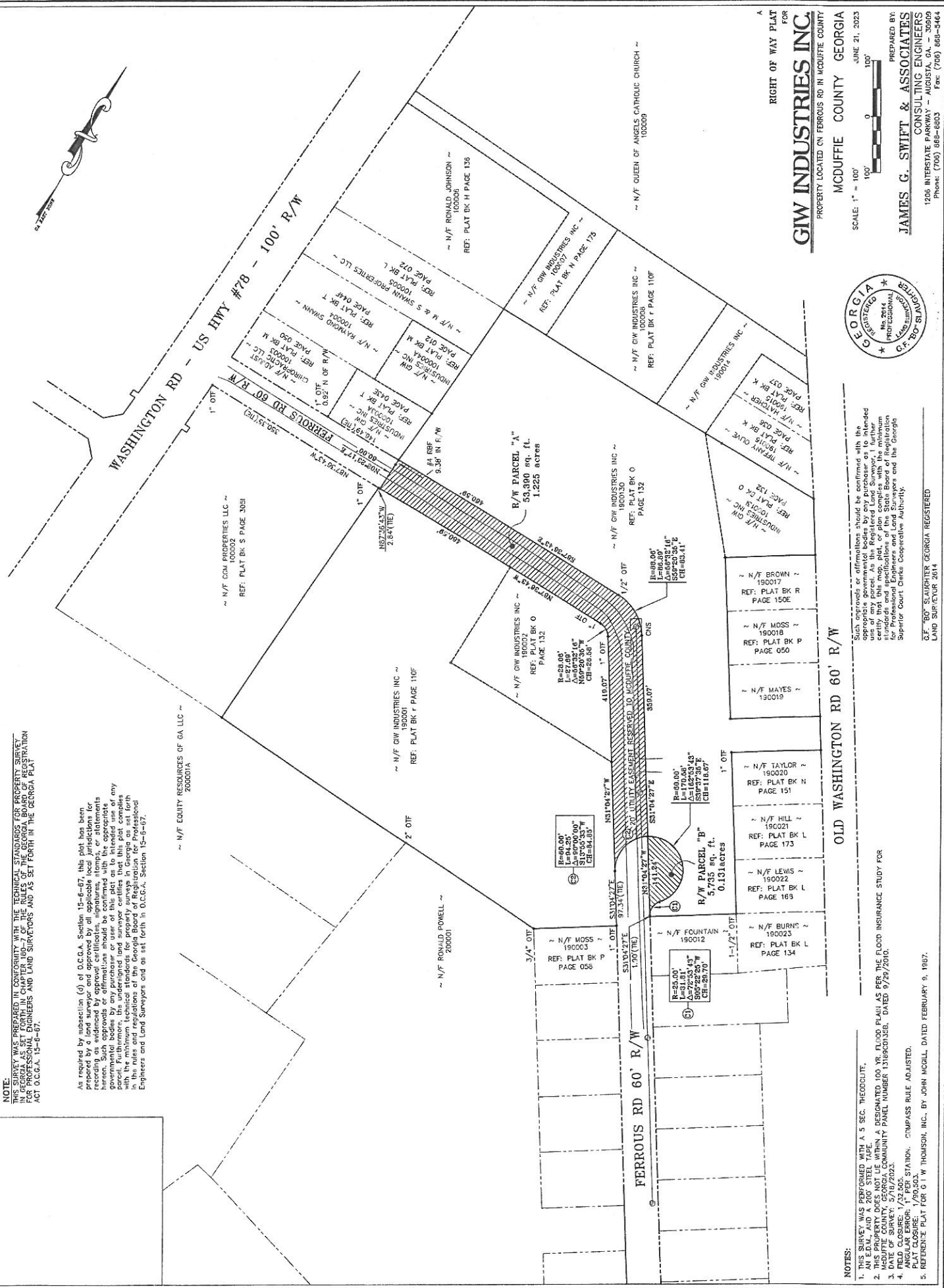
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00525263-1



NOTE:
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN CHAPTER 100-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 13-6-57.

As required by subsection (d) of O.C.G.A. Section 13-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval, certification, signatures, stamps, or statements of approval on affirmations should be submitted with the appropriate governmental approval. This plat was prepared by a land surveyor and approved by any governmental approval. Furthermore, this undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the Rules of the Georgia Board of Registration of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 13-6-67.



RIGHT OF WAY PLAT FOR
GIW INDUSTRIES INC.
PROPERTY LOCATED ON FERROUS RD IN MCDUFFIE COUNTY
MCDUFFIE COUNTY GEORGIA
JUNE 21, 2023
SCALE: 1" = 100'
100'
0'
100'

PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30909
Phone: (706) 866-6603 Fax: (706) 866-5464



Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser of an intended interest in the property. The surveyor certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration of Professional Engineers and Land Surveyors and the Georgia Superior Court Clerk, Cooperative Authority.

C.F. BOY SLAUGHTER, GEORGIA REGISTERED
LAND SURVEYOR 2014

- NOTES:**
1. THIS SURVEY WAS PERFORMED WITH A 5 SEC. THEODOLITE, AN E.D.M., AND A 200' STEEL TAPE.
 2. THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100 YR. FLOOD PLAIN AS PER THE FLOOD INSURANCE STUDY FOR MCDUFFIE COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 1316PC035B, DATED 9/29/2010.
 3. DATE OF SURVEY: 05/29/2023.
 4. FIELD CLOSURE: 1/23.900.
 5. ANGULAR ERROR: 1" PER STATION; COMPASS RULE ADJUSTED.
 6. PLAT CLOSURE: 1/90.350.
 7. REFERENCE PLAT FOR G.T.W. THOMPSON, INC. BY JOHN HOLLIBLAD, DATED FEBRUARY 9, 1987.



McDuffie County Board of Commissioners

Frederick D. Favors
Wm. (Bill) M. Jopling

Charles (Charlie) G. Newton IV, Chairman
David R. Crawley, Jr., County Manager

Gloria A. Thompson
Sammie Wilson, Sr.

A RESOLUTION TO SUPPORT THE GEORGIA OUTDOOR STEWARDSHIP PROGRAM CONSERVE GEORGIA GRANT FOR THE COUNTY OF MCDUFFIE, GA

RESOLUTION 23-10 | Dated: September 6, 2023

WHEREAS, at the regular meeting of McDuffie County, Georgia, held on _____, 2023, a motion was made and duly seconded that McDuffie County agrees to submit a Level 1, Pre-application, for consideration of Conserve Georgia grant funding from the Georgia Outdoor Stewardship Program (GOSP).

WHEREAS, McDuffie County further agrees that in the event the Level 1, Pre-application is recommended for funding by the Board of Trustees and Department of Natural Resources, McDuffie County certifies and assures that it has the ability and intention to finance all project elements that will be submitted for reimbursement, as well as the twenty-five percent (25%) or greater total project match as submitted, and will move forward with due diligence to prepare, or have prepared, appropriate documentation required for a GOSP Level II Conserve Georgia application.

WHEREAS, the citizens value the Little River Water Trail for its natural resources and outdoor recreation opportunities and for water quality and habitat protection; and

WHEREAS, McDuffie County intends to apply for grant funds to enhance two points of entrance, Access 1 & 4, on the Little River Water Trail located in McDuffie County; and

WHEREAS, grant funds, local funds, and partnership funds will provide for citizens at two points of entrance, Access 1 & 4, on the Little River Water Trail improved accessibility with rehabilitated or newly constructed boat ramps, parking, pavilions, restrooms, walkways, signage, educational curriculum, and other amenities; and

WHEREAS, the citizens of McDuffie County and visitors from throughout the State of Georgia and the United States have regularly and openly enjoyed and exercised a rite of passage by boat on the Little River as it travels through McDuffie County for more than twenty (20) years, thereby establishing a public easement of passage on the river; and

WHEREAS, McDuffie County has evaluated the Little River Water Trail to promote community development and has included the project in its *McDuffie County Joint Comprehensive Plan: 2021-2025*.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of McDuffie County, Georgia; in agreement and full support of the GOSP Conserve Georgia grant, we hereby agree to the maintenance of the two entrance areas and all property and resources associated therein.

Seal

Charlie Newton, Chair
McDuffie County Board of Commissioners

Attest

Carrie Edwards, County Clerk
McDuffie County Board of Commissioners

1870



2020

STAFF REPORT

COMMISSIONERS' MEETING: September 6, 2023

DATE: September 1, 2023
TO: Board of Commissioners
FROM: David R. Crawley, County Manager 
ISSUE: Consideration to approve Beam Site Prep, LLC as the most responsive and responsible bidder for Wrightsboro Road Sewer Expansion Project.

BACKGROUND: The Board of Commissioners has been working for several years to address the environmental and health concerns associated with failing septic systems in the Wrightsboro Road Community. As such we are currently working on Phase I of a multiphase project. As the Board is aware, inflationary increases have resulted in reducing the original scope of Phase I to approximately half of the number of residents that would receive sewer service. The scope of work was reduced to meet budget constraints. The County received 3 bids, with Beam Site Prep, LLC as the lowest responsive and responsible bidder.

FACTS AND FINDINGS: Very recently the County has been working with Precision Planning Inc. to update project cost of all three phases of the proposed Wrightsboro Road sewer improvements.

Phase	Location	Amount
Revised Phase I	Pope, Short, Crawford, West, and Northern Portion of Wrightsboro Road	\$1,627,457.50
Low Bid, Beam Site Prep, LLOC	Revised Phase I	\$2,193,040.00
Difference		(\$565,582.50)

Funding sources for the proposed Phase I project are as follows:

Source	Amount
CDBG Grant	\$750,000.00
GEFA Loan	\$650,000.00
Renewals and Extensions	\$227,457.50
County ARPA Funds	\$565,582.50
Total	\$2,193,040.00

ALTERNATIVES: The Board approve Beam Site Prep, LLC as the lowest responsive and responsible bidder and authorize the Chairman to execute the necessary contract documents or the Board does not award the bid at this time.

FUNDING: Provided above.

POLICY ANALYSIS: None

RECOMMENDATION: Recommend moving forward as proposed.

ATTACHMENTS: Bid Tabulation and Contractor Clearance Letter from DCA.

**Bid Tabulation for
Wrightsboro Road Sewer Expansion**

BID TABULATION				Beam Site Prep, LLC North Augusta, SC 29860		Reeves Construction Augusta, GA 30907		RDJC, Inc. Newnan, GA 30263	
Item No.	Description	Quantity		Unit Price Bid	Total for Item	Unit Price Bid	Total for Item	Unit Price Bid	Total for Item
1025.101	Geotechnical Testing (Allowance)	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
1025.102	Stormwater / Erosion Control monitoring Program	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 109,800.00	\$ 109,800.00	\$ 10,000.00	\$ 10,000.00
1025.103	Video Taping of Sewer Line and Force Main Routes	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 11,295.00	\$ 11,295.00	\$ 5,000.00	\$ 5,000.00
2227.000	Rock Removal - Trench Rock	CY	500	\$ 95.00	\$ 47,500.00	\$ 125.00	\$ 62,500.00	\$ 150.00	\$ 75,000.00
2270.000	Temporary Erosion Control	LS	1	\$ 275,000.00	\$ 275,000.00	\$ 650,000.00	\$ 650,000.00	\$ 75,000.00	\$ 75,000.00
PAVEMENT REPAIR									
2523.101	Gravel Driveway Repair	LF	315	\$ 75.00	\$ 23,625.00	\$ 34.25	\$ 10,788.75	\$ 20.00	\$ 6,300.00
2523.102	Asphalt Drive/Roadway Repair	LF	645	\$ 125.00	\$ 80,625.00	\$ 146.00	\$ 94,170.00	\$ 150.00	\$ 96,750.00
2523.103	Concrete Drive Repair	LF	135	\$ 200.00	\$ 27,000.00	\$ 150.00	\$ 20,250.00	\$ 98.00	\$ 13,230.00
MANHOLES									
2601.101	Std. 4'0" Manhole incl base, cone, riser, frame, & cover	EA	32	\$ 5,500.00	\$ 176,000.00	\$ 5,200.00	\$ 166,400.00	\$ 11,000.00	\$ 352,000.00
2601.102	Manhole additional Vertical Feet	VF	129.00	\$ 250.00	\$ 32,250.00	\$ 131.25	\$ 16,931.25	\$ 1,190.00	\$ 153,510.00
2601.103	Outside Drop, all DIP Fittings, DIP, concrete, & matl.	EA	2	\$ 7,500.00	\$ 15,000.00	\$ 7,355.00	\$ 14,710.00	\$ 12,000.00	\$ 24,000.00
SANITARY SEWER FORCE MAIN									
2732.101	Air Release Valve & Manhole	EA	1	\$ 6,500.00	\$ 6,500.00	\$ 8,130.50	\$ 8,130.50	\$ 17,600.00	\$ 17,600.00
2732.101a	Air Release Valve & Box	EA	1	\$ 4,500.00	\$ 4,500.00	\$ 7,000.00	\$ 7,000.00	\$ 7,800.00	\$ 7,800.00
2732.102	4" Dia. PVC Force Main	LF	5,000	\$ 35.00	\$ 175,000.00	\$ 42.30	\$ 211,500.00	\$ 57.00	\$ 285,000.00
2732.103	4" Dia. DIP Force Main	LF	520	\$ 135.00	\$ 70,200.00	\$ 126.00	\$ 65,520.00	\$ 150.00	\$ 78,000.00
SANITARY SEWER									
2736.101	8" Dia. PVC Pipe Gravity Sewer Const. 0' to 6.0' Cut	LF	620	\$ 65.00	\$ 40,300.00	\$ 44.00	\$ 27,280.00	\$ 76.00	\$ 47,120.00
2736.102	8" Dia. PVC Pipe Gravity Sewer Const. 6.1' to 8' Cut	LF	1,993	\$ 65.00	\$ 129,545.00	\$ 52.50	\$ 104,632.50	\$ 84.00	\$ 167,412.00
2736.103	8" Dia. PVC Pipe Gravity Sewer Const. 8.1' to 10' Cut	LF	1,389	\$ 65.00	\$ 90,285.00	\$ 71.50	\$ 99,313.50	\$ 91.00	\$ 126,399.00
2736.104	8" Dia. PVC Pipe Gravity Sewer Const. 10.1' to 12' Cut	LF	682	\$ 65.00	\$ 44,330.00	\$ 82.50	\$ 56,265.00	\$ 99.00	\$ 67,518.00
2736.105	8" Dia. PVC Pipe Gravity Sewer Const. 12.1' to 14' Cut	LF	268	\$ 85.00	\$ 22,780.00	\$ 82.50	\$ 22,110.00	\$ 134.00	\$ 35,912.00
2736.106	8" Dia. PVC Pipe Gravity Sewer Const. 14.1' to 16' Cut	LF	139	\$ 115.00	\$ 15,985.00	\$ 101.00	\$ 14,039.00	\$ 168.00	\$ 23,352.00
2736.107	8" Dia. PVC Pipe Gravity Sewer Const. 16.1' to 18' Cut	LF	30	\$ 200.00	\$ 6,000.00	\$ 119.50	\$ 3,585.00	\$ 238.00	\$ 7,140.00
2736.108	8" Dia. DIP Gravity Sewer Const. 0' to 6' Cut	LF	194	\$ 140.00	\$ 27,160.00	\$ 77.00	\$ 14,938.00	\$ 125.00	\$ 24,250.00
2736.109	8" Dia. DIP Gravity Sewer Const. 6.1' to 8' Cut	LF	343	\$ 140.00	\$ 48,020.00	\$ 90.00	\$ 30,870.00	\$ 132.00	\$ 45,276.00
2736.110	8" Dia. DIP Gravity Sewer Const. 8.1' to 10' Cut	LF	328	\$ 140.00	\$ 45,920.00	\$ 110.00	\$ 36,080.00	\$ 142.00	\$ 46,576.00
2736.111	8" Dia. DIP Gravity Sewer Const. 10.1' to 12' Cut	LF	163	\$ 140.00	\$ 22,820.00	\$ 130.00	\$ 21,190.00	\$ 155.00	\$ 25,265.00
2736.112	8" Dia. DIP Gravity Sewer Const. 12.1' to 14' Cut	LF	107	\$ 175.00	\$ 18,725.00	\$ 131.00	\$ 14,017.00	\$ 176.00	\$ 18,832.00
2736.113	8" Dia. DIP Gravity Sewer Const. 14.1' to 16' Cut	LF	57	\$ 185.00	\$ 10,545.00	\$ 134.00	\$ 7,638.00	\$ 211.00	\$ 12,027.00
2736.114	8" Dia. DIP Gravity Sewer Const. 16.1' to 18' Cut	LF	43	\$ 195.00	\$ 8,385.00	\$ 190.00	\$ 8,170.00	\$ 280.00	\$ 12,040.00
2736.115	8" Dia. DIP Gravity Sewer Const. 18.1' to 20' Cut	LF	80	\$ 205.00	\$ 16,400.00	\$ 180.00	\$ 15,840.00	\$ 488.00	\$ 42,944.00
2736.116	Minor Creek Crossing - Complete	LF	80	\$ 500.00	\$ 40,000.00	\$ 750.00	\$ 60,000.00	\$ 400.00	\$ 32,000.00
2736.117	House Connection	EA	42	\$ 1,000.00	\$ 42,000.00	\$ 3,300.00	\$ 138,600.00	\$ 795.00	\$ 33,390.00
2736.118	Service Lateral	LF	5,200	\$ 15.00	\$ 78,000.00	\$ 28.50	\$ 148,200.00	\$ 42.00	\$ 218,400.00
2736.119	Cleanouts	EA	92	\$ 250.00	\$ 23,000.00	\$ 200.00	\$ 18,400.00	\$ 720.00	\$ 66,240.00
2736.120	Septic Tank Demolition	EA	42	\$ 2,500.00	\$ 105,000.00	\$ 3,155.00	\$ 132,510.00	\$ 3,300.00	\$ 138,600.00
11311.000	Sewer Pump Station w/Submersible Pump -Complete	LS	1	\$ 375,000.00	\$ 375,000.00	\$ 705,000.00	\$ 705,000.00	\$ 781,000.00	\$ 781,000.00
EXTRA WORK, IF AUTHORIZED BY THE OWNER									
2225.101	Additional Crushed Stone Bedding	CY	200	\$ 65.00	\$ 13,000.00	\$ 73.50	\$ 14,700.00	\$ 65.00	\$ 13,000.00
				\$2,180,040.00		\$3,132,673.50		\$3,175,883.00	
				\$13,000.00		\$14,700.00		\$13,000.00	
				\$2,193,040.00		\$3,147,373.50		\$3,188,883.00	

Engineer's Statement: I hereby state that to the best of my knowledge and belief, the above quote amounts are correct and reflect the amounts presented to the McDuffie County BOC on Tuesday, August 22, 2023 at 11:00 AM.

PRECISION PLANNING, INC.

Bill Crowder, P.E., Project Manager

Brian P. Kemp
Governor



Christopher Nunn
Commissioner

August 30, 2023

The Honorable Charles G. Newton, IV
Chairman, McDuffie County
210 Railroad Street
Thomson, GA 30824

Re: CDBG 19b-y-094-1-6077
Contractor Clearance

Dear Chairman Newton:

This is to acknowledge that on August 30, 2023, the Department of Community Affairs verified that "Beam Site Prep, LLC" did not appear on the most recent US General Services Administration's "List of Parties excluded from Federal Procurement and Non-procurement Programs." Please note that this clearance does not mean the DCA is "approving" this contractor.

It is important to keep a copy of this letter in your Federal Labor Standards file for monitoring by DCA. Please note also that a "Notice of Contract Action" should be submitted to DCA whenever a public facility contract is awarded, or construction is initiated.

Sincerely,

A handwritten signature in blue ink that reads "Nina Abbas".

Nina Abbas
CDBG Federal Compliance and Reporting Consultant
Office of Community Development

cc: Malisa Thompson
Rhonda Gilbert



Reset

Georgia Department of Community Affairs
Office of Community Development
60 Executive Park South, NE
Atlanta, Georgia 30329-2231

Request for Clearance of Prime Contractor

McDuffie County

CDBG Recipient

Charles G. Newton, IV

Name

210 Railroad St

Address

19b-y-094-1-6077

Grant Number

Chairman

Title (Mayor/Commissioner)

Thomson, GA 30824

City, State, Zip

<i>Type of Work</i>	<i>Contractor Name and Address</i>	<i>Start Date</i>
Sewer Improvements	Beam Site Prep, LLC 1456 Edgefield Road North Augusta, SC 29860	10/01/2023

Submitted by:

Rhonda Gilbert Digitally signed by Rhonda Gilbert
Date: 2023.08.29 12:35:38 -04'00'

Signature and Date

Cleared by DCA Staff:

Users, Nina Abbas Digitally signed by Users, Nina
Abbas
Date: 2023.08.30 11:39:28 -04'00'

Signature and Date

CC Form To:

Rhonda Gilbert

Name

625 Piping Rock Pt

Address

Lawrenceville, GA 30043

City, State, Zip

gilbertassoc@outlook.com

E-Mail Address

FISCAL YEAR 2024 BUDGET POLICY

A. PURPOSE

The Board of Commissioners has approved this budgetary policy for organizations funded by the Board in preparing the 2024 Proposed Budget. The County Manager and the Finance Director shall implement and enforce this policy, unless otherwise directed by the Board of Commissioners.

B. BUDGET STRUCTURE

The County Budget for FY 2024 will be generally structured as follows:

1. Appropriations

- I. Personal Services (including salaries, wages & employee benefits – Line Items 51.XXXX)
- II. Operating Expenses (Line Items 52.XXXX – 53.XXXX)
- III. Operating Capital including equipment valued at \$1000 or more, but less than \$5000 (Line Items 54.XXXX)
- IV. Major Capital Outlays – Items over \$5000 (Line Items 54.XXXX)

(Note: Certain capital items and capital projects will be considered in the separate Capital Improvements Program (CIP) Budget and are typically funded with grant/loan funds or SPLOST dollars.)

2. Revenues (Line Items 31.XXXX – 39.XXXX)

C. GOAL/OBJECTIVES

The overall budgetary goal of the Board of Commissioners is to provide the citizens of McDuffie County an appropriate level of governmental services at the lowest possible cost. Only those programs and services, which provide necessary benefit to the public, should be continued. Programs and services offering marginal benefit shall be thoroughly examined for purposes of reduction or elimination.

Throughout the budgeting process, all organizational units shall consider efficiency and necessity as its primary objectives in proposing the funding of programs and services. Budget requests shall be completely and thoroughly justified in writing as further outlined below.

- All budget requests shall begin at a Zero Base.
- Supporting documentation shall be provided for all proposed expenditures above Zero.

The Board will only consider budget request that provide adequate supporting documentation. Any budget request which does not meet the above guidelines, is incomplete, or which contains

errors/inaccuracies may be returned to the originating department for further work, by direction of the Board of Commissioners.

D. PROCEDURE

I. Personal Services (Budget Request Schedule I)

1. The Schedule I details the cost of existing personnel salaries as of the current fiscal year and approved vacancies at entry level (i.e. salary plus any projected overtime). Emphasis should be placed on absolutely minimizing the budgeting/use of overtime. Further, any vacant positions which are not critically needed should be eliminated. (The Finance Department will provide for your review/use a partially completed Schedule I which will assist you in preparing your actual Personal Services Budget Requests).
2. Requests for additional staff positions will be scrutinized very thoroughly. Overtime should be carried forward to the Schedule II-A and additional staff positions should be carried forward to the Schedule II-B, providing justification for these needs.

II. Operating Expenses (Budget Request Schedules II-A and II-B)

1. Total operating expenses (to include personal services) for current programs and levels of service should be budgeted beginning at a Zero Base. Every individual line item must be specifically identified and thoroughly justified in writing on Schedule II-A, regardless of whether the requested amount is an increase, decrease, or no change from the previous year's budget.
2. Proposed New Programs or levels of service must be submitted on Schedule II-B, in order to give a thorough explanation of the program/service, as well as a complete compilation of cost. Because of this strict budgetary policy, requests for increased levels of service and "new" programs will be reviewed in great detail.

III. Operating Capital (Items of Equipment \$1000 or more but less than \$5000) (Budget Request Schedule III)

1. All requested capital expenditures will have to be individually justified, reviewed by the County Manager and approved by the Board of Commissioners.

IV. Major Capital Outlays – Items over \$5000 (Budget Request Schedule IV)

1. Any major capital requests (items over \$5000 will require separate additional authorization by the Board of Commissioners prior to final bid award or purchase (Schedule IV).

Note: While this policy allows for certain adjustments for irregular significant capital items because these costs vary widely from year to year, they will be considered as much as practicable into the overall departmental budget criteria. (Certain capital items/projects

will be considered separately and most often will require a special funding source such as SPLOST, etc.)

IMPORTANT TIP: You should completely fill out Schedule I, Schedule II-A, Schedule III and Schedule IV before completing the actual Budget Request_sheet(s). These and the other schedules are simply the detailed back-up for your overall Budget Request.

V. Revenues (Budget Request Schedule V)

1. Revenue projections should be based upon the most reliable current information available. If your department generates any type of revenue, you must submit a completed Schedule V, including every revenue item, a projected amount, etc. While it is a good budgeting practice to stay on the “conservative” side, known growth factors and past experience must be considered. Please do not budget revenue at a level you have not been able to achieve in the last few years. Proposed changes to the schedule of fees or user fees should be considered where appropriate to assist in paying for services and programs. The Board of Commissioners will make all final decisions in regard to increasing fees, but it is important that you bring any such proposals forward for their consideration.

E. BUDGET SCHEDULE

The formal budget preparation schedule/process for FY 2024 will be as follows:

June 20, 2023	Board Review and Approval of Proposed FY 2024 Budget Policy and Process
June 27, 2023	Budget Preparation Meeting for Constitutional Officers and Department Heads <ul style="list-style-type: none">- Additional information and forms will be provided
July 21, 2023	Budget requests due from constitutional officers and department heads and “other funded organizations” <ul style="list-style-type: none">- Any requests received after this date will be delinquent and may not be considered
July 24-28, 2023	County Manager and Finance Director schedule/conduct meetings with constitutional officers and department heads, as necessary
September 6, 2023 July 31, 2023	Preparation and presentation of a Tentative Budget by County Manager and Finance Director
October 4, 2023 September 6, 2023	Board of Commissioners budget work sessions <ul style="list-style-type: none">- Constitutional Officers, Department Heads, or other funded organizations to meet with Board of Commissioners as necessary- Copies of resulting Proposed Budget will be made available to the public
October 17, 2023	Public Hearing of FY 2024 Proposed Budget and Notice of Meeting to adopt budget

November 1,

2023~~October 17, 2023~~

January 1, 2024

Public Hearing of Final Proposed Budget and adoption of the FY 2024 Budget

FY 2024 Budget becomes effective

F. CONCLUSION

The earnest and cooperative effort of all involved in the budgeting process will help ensure the most cost-effective provision of needed services to the citizens of McDuffie County. Your sincere effort in following these guidelines and time frames is crucial to the process and will be appreciated.

Approved by the McDuffie County Board of Commissioners this 20th day of June 2022.

Chairman, McDuffie County Board of Commissioners

ATTEST:

County Clerk

McDuffie County Board of Assessors

Board of Assessors

Joseph J. Stadler, Chairman
David Holt, Assessor
Rep Edwards Whiddon, Assessor

Appraisal Staff

Jasmine Green, Chief Appraiser

McDuffie Board of Commissioners

September 1st 2023

210 Railroad St

Thomson, Ga 30823

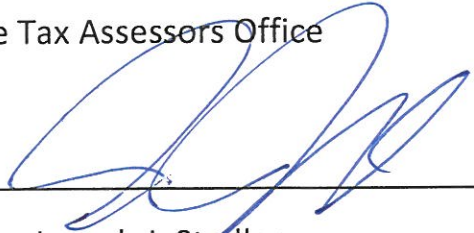
Ref: Appeal of 2022 DOAA Sales Ratio Study

Dear Board Members,

Please accept this letter as a recommendation to appeal the 2022 DOAA sales ratio study performed by Georgia Department of Audits & Accounts. The sales ratio study produced an overall ratio of 35.74, which we believe to be low for our county and will have a negative effect on the budget. We also would like the board to appoint the McDuffie County Tax assessors to represent McDuffie County in this matter.

Sincerely,

McDuffie Tax Assessors Office



Chairman, Joseph J. Stadler



210 Railroad Street-P.O. Box 697-Thomson, Ga 30824

Phone: 706-595-2128

Fax: 706-595-2129

TaxAssessors@Thomson-McDuffie.Gov



2022 SALES RATIO STUDY • AUGUST 9, 2023

McDuffie County

Georgia

Greg S. Griffin | State Auditor

Lee Thomas | Sales Ratio Division Director



DOAA

Georgia Department
of Audits & Accounts



DEPARTMENT OF AUDITS AND ACCOUNTS

SALES RATIO DIVISION

270 Washington Street, S.W.
Atlanta, Georgia 30334-8400

GREG S. GRIFFIN
STATE AUDITOR
(404) 656-2174

LEE THOMAS
DIRECTOR
(404) 656-0494

August 9, 2023

As required by Georgia Code 48-5-274, the State Auditor's office hereby delivers to each county and independent school system, the 2022 100% Statewide Equalized Adjusted School Property Tax Digest Report. These digests are subject to change resulting from hearings, arbitrations, or legal requirements. Also included with the report are the Statistical and Computation reports for each school system.

The digests were based on property transfers during 2022. These transfers were supplemented by appraisals. The values of these sales and appraisals were matched to assessments on the 2022 county tax digest.

Each county governing authority, each governing authority of a municipality having an independent school system and each local board of education will have a right, upon written request made within 30 days after receipt of the digest information, to refer the question of correctness of the current equalized adjusted school property tax digest of the local school system to:

Department of Audits and Accounts
Sales Ratio Division
Lee Thomas, Director
270 Washington Street, S.W.
Atlanta, GA 30334-8400

A hearing will be scheduled upon receipt of request. If you have any questions concerning your right for a hearing, please contact Lee Thomas, Director at (404)-656-0494.

If there are any adjustments made due to hearings or arbitrations, a finalized report will be delivered upon completion of all hearings and/or arbitrations. Any counties that have not requested a hearing should consider this their final report.



DEPARTMENT OF AUDITS AND ACCOUNTS

SALES RATIO DIVISION

2022 SALES RATIO STUDY

097 - MCDUFFIE COUNTY

COMPUTATION SHEET

1. STUDY DATA

NUMBER OF SAMPLES IN STUDY.....	155
OVERALL RATIO.....	35.74

2. ADJUSTED 100% DIGEST COMPUTATIONS

<u>PROPERTY CLASS</u>		<u>ASSESSMENT</u>		<u>RATIO</u>		<u>100% VALUE</u>
REAL PROPERTY	=	<u>550,385,010</u>	÷	<u>35.74 %</u>	=	<u>1,540,058,617</u>
PERSONAL PROPERTY	=	<u>135,950,723</u>	÷	<u>35.74 %</u>	=	<u>380,410,220</u>
CURRENT USE PROPERTY	=	<u>22,858,685</u>	÷	<u>40.00 %</u>	=	<u>57,146,713</u>
MOTOR VEHICLES	=	<u>8,924,858</u>	÷	<u>40.00 %</u>	=	<u>22,312,145</u>
100% VALUE FOR LOCALLY ASSESSED PROPERTY						<u>1,999,927,695</u>

3. 100% VALUE COMPUTATIONS

LOCALLY ASSESSED PROPERTY	<u>1,999,927,695</u>
PUBLIC UTILITY PROPERTY	<u>155,630,933</u>
TIMBER	<u>4,828,727</u>
QUALIFIED TIMBER PROPERTY	<u>0</u>
TOTAL 100% ADJUSTED COUNTY DIGEST	<u>2,160,387,355</u>



DEPARTMENT OF AUDITS AND ACCOUNTS

SALES RATIO DIVISION

2022 SALES RATIO STUDY

REVENUE STATISTICS REPORT

097-MCDUFFIE COUNTY

2022 DIGEST - RATIO ANALYSIS

CLASS	#SAMPLES	LCI	UCI	MEDIAN	AGGREGATE	COD	PRD
RESIDENTIAL	128	33.87	37.45	35.76	35.76	18.78	101.48
AGRICULTURAL	155	34.30	37.55	35.89	36.09	18.21	100.93
COMMERCIAL	19	30.03	40.74	35.60	36.72	15.60	97.48
INDUSTRIAL	19	30.03	40.74	35.60	36.72	15.60	97.48

PROPERTY CLASS RATIO CALCULATION

CLASS	2022 ASSESSMENTS	RATIO	M/A	PROJECTED DIGEST	% OF DIGEST
RESIDENTIAL	405,725,034	35.76	M	1,134,666,332	48.89%
AGRICULTURAL	130,836,771	35.89	M	364,557,251	15.76%
COMMERCIAL	126,776,839	35.60	M	356,152,384	15.28%
INDUSTRIAL	105,504,239	35.60	M	296,391,569	12.71%
PUBLIC UTILITY	60,931,131	40.00		152,327,828	7.34%
QUALIFIED TIMBER	154,208	0.00		0	0.02%
TOTAL	829,928,222	36.02		2,304,095,364	100.00%



DEPARTMENT OF AUDITS AND ACCOUNTS

SALES RATIO DIVISION

2022 SALES RATIO STUDY

097-MCDUFFIE COUNTY

PUBLIC UTILITY EQUALIZATION RATIO CALCULATION

CLASS	2022 ASSESSMENT	RATIO	M/A	PROJECTED DIGEST
RESIDENTIAL	397,732,988	35.76	M	1,112,315,467
AGRICULTURAL	130,836,771	35.89	M	364,557,251
COMMERCIAL	126,776,839	35.60	M	356,152,384
INDUSTRIAL	105,504,239	35.60	M	296,391,569
TOTAL	761,005,045	35.74		2,129,416,671



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Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
00856	HUGHES DAVID CARROLL 540 WEST HILL STREET LLC A GEORGIA	540 W HILL ST ST 0T060002000	11/14/22 0.34	727 509	COM IMP	\$ 203,305	\$ 79,199	38.96
00985	ADAMS LUCY BLOUNT	410 WESTVIEW DR 0T040060000	0.53		RES IMP	\$ 193,047	\$ 78,459	40.64
00145	MOSS SETEYAH MURRAY ALEXIS BRANTLEY AND CHAD BRANTLEY	202 CARROLL ST 0T260031000	03/11/22 0.54	716 512	RES IMP	\$ 184,161	\$ 41,161	22.35
00082	NASIM BANU INC ALIZA VENTURE LLC	1850 WASHINGTON RD 0T070003000	02/07/22 1.00	715 431	COM IMP	\$ 786,767	\$ 288,555	36.68
00306	MCNAIR JARVIS ALLEN GENNTREIAL	HOBBS MILL RD 00650173000	04/22/22 1.03	718 790	RES VAC	\$ 15,025	\$ 3,296	21.94
00437	JAMES M WALL SR ANTONIO JACKSON	435 MANASSAS DR 0042B036000	06/14/22 0.23	721 150	RES IMP	\$ 132,786	\$ 53,906	40.60
00495	JOHN C HAMMOCK AUSTIN RIVERS	1471 SCUFFLE RD 00400082000	07/07/22 1.89	722 109	RES IMP	\$ 65,834	\$ 30,759	46.72
00982	BARINOWSKI INVESTMENT COMPANY LLC	1440 SAMUELS DR 00500086000	2.09		COM IMP	\$ 294,704	\$ 113,145	38.39
00507	MORRIS JOSEPH A BARRETT AMANDA ASHLEY/HOCKETT	1285 MOOSE CLUB RD 00520070C00	06/17/22 1.29	721 318	RES IMP	\$ 248,388	\$ 90,057	36.26
00028	IDK HOMES INC BENJAMIN C BLASINGAME AND CARLEY A	3543 AUGUSTA HWY 00650200000~PARCEL A	01/18/22 29.93	714 315	AGR IMP	\$ 228,254	\$ 86,081	37.71
00563	CARPENTER JOSEPH CLAY BENJAMIN SUER	4154 AUGUSTA HWY 00730096000	07/28/22 1.56	722 908	COM IMP	\$ 137,089	\$ 46,529	33.94
00582	ANDERSON KAYE BERRY TARNISHA	319 APOLLO DR 0T220118000	08/09/22 0.33	723 343	RES IMP	\$ 94,049	\$ 46,253	49.18
00949	AJW TIMBERLANDS LLC BFI TIMBERLANDS LLC	GILES RD 00030007000	12/22/22 284.20	728 535	AGR VAC	\$ 317,307	\$ 133,378	42.03
00980	BINGHAM CHARLES JR & MURDELL	1305 HUNTLY CIR 0040E033000	0.34		RES IMP	\$ 134,227	\$ 53,204	39.64
00803	DAVIS ALTHEA BISHOP NATHANIEL	107 WEST ST 0T130049000~PART OF LOT 99,	10/20/22 0.39	726 411	RES IMP	\$ 59,849	\$ 18,676	31.20
00817	WILLIAMS ALONZO E BOOKER PATRICE	512 MICHAEL ST 0T320015000	10/14/22 0.36	726 717	RES IMP	\$ 194,938	\$ 67,644	34.70
00468	YELTON PROPERTIES LLC BOUTWELL DWAYNE ROBERT/JUSTIN ALLEN	PYLANT XING 00200096000~PARCEL H, I	06/29/22 13.19	721 701	AGR VAC	\$ 48,058	\$ 20,450	42.55
00272	MEYER JOHN F/KELLY C BRADISH CHAD/SHARON	2980 OLD WHITEOAK RD 00720004000	04/22/22 25.04	718 490	RES IMP	\$ 302,248	\$ 104,022	34.42
00450	BRYCE MCDANIEL AND SAMANTHA MCDANIEL BRANDI WYATT	201 WIRE RD 00310037000	06/14/22 4.77	721 125	RES IMP	\$ 208,292	\$ 64,896	31.16
00747	NUNNALLY LELIA P BRANDON FULBRIGHT RENTALS LLC	325 MANASSAS DR 0T330019000	09/30/22 0.32	725 598	RES IMP	\$ 64,124	\$ 28,298	44.13
00760	HARRIS RALPH BROWN DARRICK	800 MLK JR ST 0T120060000	09/24/22 0.47	725 958	RES VAC	\$ 4,751	\$ 2,256	47.48
00574	TDG HOLDINGS LLC BRYAN JOSHUA EDWARD	3066 ELLINGTON AIRLINE RD 0065B025000	08/09/22 0.70	723 290	RES IMP	\$ 106,874	\$ 27,917	26.12
00198	FORMANEK SHAWN M BSFR I OWNER I L P A DELAWARE LIMITED	1432 HUNTLY CIR 0040E072000	03/29/22 0.34	717 377	RES IMP	\$ 153,436	\$ 51,909	33.83
00213	KIM BIRT DAVIS BSFR I OWNER I L P A DELAWARE LIMITED	818 PINE LANE DR 0T330070000	03/30/22 0.90	717 525	RES IMP	\$ 167,239	\$ 51,485	30.79
00323	ARRINGTON ARRINGTON AND GUNN BUTLER DAINHEN J	RABUN RD 00340013EE0	05/06/22 10.00	719 28	RES VAC	\$ 26,979	\$ 13,011	48.23
00365	ROGELIO PEREZ ARAG'ON C N PROPERTIES LIMITED LLC	3966 RADFORD GAY RD 00790121C00	05/13/22 1.21	719 841	RES VAC	\$ 17,873	\$ 3,413	19.10
00420	BELL ANDREW J CAGLE PAUL C	3199 ROY REEVES RD 00440020A00	06/10/22 23.93	720 960	RES IMP	\$ 348,442	\$ 83,071	23.84
00861	SMITH STEVEN L CEDAR ROCK PLANTATION LLC	114 CARROLL ST 0T260032000	11/16/22 1.31	727 352	RES IMP	\$ 55,574	\$ 26,921	48.44
00802	SIERRA A KOORING CHASTINY N HILL	5872 GOETT RD 00750023D00	10/20/22 1.06	726 519	RES IMP	\$ 117,134	\$ 46,078	39.34



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00354	ARRINGTON ARRINGTON AND GUNN CHATMAN DEMETRIUS A	RABUN RD 00340013HHH	05/23/22 10.00	720 19	RES VAC	\$ 30,996	\$ 13,011	41.98
00874	HIGDON SIDNEY CHEELY DANIEL H	2217 MESENA RD 00200018000	11/23/22 6.80	727 595	RES IMP	\$ 256,412	\$ 77,804	30.34
00989	CITIZENS BANK	235 MAIN ST 0T140101000	0.85		COM IMP	\$ 570,061	\$ 232,229	40.74
00438	MICHAEL CODY ROLLINS COLE B HORTON AND ALLYSON L RACHELS	0D020005000	06/16/22 0.54	721 247	RES IMP	\$ 181,917	\$ 63,732	35.03
00246	EMILY SMITH COLLECTIVE PROPERTIES LLC	200 PINEDALE DR 0051B021000	03/23/22 0.92	717 845	RES IMP	\$ 51,411	\$ 27,816	54.11
00199	REDWORKS PROPERTIES LLC COLLINS THEDRICK	802 LESLIE ST 0T090069000	03/31/22 0.23	717 382	RES IMP	\$ 85,868	\$ 28,153	32.79
00282	HALE ARTHUR RANDOLPH COPAN LLC	2752 WRIGHTSBORO RD 00290031000	03/24/22 1.00	718 486	RES VAC	\$ 7,472	\$ 2,831	37.89
00896	HADDEN LORA COSBY JOHN K	E HILL ST 0T310003000	12/02/22 1.56	727 860	COM VAC	\$ 86,052	\$ 28,953	33.65
00990	COWART LAND & DEVELOPMENT LLC	222 MAIN ST 0T140109000	0.38		COM IMP	\$ 218,170	\$ 93,866	43.02
00073	JONES LEIGH GUNN CULPEPPER SARAH ISABEL	312 NORTH AVE 0T160049000	02/03/22 0.56	715 104	RES IMP	\$ 87,607	\$ 34,992	39.94
00418	MORRIS NANCY H CUSTODIO ELIZABETH LANUZA	311 GRIER CIR 0T040032000	06/08/22 0.41	720 814	RES IMP	\$ 143,911	\$ 40,385	28.06
00528	ADAM S WEATHERFORD AND MELISSA U DALE ROBERT BENSON AND ERIN ANNE	1616 MT PLEASANT RD 00320034100	07/15/22 2.13	722 494	RES IMP	\$ 333,447	\$ 97,539	29.25
00964	BOHLER JOSEPH TIMOTHY DAVIS JOHN	434 JOHNS RD 0T250011000	12/30/22 0.46	728 834	RES IMP	\$ 170,998	\$ 57,990	33.91
00295	BRIDGES MICHAEL RYAN DAVIS NICHOLAS/DAVIS SARAH	3855 COBBHAM RD 00500049000	04/25/22 1.79	718 570	RES IMP	\$ 204,336	\$ 76,646	37.51
00491	BEVERLY M YOUNG DEMETRIS FREEMAN AND MAHARI A	604 ELLINGTON AVE 0T220185000	07/13/22 0.65	722 113	RES IMP	\$ 59,849	\$ 20,595	34.41
00637	JENKINS CHRISTINE DUPREE DERECK C	2617 OAK VILLA RD 00510033W00	08/19/22 7.33	723 806	RES IMP	\$ 222,212	\$ 79,184	35.63
00868	SOUTHERN COMFORT LIVING LLC DUPREE LEE	1222 OLD SALEM RD 00420065A00	10/27/22 1.00	727 504	RES IMP	\$ 175,273	\$ 67,333	38.42
00329	ANTHONY BLACK CUCHENS AND EMILY EDEL SANTOS	5135 HWY 221 00830030A00	05/12/22 5.12	719 523	RES IMP	\$ 277,285	\$ 76,792	27.69
00318	WEISS HUNTER MURPHY EDRY KATHRYN A	4885 IRON HILL RD 00660058000	05/06/22 4.01	719 217	RES IMP	\$ 213,134	\$ 92,769	43.53
00129	WELLS ET AL KRISTA K EDWARDS (JTROS) JOSHUA A/EDWARDS	636 DOGWOOD DR 0T030046000~LT 5 BLK H SCT II	03/07/22 0.45	716 365	RES IMP	\$ 229,328	\$ 84,134	36.69
00746	ANDERSON SAMUEL DEWAYNE ELLIS JASON DAMIAN/CZOKA KAROLYN	2828 WRENS HWY 00430080000	09/30/22 1.00	725 586	RES IMP	\$ 21,375	\$ 7,993	37.39
00310	JONATHAN WOOTEN AND MICHELLE WOOTEN ELVIN DAVIS JR AND KRISTIE DAVIS JTWROS	1249 TANYARD CREEK DR 0019A008000	04/29/22 2.72	718 835	RES IMP	\$ 387,314	\$ 176,611	45.60
00102	MCDUFFIE RAZZOR PROPERTIES LLC EMBRY IRA L JR	514 DIXIE DR 0T320099000	01/21/22 0.96	715 654	RES IMP	\$ 182,019	\$ 51,457	28.27
00640	GEORGE GRIFFIN AND CYNTHIA J GRIFFIN ERIC DILLEY AND KELSEY BARRETT JTWROS	1390 CARL DR 0053C027000	08/18/22 2.97	723 942	RES IMP	\$ 226,573	\$ 79,062	34.89
00136	DURHAM ASHLEY CLARY FALLAW ROBERT E	BRENTWOOD DR 0051B100000	03/10/22 0.93	716 428	RES VAC	\$ 24,576	\$ 9,300	37.84
00224	KNOX ANDREW H/HOPKINS WILLIAM FLOYD DION/FLOYD KECIA	606 LEE ST 0T030027000	04/07/22 0.59	717 696	RES IMP	\$ 202,986	\$ 62,600	30.84
00769	PINKSTON MICHAEL E FOGARTY JOHN T	RANDALL HUNT RD 00640019A00	10/14/22 14.06	726 90	RES VAC	\$ 81,157	\$ 21,276	26.22
00847	MORGAN KATHLEEN INEZ FORD JUANELL E/FAGLIER BRAD	1443 OLD SALEM RD 00420031A00	11/09/22 3.86	727 104	RES IMP	\$ 320,622	\$ 103,090	32.15
00463	RIVERS J AUSTIN FUTCH HUNTER S/THOMPSON HANNAH K	2231 WRENS HWY 00430003000	06/27/22 2.03	721 586	RES IMP	\$ 197,204	\$ 69,458	35.22



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00273	OVALLE JR VICENTE GAETA RAUL	3918 RABUN RD 00340013G00	04/21/22 1.76	718 363	RES VAC	\$ 9,114	\$ 2,713	29.77
00281	KIMBREL FAMILY LLC GANPATI22 LLC	409 W HILL ST 0T150085000	04/22/22 1.15	718 365	COM IMP	\$ 214,665	\$ 52,263	24.35
00342	STORY TINA L GARCIA LUIS ANGEL	321 THOMAS AVE 0T040045000	05/16/22 0.68	719 719	RES IMP	\$ 160,424	\$ 55,549	34.63
00700	M S SWANN PROPERTIES LLC GAVIN FREDDIE	124 RAILROAD ST 0T31A016000	09/07/22 0.12	724 526	COM IMP	\$ 26,909	\$ 6,984	25.95
00439	HICKS JAMES R GEIMER MARTIN D/SUZANNE L	3588 WASHINGTON RD 00270001000	06/15/22 52.67	721 268	AGR IMP	\$ 472,968	\$ 173,406	36.66
00144	ARRINGTON ARRINGTON AND GUNN GIBSON TRAVISE	CLARK REESE RD 00340013O00	03/07/22 5.00	716 433	RES VAC	\$ 18,953	\$ 7,210	38.04
00321	REDWORKS PROPERTIES LLC GILES JOAN/GILES LAWRENCE J	406 WHITE OAK ST 0T230102000	05/09/22 0.27	719 85	RES IMP	\$ 86,101	\$ 20,976	24.36
00953	USRY DAVID R GOOD INVESTMENTS INC	WIRE RD 00540009A00	12/30/22 45.37	728 696	AGR VAC	\$ 103,937	\$ 36,018	34.65
00979	GRANT GREGORY H	465 HOWELL-YOUNG RD 00200004000	2.87		RES IMP	\$ 112,166	\$ 35,758	31.88
00876	MANN CAITLYN L GRANT MARY ELIZABETH	2771 DEER TRAIL RD 0028A046000	11/18/22 1.11	727 693	RES IMP	\$ 159,884	\$ 66,921	41.86
00784	POWELL FAYE S GREEN PAULA F	217 CHURCH ST 0T140083000	09/23/22 0.28	726 288	RES IMP	\$ 162,448	\$ 85,737	52.78
00843	TEBELCO INC GREENE RAY	MOOSE CLUB RD 00630033000-LT 1	11/11/22 6.83	727 175	AGR VAC	\$ 31,998	\$ 17,331	54.16
00070	LOGAN-TEAGUE SANDRA & GUERNSEY CYNTHIA M/HAROLD T	0 WRIGHTSBORO RD 00280025000-PARCEL A	02/01/22 15.67	715 233	RES VAC	\$ 70,761	\$ 31,974	45.19
00703	ARRINGTON ARRINGTON AND GUNN GUY DAVID STANLEY	CLARK REESE RD 00340013MM0	09/08/22 15.10	724 651	RES VAC	\$ 51,642	\$ 16,828	32.59
00555	CARTER KELLI MOONEY GVS HOLDING I LLC	1113 WASHINGTON RD 0T110016000-LOTS 125 & 126,	07/28/22 1.66	722 744	COM IMP	\$ 456,965	\$ 241,110	52.76
00829	VRK HOLDINGS IV LLC HAIDERMAHDI INC	1728 WASHINGTON RD 0T080010000	10/11/22 0.63	726 866	COM IMP	\$ 339,914	\$ 151,114	44.46
00983	HARPE WENDY & JIMMY	2069 STAGECOACH RD 00500116000	2.51		RES IMP	\$ 396,999	\$ 145,107	36.55
00366	ARRINGTON ARRINGTON AND GUNN HEARD CLARENCE D	CLARK REESE RD 00340013Q00-TRCT R	05/23/22 16.88	720 30	RES VAC	\$ 52,322	\$ 17,980	34.36
00267	HENRY JIMMIE M HENSON THEODORE B	1359 CEDAR CREEK DR 0051D004000	04/01/22 1.01	718 336	RES IMP	\$ 305,981	\$ 135,964	44.44
00994	HILDEBRAND JAMES J	129 JEANETTE ST 0T270014000	1.52		RES IMP	\$ 163,737	\$ 48,654	29.71
00010	WIMMER BRYAN K HOSKINSON MEREDETH/HOSKINSON RYAN	3579 CULBERTH RD 00650128A00-CONTAINING 6.20 ACRES,	01/06/22 6.20	714 40	RES IMP	\$ 363,530	\$ 171,078	47.06
00454	RAMSAY JOAN HOYT EDWARD DONALD	MARY RD 0036B065000	06/24/22 1.57	721 555	RES VAC	\$ 12,897	\$ 6,280	48.69
00943	RWW INVESTMENTS LLC HUTTON JEREMY/HUTTON LISA	324 CAMELLIA DR 0T030009000	12/09/22 0.30	728 279	RES IMP	\$ 173,563	\$ 55,280	31.85
00992	INLAND AMERICAN	201 JACKSON ST 0T150046000	1.78		COM IMP	\$ 708,442	\$ 217,566	30.71
00086	REDWORKS PROPERTIES LLC JAMD LLC	601 HILLCREST DR 0T250040000	02/11/22 0.30	715 363	RES IMP	\$ 71,072	\$ 17,199	24.20
00635	COBB AARON REESE JARVIS DANIEL	521 LAKE DR 0028B010000-LOT 39, BELLE MEADE	08/22/22 1.55	723 880	RES IMP	\$ 397,571	\$ 123,437	31.05
00699	JETT L MCCULLOUGH AND MARY LYNN JEFFERSON FELTON HARDEN AND MILDRED L	301 PIERCE AVE 0T140033A00	09/07/22 0.17	724 534	RES IMP	\$ 170,913	\$ 68,271	39.94
00677	REDFERN MICHAEL D JENKINS KENDRA	1078 OLD WASHINGTON RD 00400099000	08/31/22 0.36	724 336	RES IMP	\$ 96,614	\$ 25,029	25.91
00326	STORY-WHITTLE LARRY A JENNIFER R CONNOR AND MATTHEW R	635 DOGWOOD DR 0T030048000	05/05/22 0.32	718 956	RES IMP	\$ 193,523	\$ 80,040	41.36



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00195	MARK E PALMER JESSICA OLGUIN	226 TELEPHONE ST 0T090107000	03/23/22 0.73	716 960	RES IMP	\$ 158,907	\$ 50,122	31.54
00751	HOHLWEIN MICHAEL K JOHNSON JEFFERY/HILL TANISE	315 GLENN STOVALL DR 0T170013000	09/26/22 1.41	725 351	RES IMP	\$ 178,693	\$ 48,855	27.34
00889	CULPEPPER NATHANIEL JR JOSEPH D PRICE SR AND PATRICIA A PRICE	621 HUNTER ST 0T220037000	11/29/22 0.25	727 739	RES IMP	\$ 64,124	\$ 30,870	48.14
00993	KENNEDY PATRICIA J	343 KING ST 0T180014000	0.55		RES IMP	\$ 98,030	\$ 36,389	37.12
00908	MCGAHEE DONNA L KINSEY LEROY	651 BEULAH LN-134TH 0T060042000~9	11/30/22 0.32	727 778	RES IMP	\$ 153,899	\$ 71,840	46.68
00642	WHITE KALYN M KRAWCZUK TOMASZ B	1032 MILLBROOK WAY 0031C006000	08/17/22 0.28	723 743	RES IMP	\$ 243,673	\$ 111,842	45.90
00716	RUSH LINDSAY LAND (JTROS) SUSAN/LAND (JTROS) PARKER	2818 WRENS HWY 00430081000	09/16/22 0.26	724 984	RES IMP	\$ 106,874	\$ 26,937	25.20
00280	WHITFIELD BARRY G LANKALA SUCHITHPAL REDDY	207 HILL ST 0T240039000	04/22/22 0.37	718 430	COM IMP	\$ 100,177	\$ 34,364	34.30
00863	COWART LAND AND DEVELOPMENT LLC MARCUM JOHN	933 KENNEDY CIR 0T010019000	11/22/22 0.28	727 522	RES IMP	\$ 110,294	\$ 30,377	27.54
00778	HOLBROOK ALLEN MCKINZIE GLORIA JEAN/MCKINZIE LARRY	3082 QUAIL FARM RD 00440027000	10/14/22 4.84	726 145	RES IMP	\$ 294,972	\$ 90,909	30.82
00987	MENDOZA GUSTAVO	1068 WASHINGTON RD 0T110006000	1.07		COM IMP	\$ 460,998	\$ 179,075	38.85
00410	RODRECIUS D MOSS MICHAEL L BAILEY	457 LIBERTY ST 0063B050000	06/01/22 0.54	720 396	RES IMP	\$ 213,879	\$ 76,740	35.88
00325	GEORGE W HAYES MICHAEL MATTHEWS AND CLAIRISSA MILLER	5799 GOETT RD 00750016K00	05/04/22 7.00	718 976	RES IMP	\$ 394,509	\$ 161,084	40.83
00430	GAIL M DRESSER SHEPPARD AND MILTON A MICHAEL R HAWKES AND KELLIE HAWKES	234 BRENTWOOD DR 0051B061000	06/08/22 0.91	720 892	RES IMP	\$ 183,270	\$ 46,791	25.53
00764	FROST TULLY MICHAEL T CUMMINGS AND MAURIE WEST	201 PYLANT CROSSING 00200082B00	10/07/22 5.02	725 980	RES IMP	\$ 401,846	\$ 131,403	32.70
00222	WEST TASSIE KAY MILLS CONSTRUCTION REMODELING INC	1145 DAVIS CIR 00630121000	04/06/22 3.23	717 692	RES IMP	\$ 18,469	\$ 9,788	53.00
00229	MARSHALL ANNIE R MOORE SHOLONDA/MOORE ALFONZO	RADFORD-CULBERTH RD 00650205000	04/14/22 2.39	718 177	RES VAC	\$ 6,419	\$ 3,637	56.66
00270	BETANCUR AUTUMN TAYLOR MORRIS CHERI D/CRAY TAYLOR O	616 TEMPLE RD 00520034G00~LOT 6, 9.63 ACRES,	04/14/22 9.63	718 308	RES VAC	\$ 55,021	\$ 16,000	29.08
00147	BEGGS KEITH N MORRIS EVERETTE EUGENE	751 COBBHAM RD 00400090000~PARCEL B	03/15/22 0.32	716 578	COM IMP	\$ 82,432	\$ 24,752	30.03
00375	REDFERN MICHAEL MOSIER WILLIAM R	113 KENNEDY CT 0T110032000	05/31/22 0.34	720 268	RES IMP	\$ 96,708	\$ 32,421	33.52
00749	HUGHES WILLIAM VAN MOSS VIRGIL/MOSS MALISHA	501 ELLINGTON AVE 0T220110000	10/04/22 0.40	725 566	RES IMP	\$ 101,060	\$ 30,650	30.33
00392	HOBBS ALLEN MYRICK AUDREY MAE/MYRICK TERRY	HAPPY VALLEY RD 00340022D00	03/29/22 22.19	720 224	AGR VAC	\$ 50,111	\$ 21,211	42.33
00991	NEAL THOMAS J JR	219 W HENDRICKS ST 0T150040000	1.06		COM IMP	\$ 248,597	\$ 66,472	26.74
00467	DONALD LEE BRIGGS JR AND MICHELLE R NICHOLAS DAVID WILDER AND KATELYN	1893 FOLLY LAKE DR 00500058A00	06/29/22 5.96	721 731	RES IMP	\$ 521,181	\$ 187,793	36.03
00988	O'QUINN SHAUN	492 MAIN ST 0T120100000	0.54		COM IMP	\$ 255,822	\$ 91,063	35.60
00487	SHEPERD JAMES G OLIN VIRGIL COWART	5020 WHITEOAK RD 00690022000	07/01/22 2.00	721 824	RES IMP	\$ 305,232	\$ 135,742	44.47
00864	BURTON JASPER B PADILLA JEFFERY/PADILLA SADIA	1665 WRIGHTSBORO RD 00290063B00	11/08/22 8.24	727 360	RES IMP	\$ 427,410	\$ 172,773	40.42
00970	SHUMAN FRANCINE L PEACHY FAB PROPERTIES LLC	517 SHADOWMOOR CIR 0T170042000	12/12/22 0.28	729 137	RES IMP	\$ 119,271	\$ 60,270	50.53
00812	BUTT LARRY S AND JANE V PHILLIP YOUNG	AUGUSTA HWY 00790004000	10/17/22 1.00	726 408	RES VAC	\$ 14,535	\$ 2,831	19.48



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00370	BRADSHAW JR DELMAR BRINKLEY PILGRIM RANDALL E/PILGRIM SONYA E	315 TOM WATSON WAY 0T140027000	05/27/22 0.43	720 99	RES IMP	\$ 233,831	\$ 70,760	30.26
00302	MASTERS RICHARD L PILGRIM SANDRA H/PILGRIM PHIL G	2832 DEER TRAIL RD 0028A026000	05/04/22 0.67	718 919	RES IMP	\$ 283,787	\$ 114,198	40.24
00424	ARRINGTON ARRINGTON AND GUNN PINSON III WILLIE C/PINSON JR WILLIE C	RABUN RD 00340013FF0	06/10/22 10.00	720 949	RES VAC	\$ 26,133	\$ 13,011	49.79
00648	MCCLURE LAWRENCE POWELL JR DALLAS ARNOLD	JEAN RD 0069A014000	08/30/22 5.07	724 253	RES VAC	\$ 51,300	\$ 12,168	23.72
00383	NEW CHRISTOPHER M PURVIS BRENT MITCHELL	5924 GOETT RD 00750023E00	05/16/22 1.00	720 338	RES IMP	\$ 204,986	\$ 84,874	41.40
00645	TABOR CASEY LANCE QUEZADA GABRIELA	1533 MT PLEASANT 00320047A00	08/18/22 1.19	723 790	RES IMP	\$ 170,998	\$ 52,291	30.58
00771	DEARSTONE JANET H RABUN NICOLE CATHERINE/RABUN	410 LANGHAM ST 0T170022000	09/30/22 0.36	726 230	RES IMP	\$ 138,509	\$ 47,302	34.15
00101	SCOTT SANDRA RAMSEY RASHEEDA W	1429 TAYARD CREEK DR 0019A027000	02/17/22 2.61	715 741	RES VAC	\$ 65,425	\$ 26,000	39.74
00121	NEAL LINTON RAN HOLDINGS LLC	501 MOUNT PLEASANT RD 0T060072000~PARCEL B, C	02/28/22 0.26	716 178	COM IMP	\$ 165,920	\$ 68,389	41.22
00412	HECKER TROY W REEVES CRYSTAL A/REEVES BRANDON N	2701 ELLINGTON AIRLINE RD 00640094F00	06/08/22 1.47	720 873	RES IMP	\$ 253,087	\$ 94,257	37.24
00981	REID JESSICA N	417 LOVELACE DR 0042B041000	0.30		RES IMP	\$ 103,479	\$ 44,515	43.02
00244	ROBINSON-EL MISTY REYNOLDS CHRISTOPHER A	550 SHADOWMOOR CIR 0T180045000	03/17/22 3.00	718 68	RES IMP	\$ 153,058	\$ 46,641	30.47
00057	JENKINS NANCY M RIDER HENRY R/RIDER SANDRA D	653 CHESTNUT DR 0T020007000	01/31/22 0.44	714 808	RES IMP	\$ 197,118	\$ 56,600	28.71
00748	COOTE RAMON D AND STACIE M ROBERT TRAWICK JR AND SHANNON Y	1038 E PINE VALLEY DR NW 0019A041000	09/29/22 4.50	725 489	RES VAC	\$ 58,139	\$ 26,000	44.72
00724	CALLAWAY GARY L AND VICKI W ROBERT WHITACRE AND MELISSA WHITACRE	1379 CEDAR CREEK DR NE 0051D005000	09/23/22 1.04	725 307	RES IMP	\$ 354,822	\$ 119,457	33.67
00984	ROBINSON BOBBIE M	447 LAKEWOOD DR 0051C064000	1.98		RES IMP	\$ 317,288	\$ 84,300	26.57
00363	REEVES CRYSTAL A ROSALES ALEXANDRA	184 ANNE DR 0D020006000	05/20/22 0.49	719 863	RES IMP	\$ 173,608	\$ 63,492	36.57
00194	WHITAKER ET AL ELIZABETH M SCHNELLMANN JEANETTE ANN	655 CHESTNUT DR~LOT 10 0T030103000~BLOCK L	03/25/22 0.41	716 990	RES IMP	\$ 205,290	\$ 75,602	36.83
00384	DAVIS KELLY V & SETH ABNER AND MICHELLE ABNER	1023 MILLBROOK WAY 0031C003000	05/27/22 0.28	720 138	RES IMP	\$ 282,362	\$ 130,487	46.21
00620	BARNES II RUSSELL E SMITH FRANKE LEANNE	703 JACKSON ST 0T250079000~LOT 1 BLK K JOHNSON &	08/15/22 0.39	723 835	RES IMP	\$ 94,049	\$ 25,350	26.95
00775	THORNTON LOIS S SUNSET AUTO SALES AND CLASSICS INC	143 TELEPHONE ST 0T090031000	10/14/22 0.84	726 202	RES IMP	\$ 111,149	\$ 48,589	43.72
00886	HAND JAMES E AND SANDRA L SUSAN LOSCHIAVO	ROUSSEAU CREEK 0047A071000	12/05/22 0.60	727 971	RES VAC	\$ 42,750	\$ 20,000	46.78
00854	GEORGE H COSBY SR AND AMY B COSBY TANNER JOSEPH BRUYNINCKX	2695 MCLEROY DR 00510028A00	11/10/22 9.56	727 234	RES IMP	\$ 206,908	\$ 65,972	31.88
00919	BLEVINS ROBERT L JR TENIQUA C HAMPTON	367 WHITEOAK EST CIR 00630072000	12/08/22 1.01	728 98	RES IMP	\$ 145,263	\$ 48,133	33.14
00093	KRISTA K WELLS TERRY A WINTER	621 DOGWOOD DR 0T030053000	02/14/22 0.32	715 550	RES IMP	\$ 215,095	\$ 65,494	30.45
00174	HILLENBRAND JR RONALD W TRAN MAI/GRINDLINGER ERICK	3925 HORSHAM TRL 0073A019000~LOT 19, DEERFIELD, PH 2	03/11/22 5.65	716 829	RES IMP	\$ 483,540	\$ 181,561	37.55
00715	OPM PROPERTY INVESTMENTS TURNER RICHARD MATTHEW	727 HILLCREST 0T260062000	09/16/22 0.41	725 51	RES IMP	\$ 123,119	\$ 30,217	24.54
00907	MORGAN DREW WADE WILLIAM MICHAEL/JUDY LOWE	1224 STURKEY LN~133RD 00630140000~PARCEL B	12/07/22 14.84	727 989	AGR VAC	\$ 103,993	\$ 30,908	29.72
00373	CHOICE ONE HOMEBUILDERS INC WALKER GARY C	1311 MOOSE CLUB RD 00520070E00	05/27/22 1.29	720 122	RES IMP	\$ 251,391	\$ 106,559	42.39



2022 Sales Ratio Study

097 - MCDUFFIE COUNTY

Sample	Seller Purchaser / Owner	Street~Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
00986	WAREHOUSE HOME FURNISHINGS	672 WASHINGTON RD 0T110005A00	0.89		COM IMP	\$ 705,264	\$ 210,727	29.88
00251	BRUNSON WAHLDEAN M WELLS JR THOMAS A	306 THOMAS AVE 0T040013000	04/15/22 0.31	718 153	RES IMP	\$ 146,595	\$ 55,342	37.75
00336	JOHNSON BLAINE P WHITE ROCK HOLDINGS LLC	1363 MESENA RD 00310028000	05/13/22 0.88	719 283	RES IMP	\$ 62,556	\$ 36,562	58.45
00669	HAMILTON EARVIN S WILEY ED	529 OLD WASHINGTON RD 0T280013000	08/24/22 0.49	724 25	RES IMP	\$ 128,249	\$ 31,052	24.21
00738	LOKEY DALE A WILLIAMSON LORI NANNETTE/BUXTON	3551 MCCORKLE DR 00730071F00	10/04/22 2.00	725 696	RES IMP	\$ 126,539	\$ 50,565	39.96
00599	HARRIS PATRICIA A WILLIFORD JORDAN E	366 MAY RD 00430088000	08/05/22 1.51	723 138	RES IMP	\$ 119,699	\$ 42,959	35.89
00038	PILGRIM RANDALL E/SONYA E WILSON WOOD HEMPHILL JR	6011 LINCOLN TON HWY 0036A029B00	01/24/22 4.03	714 586	RES IMP	\$ 260,090	\$ 64,958	24.98
00077	STRAWSER TERRY WOOD PATRICK	603 DOGWOOD DR 0T030057000	02/04/22 0.39	715 68	RES IMP	\$ 199,385	\$ 86,885	43.58
00493	PINKSTON WILLIE WRIGHT RANDY LEON	774 HOLT ST 0T350139000	07/11/22 0.65	722 62	RES IMP	\$ 102,599	\$ 49,029	47.79
00675	REESE CHARLES RANDALL WRIGHT THOMAS GENE	417 WHITEOAK ST 0T230099000	08/26/22 0.34	724 224	RES IMP	\$ 77,804	\$ 24,249	31.17

* Adjusted as necessary for items such as: standing timber, personal property, intangibles, time, etc.

AY2022-R/A/C/I Internal Sales Ratio
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PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
00080019				K&C PARTNERSHIP	04/09/2021	490,000	10.00	0.2983
A	1	FM	000001	HICKMAN CHRISTOPHER BRIAN & ERIN	700 946	146,184		
00100014				DELSASSO GERALD & DELASSO	02/05/2021	29,000	6.80	0.4345
R	4	LM	000001	DAVIS TERRENCE & DAVIS JOSELYNN	697 916	12,600		
00120014A00				WHITAKER CRYSTAL D & HELMLY	12/20/2021	240,000	7.90	0.3911
R	1	FM		HALL AARON COLBY	712 847	93,875		
00140001				I N A DEVELOPMENT INC	12/01/2021	84,500	36.52	0.3676
R	4	LR		KING KEVIN TODD & KING AMBER	711 934	31,065		
00140001B00				ANTOPOLSKY I N	10/21/2021	69,686	30.97	0.3549
R	5	LM		BAKER ANDREW C & BAKER	710 299	24,731		
00140003A00				B.E.C. CUSTOM HOMES &	04/27/2021	646,968	2.61	0.3158
V	1	FM	000001	HENRY VANCE J & HENRY KHRISTA	701 420	204,338		
00160025A00				ZELLER MATTHEW JOSEPH	12/17/2021	193,000	2.00	0.3672
R	1	FM		COOK BRIAN GRANT	712 948	70,866		
00170006				HICKMAN ERIN BANGS	04/09/2021	312,500	50.00	0.4000
V	1	LR	000001	MCCORKLE PAUL W	700 447	125,000		
00190021K00				MCCOY BILLY WAYNE & APRIL	09/24/2021	12,000	1.75	0.4477
R	4	FM		LANDERS JIMMIE L	708 476	5,372		
00190021Q00				MCCOY BILLY WAYNE & APRIL	09/24/2021	31,000	1.83	0.2985
R	1	FM		LANDERS JIMMIE L	708 475	9,255		
0019A003				FRANKLIN SCOTT A & REGINA L	01/11/2021	347,900	2.15	0.4490
R	1	FM	000001	MCCOY RICHARD WALTER	696 653	156,197		
0019A010				LOCAL HOMES LLC	05/20/2021	435,000	2.89	0.4126
R	1	FM		BAILEY ORAWAN	703 218	179,463		
0019A024				SMITH JAMES KING JR & CYNTHIA	03/29/2021	46,900	3.19	0.4158
R	4	LM	000001	LOZIER TOMMY & LOZIER DIANE	700 47	19,500		
0019A026				MUSOKE DAMALIE N	06/23/2021	452,000	2.93	0.4152
R	1	FM		PATEL JANAKBHAI C	704 362	187,672		
0019A037				MCNEILL JOHN T JR	01/19/2021	36,300	1.75	0.3306
R	4	LM	000001	CRAWFORD JOEL D	697 182	12,000		
0019A040				SHOUSE GEORGE	02/22/2021	85,000	4.04	0.3059
R	4	LM	000001	MARIN DAVID & MARIN TERRI MOCK	698 804	26,000		
0019A055				MCNEILL JOHN T JR	08/04/2021	66,000	3.85	0.3939
R	4	LM		DANIEL JAMES F JR	706 82	26,000		
0019A056				GREENHEAD HOMES LLC	04/29/2021	457,700	3.45	0.4079
R	1	FM	000001	DANIELS JACQUELINE J & GREGORY	701 442	186,682		
0019A064				ROBERSON TREVOR ENRICO	05/20/2021	28,000	1.47	0.4286
R	4	LM		YEDIR ZUGASEN	703 82	12,000		
0019A065				MCNEILL JOHN T JR	09/08/2021	31,500	1.49	0.3810
R	4	LM		PLATTS REGINALD LEON & PLATTS	707 736	12,000		
00200055				REESE LAWANA	09/28/2021	35,000	2.46	0.4814
R	1	FM		MCCOY BILLY WAYNE & MCCOY APRIL	710 932	16,849		
00200086				H & G MCCUTCHEON ENTERPRISES	06/02/2021	142,800	56.68	0.3732
A	1	LR		FROST CECIL & FROST PATTY	703 592	53,289		

0020A022				POSS WILLIAM & JANET	09/24/2021	125,000	4.72	0.4222
R	1	FM		NAJAR JEAN PIERRE & NAJAR JOANNE	708 515	52,779		
00220029				BECKWORTH HAZEL P	10/08/2021	270,000	2.90	0.2375
R	1	FM		CROSBY DAVID EDWARD	709 776	64,131		
00270010				DASINGER BENJAMIN E & TESLA M	04/14/2021	400,000	9.84	0.2707
R	1	FM	000001	MAJOR KEITH E & AMANDA MARIKO	700 822	108,289		
00270018				SECRETARY OF HOUSING & URBAN	02/16/2021	250,500	5.18	0.3681
R	1	FM	000001	SMELTS ADAM L	698 331	92,214		
00270044				BRIDGES LEVON W & RHONDA A	06/23/2021	99,500	9.38	0.2247
A	4	LM		PARKHURST MICHAEL	704 385	22,353		
00270044A00				BRIDGES ROYCE E & BRIDGES LEVON	07/01/2021	514,900	12.38	0.1864
V	1	FM		LEISHMAN KEVIN W & LEISHMAN AMY	704 892	95,996		
00280041				FULLER BILLY D & FULLER LAURA M	06/10/2021	558,000	6.53	0.3226
R	1	FM		JOHNSON DODGE H & JOHNSON	703 934	180,000		
00280045				HICKS TERRI K	11/19/2021	324,000	3.53	0.3457
R	1	FM		MCALLISTER ROBERT E &	711 15	112,018		
00280048				TODD CHARLES & TODD HANNAH	10/29/2021	56,000	3.49	0.2318
R	4	LM	000001	POLYNICE DEBORAH L & POLYNICE	710 466	12,980		
00280048				BRANTLEY JOHNNY W JR	04/02/2021	35,000	3.49	0.3709
R	4	LM	000001	TODD CHARLES & TODD HANNAH	700 120	12,980		
00280058				MAHONEY RYAN M & HOLLY	04/30/2021	580,000	5.49	0.3832
R	1	FM		RHODES TINA M & RHODES STEVEN D	701 844	222,248		
00280072				KNOX FOUNDATION	02/09/2021	20,000	3.20	0.4340
R	4	LM	000001	LANGHAM VAN T JR & LANGHAM JULIE	698 188	8,680		
0028A052				HUDSON CHARLES P	06/28/2021	30,000	0.85	0.3967
R	3	LM		SWAN WILLIAM BRYANT JR & SWAN	704 600	11,900		
0028A082				PERKINS WILFRIED GLENN	01/06/2021	145,000	0.86	0.3820
R	1	FM	000001	COLVIN CASEY MARSHALL	697 626	55,391		
0028A089				TAYHAR PROPERTIES LLC	03/17/2021	295,000	0.69	0.3774
R	1	FM	000001	WINN JORDAN P & WINN OLIVIA L	699 611	111,336		
0028A102				JOHNSON TRACY SR & JOHNSON	06/11/2021	192,000	0.48	0.4068
R	1	FM		HEACOCK MEAGAN	704 132	78,097		
0028A114				FRANKLIN SCOTT ANTHONY &	11/01/2021	35,000	0.81	0.3240
R	3	LM		GOOLSBY ADDISON BURT II &	711 162	11,340		
0028B016				WORKMAN ARTHUR E JR & MABLE H	11/18/2021	23,000	1.33	0.3765
R	4	LM		LIEBSLY JOHN ERIC & LIEBSLY AMY	711 45	8,660		
0028C001				HANSEN GEORGE E	04/16/2021	380,000	1.99	0.3959
R	1	FM	000001	DEATON SEAN K & DEATON DONIE I	701 83	150,437		
0028C002				PAUL WARREN & MARIE Y	04/28/2021	22,000	1.11	0.3736
R	4	LM		GREENE ROGER & GREENE JEARLINE	701 899	8,220		
0028C020				MOHR CHRISTOPHER	12/13/2021	494,500	4.69	0.3716
R	1	FM		MILLER JOHN & MILLER BRANDI TEA	713 177	183,770		
00290006B00				WHEELER GLENN	03/05/2021	13,000	1.00	0.4000
R	4	LM	000001	FLOYD SHEILA KAYE	699 159	5,200		
00290036				WESTER DARRELL L	05/14/2021	162,500	0.93	0.2313
R	1	FM	000001	MONROE CARRIE & HOWARD JASON	702 456	37,590		
00290063A00				LANGHAM MARY B & BOSWELL	05/07/2021	47,000	8.24	0.4297
R	4	LM		CAMPBELL JOHN K & CAMPBELL	702 527	20,196		

00290089				STORY MELVIN J & ELLEN MARTIN	11/15/2021	85,000	0.83	0.6028
R	1	FM		STOCKTON KENNETH & TOWANDA	711 576	51,236		
0029A093				CUMMINGS HOSEY LEE	06/17/2021	6,000	0.60	0.4000
R	3	LM		MOSS CYNTHIA & BENJAMIN JANICE	704 234	2,400		
0029B050				MOSS JEFFREY & MOSS CONNIE	10/07/2021	5,000	0.50	0.4000
R	3	LM		BELTON TRACY & BELTON	709 125	2,000		
0029B055				HUDSON FRANCES E	05/12/2021	5,000	0.50	0.4000
R	3	LM		CODY DAMION DANZEL	702 432	2,000		
00310059				HARPER RONALD W	12/22/2021	35,000	1.70	0.1358
R	4	LM		OVERTON FRANK L & OVERTON	713 238	4,753		
0031A002				POWELL JOSHUA HARLEN	12/13/2021	183,600	0.55	0.3690
R	1	FM		HAYES AILEEN M & GREEN SHARON L	712 415	67,747		
0031A026				EVANS DONALD C & DARLENE J	04/01/2021	70,000	2.02	0.3777
R	1	FM	000001	RUMBAUT JOSE A	700 101	26,441		
00320056D00				SMITH LEFITTA	04/16/2021	78,000	1.00	0.2566
R	1	FM	000001	MCELRATH'S PERSONAL TOUCH CARE	700 928	20,011		
00320066B00				ALLEN JERODUS SR	05/18/2021	7,500	1.00	0.3775
R	4	LM		BEALL LAKAYERA T	702 628	2,831		
00330008				BURCH LINDSEY T	09/08/2021	160,000	2.00	0.2911
R	1	FM		MELSON KIMBERLY CAROL	708 314	46,583		
0033A005				ARNOLD EDWARD DANIEL	04/13/2021	12,000	2.29	0.4010
R	4	LM	000001	HENDERSON MARVIN W JR & KRYSTAL	700 682	4,812		
00340013				ARRINGTON ARRINGTON & GUNN	07/16/2021	37,928	17.24	0.4806
R	4	LM		ADAWAY LARRY	705 268	18,230		
00340013W00				MIDDLE GEORGIA MANAGEMENT	05/13/2021	259,900	5.93	0.3998
R	1	FM	000001	LIFSEY JAMES D	705 388	103,902		
00340014				USRY ANTHONY BLAKE	02/26/2021	127,900	2.38	0.3642
R	1	FM	000001	DAVIS LANCE JOSEPH & DAVIS	699 816	46,584		
0036A004				KNIGHT AMOS L & DONNA	11/22/2021	173,000	1.00	0.2504
R	1	FM		WROBLEWSKI TAMMY	711 840	43,326		
0036A031				ARRINGTON MAX & ARRINGTON ROBIN	04/02/2021	74,424	0.92	0.3637
R	1	FM	000001	INGLE ALLEN V	700 287	27,070		
0036A052				WILKINSON W KEITH & ADSIT KAREN I	06/16/2021	4,600	0.46	0.4000
R	4	LM		EPPS ROBERT P	704 182	1,840		
0036B017				CALHOUN JASON	02/15/2021	6,000	0.70	0.4667
R	3	LM	000001	FOSKEY JAMES DEAN	698 365	2,800		
0036B047				LEJEUNE JEAN PAUL	12/07/2021	155,000	1.18	0.3454
R	1	FM		SMOTHERMAN APRIL RAE	714 451	53,536		
0036B063F00				DOLLAR CHARLES MICHAEL	08/06/2021	35,000	0.60	0.4814
R	1	FM		BEAULIEU JOSEPH R & PAULA M	706 304	16,850		
0036C058				LAZENBY JUDSON RICHARD	06/07/2021	139,750	2.00	0.3668
R	1	FM		DIXON BRANDON R & WILLIAMS	703 750	51,261		
00390035				POSTON LINDA T	08/26/2021	430,000	1.93	0.3696
R	1	FM		LAW JUDITH & LAW ERIN RAE JTWROS	707 42	158,932		
00390037				BLANKO EDWARD M	04/30/2021	197,200	2.20	0.4062
R	1	FM		EARL DAVID MADISON & EARL KAYLYN	703 52	80,106		
00400094B00				UNIVERSITY MCDUFFIE COUNTY	08/09/2021	206,500	29.47	0.4113
R	5	LM	GM007	FULLER GEORGE	706 595	84,929		

00400103				ADAMS MARVIN RAY ET AL	01/22/2021	118,000	19.41	0.3778
R	1	FM	000001	TIGER OAK GROUP LLC	697 431	44,582		
00400105				NORRIS ROY E ESTATE	06/04/2021	144,560	22.24	0.2656
R	4	LM		TIGER OAK GROUP LLC	703 698	38,394		
00400107				BIG DADDYS PROPERTY LLC	05/07/2021	90,000	18.21	0.3877
R	4	LM		WALL KEITH M	702 107	34,895		
00400107				BIG DADDY'S PROPERTY LLC	05/07/2021	90,000	18.21	0.3877
R	4	LM		WALL KEITH M & LAMPP DAVID	702 107	34,895		
0040A041				WILLIAMS GWENDOLYN GRISSOM	12/01/2021	10,000	0.51	0.3594
R	1	FM		WHITFIELD BARRY G SR	713 277	3,594		
0040E060				TUCKER LATONIA M	09/07/2021	137,500	0.34	0.4073
R	1	FM		RAYFORD TE'QUAYLA D	710 403	56,008		
0040F018				HERBERT HOMES INC	12/27/2021	192,900	0.47	0.3738
R	1	FM		BREWER ALICE LUE	713 139	72,109		
0040F019				HERBERT HOMES INC	12/30/2021	233,900	0.48	0.3207
R	1	FM	000001	OWENS HAYWOOD T	713 444	75,001		
0040F020				HERBERT HOMES INC	11/15/2021	226,900	0.48	0.3704
R	1	FM	000001	JONES COREY LEE	710 769	84,035		
0040F021				HERBERT HOMES INC	09/30/2021	200,450	0.47	0.3492
R	1	FM	000001	JOHNSON PAMELA D	708 675	69,996		
0040F022				HERBERT HOMES INC	12/30/2021	231,900	0.47	0.3721
R	1	FM	000001	CARAWAY DOUGLAS W & CARAWAY	713 480	86,298		
0040F023				HERBERT HOMES INC	12/20/2021	236,900	0.47	0.3948
R	1	FM	000001	JONES JOSHUA FRANKLIN	712 820	93,534		
0040F025				HERBERT HOMES INC	10/22/2021	223,900	0.47	0.3599
R	1	FM	000001	BULGER JOHN JR & ROCK JANICE A	709 737	80,582		
0040F026				HERBERT HOMES INC	10/29/2021	191,500	0.48	0.3765
R	1	FM	000001	TRIPP MIRANDA GWALTNEY	710 161	72,109		
0040F027				HERBERT HOMES INC	11/10/2021	192,900	0.45	0.3738
R	1	FM	000001	LEWIS MONNESHIA SHONTA	710 679	72,109		
0040F028				HERBERT HOMES INC	09/30/2021	228,900	0.49	0.3770
R	1	FM	000001	ROBERSON FELECIA	708 655	86,298		
0040F029				HERBERT HOMES INC	08/31/2021	224,000	0.50	0.4176
R	1	FM	000001	STORY CRYSTAL DAWN	707 280	93,534		
0040F030				HERBERT HOMES INC	08/27/2021	189,900	0.49	0.3797
R	1	FM	000001	DIXON SELETHA	707 119	72,109		
0040F031				HERBERT HOMES INC	08/19/2021	220,650	0.48	0.3809
R	1	FM	000001	REECE JOSHUA & HAYES EMILY	706 789	84,035		
0040F032				HERBERT HOMES INC	09/13/2021	199,800	0.48	0.3503
R	1	FM	000001	MOSS PHILISER L	707 918	69,996		
0040F034				HERBERT HOMES INC	08/31/2021	226,900	0.46	0.3803
R	1	FM	000001	DEAL BLAKE CAMERON & DEAL	707 208	86,298		
0040F035				HERBERT HOMES INC	07/30/2021	214,900	0.48	0.4528
R	1	FM	000001	POWELL JEREMY C & POWELL NANCY	705 830	97,314		
0040G024				PURVIS REALTY GROUP LLC	02/25/2021	129,000	0.54	0.5442
R	1	FM	000001	HOWARD DEZZERA S	698 991	70,199		
00410024				WHEELBARGER JANE & USRY LYLE	12/01/2021	82,551	28.13	0.4096
R	4	LM		CASSIDY DEVELOPMENT LLC	711 763	33,811		

00410024B00				WHEELBARGER JANE &	04/01/2021	11,008	3.18	0.4426
R	4	LM	000001	TAM JONATHAN MICHAEL	700 115	4,872		
00410027				WHEELBARGER HELEN JANE	12/01/2021	104,699	34.35	0.3996
R	4	LM		CASSIDY DEVELOPMENT LLC	711 755	41,838		
00410031				CHALKER ALAN K JR ET AL	12/16/2021	442,000	51.64	0.2040
A	1	FM		QUEST DEVELOPMENT HARLEM LLC	712 934	90,183		
00410031D00				QUEENSBOROUGH NATIONAL BANK	10/28/2021	77,000	5.64	0.4395
C	4	LM	GM007	SAVANNAH RIVER ROLL OFF LLC	710 87	33,840		
00410067				PALS 2019 LLC	11/30/2021	125,000	1.36	0.4042
C	1	FM	GM004	COLE CARLA R	711 919	50,520		
0042B018				VINSON CHANTELL	05/06/2021	90,000	0.27	0.4048
R	1	FM		RUSHTON RYAN M & WHEELER	701 959	36,432		
0042D024				ELAM JOHN W & CHERYL	04/09/2021	25,000	3.91	0.3964
R	4	LM	000001	NAVARRO CARLOS CARRILLO	701 290	9,910		
00430088C00				LOUIS CHARLOTTE	05/05/2021	50,000	2.05	0.4882
R	1	FM		ZUGASEN YEDIR	702 7	24,411		
00440002				ARRINGTON ELIZABETH RUSSELL	07/19/2021	22,605	4.85	0.5385
R	4	FM		PHILLIPS JOYCE MONTGOMERY &	709 660	12,173		
00440042				NEWTON DEE M & LOCKHART MARLA J	01/29/2021	345,000	11.07	0.5751
V	1	FM	000001	BRYANT MICHAEL & BRYANT LINDSEY	697 662	198,424		
00450027A00				SAXON ANTHONY G & SAXON PHYLLIS	05/19/2021	80,000	20.00	0.1648
R	4	LM		DYLAN FOSTER HANKAL	703 72	13,184		
0047A029				STEWART ROGER PHILIP & ELLODEE	11/05/2021	700,000	0.80	0.3508
R	1	FM		HALVORSEN ROBERT R & HALVORSEN	710 599	245,594		
0047A029				MATTHEWS W BRYAN & RHONDA E	07/28/2021	679,900	0.80	0.3612
R	1	FM		STEWART ROGER PHILIP & ELLODEE	705 987	245,594		
0047A039				HERBERT M B	04/26/2021	425,000	0.74	0.3177
R	1	FM	000001	HARRISON ALBERT J III	701 294	135,033		
0047A082				FITZGERALD DIANNE C	07/15/2021	120,000	0.70	0.4147
R	1	FM		SECORD MONROE G & SECORD	705 420	49,759		
0047A086				WOOD DWAYNE C & WOOD ANITA	12/15/2021	391,400	1.50	0.3910
R	1	FM		ANDERSON KENNETH L	712 650	153,039		
00490006				CARITHERS KATHY H & ROBERT H JR	08/05/2021	68,000	5.62	0.2812
R	1	FM		LANE ROBERT E & LANE ELAINE Z	706 124	19,121		
00490015				BRAMLETT EDITH FAYE & BRAMLETT	12/30/2021	518,000	11.04	0.1899
V	1	FM		TAYLOR TOMMY DOYLE JR &	713 551	98,356		
00490018A00				EDWARDS CARRIE R & JOSHUA A	07/30/2021	244,900	1.54	0.3071
R	1	FM		MCNAIR JAMES W & MCNAIR LESLIE N	706 422	75,202		
00500011				RHODES TINA M	04/28/2021	385,000	5.00	0.3130
R	1	FM		DALY CHRISTOPHER & DALY KAREN	701 968	120,502		
00500046				MOORE PATSY P	04/01/2021	260,000	18.84	0.3663
A	1	FM	000001	WESTER DARRELL L & WESTER	700 81	95,230		
00500048A00				BOHLER SIDNEY LEWIS	01/25/2021	55,000	14.00	0.2893
R	4	LM	000001	WODARZ JACOB D	697 945	15,914		
00500050				JOHNSON NICHOLAS WADE	07/19/2021	372,500	109.17	0.2520
A	5	LR		BROWN JEANNIE A & BROWN DANIEL	705 696	93,878		
00500056				HICKS JAMES R JR TRUSTEE	11/30/2021	420,000	28.02	0.2847
R	1	FM		LINDSEY JOHN DAVID	711 665	119,572		

00500102				RUSSUM JAMES H & RUSSUM	07/23/2021	293,900	2.53	0.3054
R	1	FM		BOUNDY SAMUEL ELLIOTT & BOUNDY	710 429	89,753		
00510007F00				CHOICE ONE HOMEBUILDERS INC	10/13/2021	185,000	5.59	0.3626
C	4	LM	GM007	SOHAL HARMIT ET AL	709 348	67,080		
0051A005				SMITH JEFFERY A & SUSAN P	11/10/2021	230,000	1.24	0.2960
R	1	FM		DAVENPORT SARAH GULLEDGE &	712 93	68,079		
0051A038				NORMAN JAMES & APRIL	04/13/2021	212,000	1.64	0.3129
R	1	FM	000001	FITZGERALD L SCOTT II & HEILEY A	700 752	66,338		
0051B009				SOUERS DAVID F	07/28/2021	83,501	0.53	0.3917
R	1	FM		ARMSTRONG MARIA DE LOURDES RIO	705 882	32,705		
0051B010				MEADOWS SAM A & SANDRA R	01/26/2021	110,000	11.89	0.3993
R	1	FM	000001	BERRY RYAN A	697 503	43,924		
0051B010B00				COLLECTIVE PROPERTIES LLC	03/22/2021	149,900	0.48	0.3897
R	1	FM	000001	BRYANT DAVID A & BRYANT BETTY G	699 850	58,414		
0051B084				MCNEELY SAM F	01/29/2021	186,250	0.95	0.3981
R	1	FM	000001	PENDLETON TERRENCE CARVER &	697 690	74,151		
0051B098				LOCAL HOMES LLC	04/20/2021	215,000	0.97	0.3676
R	1	FM		PATAT CHELSEY T	701 873	79,033		
0051B127				HANCOCK RAMONA L	07/01/2021	50,000	0.70	0.4925
R	1	FM		HADDEN JONATHAN D & HADDEN	704 795	24,624		
0051B132				HADDEN JESSICA LOUISE W	03/12/2021	120,000	0.45	0.4022
R	1	FM	000001	HADDEN JOSHUA C	699 386	48,262		
0051C019				WANGNESS THOMAS & MARY	06/15/2021	259,900	0.95	0.3361
R	1	FM		BRAXTON MATTHEW AARON &	708 448	87,360		
0051C046				BURCHFIELD VICKI LYNNE	09/17/2021	171,500	2.10	0.4003
R	1	FM		MORRIS LEONARD J III	710 911	68,656		
0051D011				FERRARO ANTHONY F & FERRARO	06/10/2021	308,000	1.73	0.3851
R	1	FM		LAMB STEVE WARREN & LAMB	703 953	118,606		
0051D031				JACOBS JARED P	03/16/2021	387,900	1.62	0.3712
R	1	FM	000001	DEVORE JASON & DEVORE WENDY	700 874	143,978		
0051D032				MORRIS PAULA M & MICHAEL LYNN	04/01/2021	389,900	1.64	0.3789
R	1	FM	000001	PENDREY TIMOTHY E & PENDREY	700 191	147,748		
0051D036				HANSON JOANNE PARRIS & BIGGS	02/19/2021	319,000	2.90	0.3777
R	1	FM	000001	LESLIE TELLIS TYWONE SR	698 508	120,476		
0051E010				GUY BRIANNA L	07/16/2021	365,000	5.09	0.4108
R	1	FM		MAURER ALISON L & MAURER	705 346	149,925		
0051F001				HARFORD SCOTT D	08/20/2021	244,900	0.60	0.3938
R	1	FM	GMR1	HUNTER ARLEISSA	706 823	96,436		
0051F003				LLOYD JEFFREY	11/19/2021	229,900	0.52	0.3588
R	1	FM	GMR1	SEGER BENJAMIN	711 216	82,477		
0051F015				WINCHESTER HOMES OF GA INC	05/04/2021	240,999	0.69	0.4703
R	1	FM	GMR1	GREEN STEPHANIE JONNETTE	701 832	113,339		
0051F016				WINCHESTER HOMES OF GA INC	02/19/2021	230,860	0.67	0.4107
R	1	FM	GMR1	KELLER NELSON SHAWN & KELLER	699 207	94,806		
0051F038				SUTTON SHARYL	12/10/2021	242,900	0.60	0.3520
R	1	FM	GMR1	VAN DOORN JOSEPH DANIEL & VAN	712 628	85,490		
0051F055				WINCHESTER HOMES OF GA INC	08/30/2021	234,460	0.55	0.4122
R	1	FM	GMR1	BAPTISTE DANA M	707 290	96,654		

0051F056				WINCHESTER HOMES OF GA INC	09/20/2021	232,900	0.52	0.4349
R	1	FM	GMR1	GEISLER JAMIE L	709 297	101,289		
0051F057				WINCHESTER HOMES OF GA INC	09/10/2021	222,540	0.51	0.3970
R	1	FM	GMR1	MURRAY RAYMOND	708 561	88,352		
0051F058				WINCHESTER HOMES OF GA INC	05/28/2021	224,210	0.61	0.3735
R	1	FM	GMR1	RAWLS JACQUELINE T	703 824	83,738		
0051F059				WINCHESTER HOMES OF GA INC	08/18/2021	235,944	0.56	0.3924
R	1	FM	GMR1	LANE CHRISTOPHER J	707 151	92,596		
0051F060				WINCHESTER HOMES OF GA INC	02/25/2021	230,500	0.57	0.3866
R	1	FM	GMR1	MATHEWS JEFFREY	700 852	89,120		
0051F061				WINCHESTER HOMES OF GA INC	04/29/2021	237,900	0.58	0.4467
R	1	FM	GMR1	DAMNI TARILANYU & DAMNI KARRY	701 808	106,262		
0051F062				WINCHESTER HOMES OF GA INC	04/21/2021	239,999	0.51	0.4252
R	1	FM	GMR1	STEPHENS TRAVIS LEE & KAITLYN	701 679	102,057		
00520008B00				KITCHENS GERALD P	12/20/2021	65,000	7.18	0.2025
R	4	LM		GROENENBOOM AARON K &	712 913	13,164		
0052A010				MIMS ROBERT LEE JR	08/23/2021	285,000	2.57	0.3694
R	1	FM		LOZIER TOM L & LOZIER DIANE M	707 7	105,280		
0052A012				JOHNSON JOSHUA C & COURTNEY H	06/17/2021	269,000	1.97	0.3641
R	1	FM		BARGERON JAMES MITCHELL &	705 322	97,945		
0052A027				TILSNER DANIEL M	05/27/2021	407,500	3.47	0.3866
R	1	FM		FELICIANO DANIEL	706 715	157,539		
0052A040				HOBBS KRISTI M	07/06/2021	200,000	2.08	0.4967
R	1	FM		PILGRIM RYAN DANIEL	704 932	99,332		
00530024				LANCASTER ROBIN D & ADAMS ROY	12/16/2021	195,000	1.00	0.3519
C	1	FM	GM004	ANDMAR HOLDINGS CORP	712 545	68,622		
00530032				GROSS JOHN & YOUNG CHRISTINA	05/14/2021	150,000	1.07	0.3980
R	1	FM		HOLLIS PHILLIP KEITH &	702 493	59,705		
00540021				EQUITY TRUST CO CUSTODIAN FBO	03/18/2021	175,000	1.50	0.2415
R	1	FM	000001	BASHFORD LOGAN & BREANNA	699 833	42,255		
00540021A00				LOVE EUGENE H	09/27/2021	13,500	1.38	0.2203
R	4	LM		MALPASS SIDNEY ARDELL	708 885	2,974		
00540033				POPPLEWELL RONNIE M	04/12/2021	131,000	9.19	0.5481
R	1	FM	000001	BRENTS LLC & WALDERA ROMAN	701 292	71,796		
00560025C00				BRYCE RODERICK C JR & REVA R	01/19/2021	389,900	10.05	0.3142
R	1	FM	000001	GREEN DAVID PATRICK & MOHR HEIDI	697 155	122,505		
00560028C00				FOSTER TERESA GUNN	08/31/2021	344,600	39.75	0.3340
V	1	LR		MATOSKA MARLO	707 356	115,088		
00620028				RADECK JOHN O'CONNOR ET AL	10/15/2021	19,000	3.58	0.5095
R	4	LM		OSBON MICHAEL	710 186	9,680		
00630007				LOCAL HOMES LLC	05/03/2021	176,000	0.86	0.2398
R	1	FM		BROWN LOIS	702 347	42,201		
00630019				PARISH STEVEN L	11/15/2021	130,000	0.90	0.3805
R	1	FM		HARVEY TRACY NEWSOME & GOVERO	711 267	49,462		
00630038				PARTAIN VERLYN C & ALICE V	10/14/2021	133,000	17.65	0.5615
V	1	FM		BURNLEY TONY E	709 500	74,677		
00630047				HILLMAN BARBARA N	06/22/2021	57,000	2.62	0.3246
R	1	FM		HODGES ROBERT & HODGES MARCIA	708 445	18,504		

00630048A00				HOKREIN HOWARD J & ANN L	04/22/2021	5,500	0.67	0.3251
R	4	LM	000001	COWELL APRIL & COWELL RICHARD	701 153	1,788		
00630141				CRAWFORD SHERRY L	12/01/2021	245,000	3.46	0.2236
R	1	FM		LAHMAN BRITTANY	711 983	54,776		
00630167				HAWKINS JASON RAY	07/30/2021	125,000	4.31	0.6181
R	1	FM		SHERRER MORGAN ELIZABETH &	706 273	77,260		
00630179				SIMONS DOUGLAS SCOTT ET AL	10/08/2021	35,500	26.80	0.4821
R	4	LM		SIMONS MELISSA R	709 208	17,114		
0063A002				SW CAPITAL PARTNERS LLC	10/25/2021	260,000	2.00	0.3864
R	4	FM	000001	FONTES CARLOS	709 833	100,469		
0063A002				LAMPP FRANCES	02/01/2021	15,000	2.00	0.3708
R	4	LM	000001	SW CAPITAL PARTNERS LLC	697 687	5,562		
0063B002				LONG JACOB Z	07/29/2021	100,000	1.00	0.3822
R	1	FM		BRYANT ONA MARIA	707 514	38,220		
00640105				HARE ELIZABETH	03/31/2021	15,000	1.00	0.3733
C	4	FM	000001	MILLS JOSEPH HEATH	700 789	5,600		
0064A002				JOHNSON DAVID ALAN &	12/13/2021	184,900	1.68	0.2362
R	1	FM		PETTY JERRY TERRELL & PETTY	713 986	43,678		
00650057				GRIMES HOME BUYERS LLC	11/22/2021	168,000	0.94	0.2684
R	1	FM		BLANDING JACQUES	711 348	45,097		
00650202				COPE WILLIAM B	08/13/2021	82,500	2.20	0.2573
R	1	FM		TARALLO VICTORIA E	707 64	21,231		
0065C009				FOREST & LAND SERVICES	05/26/2021	15,500	1.00	0.3226
R	1	FM		MATHIS BARBARA M	703 598	5,000		
00670034				FINLEY ROGER D	11/30/2021	25,000	1.60	0.4134
R	1	FM		MIDDLE GEORGIA MANAGEMENT	711 662	10,334		
00690001F00				HARTZOG JENNY LYNN	11/19/2021	15,000	1.52	0.2132
R	4	LM		BURDETTE LAUREL I	711 322	3,198		
00690018				MIDDLE GEORGIA MANAGEMENT	03/09/2021	123,400	2.43	0.1474
R	1	FM	000001	PRICHARD RAYMOND & PRICHARD	700 872	18,194		
0069A006				SMITH CRAIG A	05/17/2021	385,000	9.08	0.3680
R	1	FM		VERNER KEITH & HINTON CALVIN	702 929	141,684		
0069A039				WILSON TERRY A SR & CAROLYN M	04/23/2021	142,000	3.10	0.2606
R	1	FM	000001	MUNS CURT J	701 187	37,008		
00720002A00				HOLLIMON STEVEN GORDON	04/08/2021	130,000	2.00	0.2002
R	1	FM	000001	JEWELL NICKY RAY & DEBRA MAE	700 418	26,028		
00730037				MCCORKLE CHRISTOPHER S	10/25/2021	130,000	2.01	0.4174
R	1	FM		PALMER RACHEL L & PALMER CARLOS	710 104	54,258		
00730040				MCCORKLE JOHN BAILEY	10/20/2021	254,000	38.33	0.4350
R	1	LR		TEICHMAN RYAN JACOB & TEICHMAN	709 701	110,501		
00730076				BARRIENTES ERNESTO V	06/11/2021	105,000	8.30	0.4069
R	1	FM		GOOD INVESTMENTS INC	704 846	42,724		
00730087				PHILLIPS DEBRA HELEN	03/17/2021	110,000	5.00	0.4092
R	1	FM	000001	MUSE BRUCE E & MUSE LUCRETIA	699 712	45,008		
0073A007				HORTON DRAKE B	09/10/2021	325,000	3.99	0.3782
R	1	FM		FOXX JILL S & FLATT BRANDON	707 883	122,926		
0073A024				WOOD BRIAN B & WOOD RACHEAL L	03/04/2021	475,000	6.25	0.4767
R	1	FM	000001	ROSE MARGARET A	699 139	226,422		

0073A027				STRATTON FRED K	11/19/2021	515,000	5.95	0.3661
R	1	FM		WARE DAVID RANDALL & WARE	712 71	188,534		
00740076G00				HOLLIMAN H C	12/08/2021	87,500	18.98	0.4092
A	4	LM		GILMER WILLIAM DAVID & PARHAM	712 290	35,804		
00740102C00				STEWART JENNIFER N	07/14/2021	49,000	1.00	0.5396
R	1	FM		SWIERCZYNSKI CHARLES V JR	705 143	26,438		
00750003				OVERTON BRITTANY R	05/26/2021	94,500	2.00	0.3799
R	1	FM		SCOTT LAURA D	703 281	35,900		
00750016D00				ADLER REAL ESTATE INVESTMENTS	03/29/2021	15,254	3.44	0.3442
R	4	LM	000001	J & H PROPERTY MANAGERS LLC	700 23	5,250		
00750023F00				CHAPEL LOUANNA J & JOHN THOMAS	09/09/2021	6,000	1.00	0.4718
R	4	LM		HAYES GEORGE W	708 821	2,831		
00750055				MCDONALD JOYCE C HOLLEY	12/21/2021	72,000	2.23	0.5808
R	1	FM		MIDDLE GEORGIA MANAGEMENT	712 972	41,816		
0078A022				OSWALD DENNIS D & OSWALD LINDA	01/14/2021	11,000	3.00	0.3144
R	4	LM	000001	COOK PRESTON L & COOK JENNIFER	696 991	3,458		
00790013				BENNETT ROBERT T JR & ROSE MARIE	11/17/2021	228,000	4.94	0.2442
R	1	FM		ATKINS BRYCE & ATKINS ALEA	712 227	55,673		
00790049				PRIEST LAURA & EICK PAULA R	05/07/2021	148,250	34.11	0.3704
R	1	FM		WALL KEITH M & LAMPP DAVID	702 110	54,912		
00790105				LUCAS DANNY	06/01/2021	45,000	3.05	0.1850
R	4	LM		CARPENTER NICOLE	703 616	8,325		
00790116				KIRK QUENTIN R & BACKER KRISTIN E	03/16/2021	187,000	4.05	0.3532
R	1	FM	000001	HENNIGAN RACHEL A	699 538	66,052		
0079A004				GRANT PAMELA C	05/18/2021	36,500	2.43	0.1378
R	4	LM		AGUILAR CINTHIA V & SALAZAR ANA C	702 630	5,030		
0079A012				BOWMAN SHARON K	01/22/2021	57,500	4.97	0.5067
R	1	FM	000001	TDG HOLDINGS LLC	697 299	29,134		
0079B002				GREENE ROGER & JEARLINE	05/26/2021	417,000	4.02	0.2912
R	1	FM		MCCORKLE JOSHUA & AMANDA B	704 310	121,431		
00800086				STEVENSON MARION	01/08/2021	70,000	10.00	0.1816
R	4	LM	000001	JOHNSON ELAINE	696 698	12,710		
00830020				MORRIS STEVEN & MORRIS AMY	03/01/2021	176,000	7.87	0.4433
R	1	FM	000001	NEWMAN NICOLE E	698 952	78,014		
00830025				OPM PROPERTY INVESTMENTS	10/25/2021	25,000	15.43	0.5344
R	4	LM		ADKINS DANIEL ROSS & ADKINS VON	709 856	13,360		
0D020007				BROOKS JOHN G JR	01/15/2021	5,000	0.46	0.4416
R	3	LM	000001	BROOKS JOSHUA P & BROOKS	697 94	2,208		
0D020008				SIMON LARRY A & EVELYN	11/30/2021	12,500	0.46	0.1766
R	3	LM		EPLEY JUSTIN ADAM	711 681	2,208		
0D020010				SIMON LARRY A & SIMON EVELYN M	12/10/2021	10,000	0.45	0.2160
R	3	LM		EPLEY JUSTIN ADAM	712 402	2,160		
0D020024				OPM PROPERTY INVESTMENTS	02/17/2021	149,900	0.57	0.3336
R	1	FM	000001	PITTMAN MEGHANN & PITTMAN JACOB	698 404	50,005		
0D020031				SIMON LARRY A & SIMON EVELYN M	09/13/2021	19,000	0.53	0.1339
R	3	LM		GOOD INVESTMENTS	707 997	2,544		
0D030006				HUFF ALBERT SIDNEY JR	03/10/2021	50,000	2.02	0.1939
R	3	LM	000001	BROOKS JOSHUA P & BROOKS	699 317	9,696		

OD030037				REEVES RAY J	07/19/2021	30,000	0.11	0.3604
C	1	FM	GM004	HOLLIMAN STEVEN G	705 405	10,812		
OD030051				MILBURN MATTHEW WILLIAM &	03/10/2021	169,500	1.06	0.3664
R	1	FM	000001	BELCHER AUSTIN & PRUITT KATHRYN	699 422	62,111		
OD050039				GOOD INVESTMENTS INC	12/07/2021	176,600	0.65	0.3454
R	1	FM		POWELL RACHEL	712 332	60,996		
OD050059				HILL CONSTANCE C	11/29/2021	179,900	0.46	0.4006
R	1	FM		DURANTE ELIZABETH K & SMITH PAUL	711 607	72,066		
OD070011				RICHARDS GRAYSON ALLEN	03/04/2021	30,000	0.53	0.3993
R	1	FM	000001	MILBURN MATTHEW WILLIAM	699 19	11,978		
OT020026				MIMS JIMMY	08/24/2021	45,000	0.43	0.5573
R	1	FM		CRANFORD BENJAMIN CANNAN JR	706 966	25,077		
OT020064				PHILLIPS JENNIFER	02/23/2021	216,200	0.43	0.4348
R	1	FM	000001	COBO KATHRYN G & COBO RYAN M	698 739	94,004		
OT020066				CORLEY SAMUEL L	05/11/2021	280,000	0.47	0.4452
R	1	FM		BEGEMAN PAGELYNN MARIE	702 254	124,658		
OT030043				GANTT THOMAS D & LAURA	06/17/2021	160,000	0.42	0.3969
R	1	FM		NICHOLS ROY	704 304	63,504		
OT030104				ALDERMAN DEBORAH	07/30/2021	246,000	0.46	0.4155
R	1	FM		GUNN LINDSEY & GUNN JUSTIN	705 924	102,211		
OT030115				BOWICK CHRISTOPHER S	02/26/2021	169,900	0.53	0.3994
R	1	FM	000001	REIGELSPERGER JOSHUA J SR	698 814	67,851		
OT040016				POWER CHRISTIAN L	07/21/2021	101,000	0.18	0.3692
R	1	FM		COSBY PEYTON	705 513	37,286		
OT040020				COCHRAN PAIGE B	06/15/2021	159,900	0.66	0.3617
R	1	FM		MASIONGALE HANNAH R	704 191	57,841		
OT040024				SMITH ALLISON MEGAN	07/02/2021	178,000	0.40	0.3792
R	1	FM		BRUNNER RICHARD J & BRUNNER	704 766	67,505		
OT040025				TWO STATE CONSTRUCTION	09/16/2021	150,000	0.83	0.4001
R	1	FM		POSTON DRURY THOMAS	708 212	60,022		
OT040031				WALL KEITH M	10/01/2021	130,000	0.46	0.3957
R	1	FM		WILSON AMANDA L & BENSON	708 858	51,444		
OT040044				CLARK TINA L	08/26/2021	60,000	0.19	0.4231
R	1	FM		WHITE ROCK HOLDINGS LLC	707 19	25,386		
OT040063				DANIELSON DAVID TODD & CYNTHIA J	10/15/2021	157,000	0.48	0.3691
R	1	FM		STREET CHRISTOPHER DAVID	709 473	57,954		
OT050002A00				CAPPS JAMES L III & CAPPS PAMELA J	03/03/2021	16,000	1.00	0.4000
R	3	LM	000001	BROWN L C	698 950	6,400		
OT05A022				DURHAM SUSIE MAE	07/20/2021	12,000	0.24	0.3909
R	1	FM		SMALLEY RONALD	705 411	4,691		
OT05A038				LANCASTER ROBIN D	06/29/2021	7,000	0.24	0.3143
R	3	LM		MILLS JOSEPH HEATH	704 699	2,200		
OT05A039				B SQUARED PROPERTIES LLC	08/27/2021	82,000	0.24	0.4147
R	1	FM		MITCHELL LACHELLE	707 343	34,003		
OT060021				BRAGG ROBIN H & BRAGG RICHARD A	09/03/2021	200,000	0.33	0.3393
R	1	FM	000001	BRAGG HUNTER ANDREW	707 470	67,850		
OT060035				TALKINGTON JAMES MICHAEL	07/14/2021	174,000	0.33	0.3959
R	1	FM		HENSON MARCIA J	705 114	68,878		

OT060046				HINTON BONITA EILEEN	08/06/2021	210,000	0.33	0.3581
R	1	FM		BOUTWELL JUSTIN ALLEN	706 363	75,200		
OT060074				POWELL JOSEPH FRANKLIN	04/12/2021	220,000	0.82	0.4191
C	1	FM	000001	CHURCH STREET HOLDINGS LLC	700 623	92,196		
OT070001				SWANN RAYMOND MAXWELL	11/19/2021	475,000	1.74	0.4002
C	3	LM	GM007	COFFEE BOY III LLC	711 57	190,080		
OT080003				STROTHER JOYCE ANN P & PAINTER	12/31/2021	185,000	1.33	0.4969
R	1	FM		WILSON GLENN A	713 599	91,932		
OT080004				EQUITY RESOURCES OF GEORGIA LLC	10/28/2021	460,000	2.78	0.3708
C	3	LM	GM007	THOMSON LAND LLC	710 43	170,589		
OT080029				KNOX ARD PROPERTIES LLC	12/17/2021	86,000	0.51	0.3390
R	1	FM		MORRIS JOSEPH A	712 566	29,151		
OT080052				GODWIN JOHN & SANDRA	09/24/2021	72,000	0.55	0.3814
R	1	FM		HOPKINS JAMES F II & HOPKINS ANN M	711 154	27,459		
OT08A054				WESLEYAN COLLEGE	01/12/2021	995,000	1.70	0.4217
C	1	FM	GM001	REDWORKS PROPERTIES LLC	696 741	419,584		
OT08A072				GROSSEN SAMANTHA & GROSSEN	06/14/2021	101,000	0.38	0.3903
R	1	FM		NORRIS GARY L JR	704 159	39,417		
OT090032				LEUNG CHI HUNG & LEUNG LAI LING	02/05/2021	65,000	0.46	0.3926
R	1	FM	000001	COLLECTIVE PROPERTIES LLC	697 983	25,519		
OT090051				ROYAL GREGORY	04/30/2021	99,815	1.00	0.4364
R	1	FM	000001	WRIGHT GEORGE ALAN	701 788	43,562		
OT090100				SW CAPITAL PARTNERS LLC	12/20/2021	189,900	2.01	0.3925
R	1	FM	000001	RICHARDS CLARA A	712 977	74,540		
OT100003				WILSON JAMES E III REVOCABLE	11/15/2021	450,000	0.46	0.3541
C	1	FM	GM005	ADJUST CHIROPRACTIC LLC	718 758	159,332		
OT110008				LEUNG CHI HUNG & LEUGN LAI LING	08/31/2021	265,000	0.69	0.4106
C	1	FM	GM006	ZHENG YUE HONG	708 2	108,820		
OT110018				JUST STORE IT LLC	12/17/2021	400,000	1.04	0.3720
C	1	FM	GM004	TWO BROTHERS 74 LLC	713 81	148,780		
OT110019				MESSENGER MARK T	09/03/2021	780,000	1.26	0.3873
C	1	FM	GM005	THOMSON REAL ESTATE HOLDINGS	707 624	302,128		
OT120010				BREWSTER ADELLA D TRUSTEE	11/06/2021	2,000	0.17	0.4080
R	3	LM		CODY JESSIE	711 401	816		
OT120175				LOTT ANNETTE & ALONZO D	12/21/2021	4,500	0.09	0.4122
R	1	FM		DANIELS WILBERT	713 49	1,855		
OT120196				PASCHAL MARION & BROWN ANNIE	05/17/2021	4,000	0.23	0.3680
R	3	LM		DOZIER RICHARD L JR	702 617	1,472		
OT130021				D C INVESTMENTS	01/11/2021	67,000	6.69	0.3994
C	4	LM	GM008	SAWYER'S ENTERPRISES INC	699 241	26,760		
OT130035				HUNT ROSA L	01/29/2021	15,500	0.26	0.4278
R	1	FM	000001	JIREH HOME INVESTMENTS LLC	698 774	6,631		
OT130087				JOINER DONNA S	12/15/2021	190,000	0.34	0.4181
R	1	FM		JOHNSON DAVID ALAN & JOHNSON	712 876	79,447		
OT140004				DOZIER RICHARD L	01/14/2021	75,000	0.23	0.4777
R	1	FM	000001	HARPER MATTHEW J	696 993	35,824		
OT140030				ALLEN ANDREW B	09/30/2021	185,000	0.27	0.3645
R	1	FM		HARPER JON KURT PATRICK &	708 775	67,438		

OT140039			FARR MARY ELIZABETH	04/23/2021	270,000	0.52	0.4187
R	1	FM	000001 BREECE ALEXANDER RICHARD	701 400	113,040		
OT140063			ADKINS MELINDA R	09/10/2021	169,900	0.20	0.3871
R	1	FM	FLOURNOY LASHONDA	709 532	65,768		
OT140079			BARNETT MAEGAN M E	10/29/2021	120,000	0.28	0.3973
R	1	FM	FLAHERTY DEBRA G	710 83	47,671		
OT140081			MOORE DAVID B	08/25/2021	145,000	0.12	0.4212
R	1	FM	MYRICK EVELYN N & MYRICK MICHAEL	707 495	61,076		
OT140117			CUATRO LLC	06/04/2021	85,000	0.21	0.4484
R	1	FM	INGRAM RONNIE WAYNE	709 168	38,116		
OT150022			SARGENT MORGAN	11/12/2021	130,000	0.28	0.3640
R	1	FM	BANKS DALTON AARON	710 730	47,325		
OT150025			HAMMOND JOHN C	07/15/2021	189,000	0.38	0.4075
R	1	FM	BRITE BAZY EILEEN	705 189	77,012		
OT150033			WHITAKER MICHAEL	04/29/2021	18,500	0.11	0.3910
R	1	FM	WHITFIELD BARRY G SR	701 990	7,234		
OT150034			COYOTE RUN PROPERTIES LLC	06/21/2021	226,000	0.31	0.3701
R	1	FM	HUCKSTEP RANDY DAVIS & STELLA	704 469	83,635		
OT150035			BASTON MARTHA N	01/07/2021	177,000	0.41	0.4033
R	1	FM	000001 PHILLIPS KEENYN RAY & CLARA B	696 474	71,389		
OT150037			WILLIS AARON DAVID & ELIZABETH	05/10/2021	330,000	1.10	0.4057
R	1	FM	DAVILA JONATHAN RAMON	702 369	133,872		
OT150066			YOUNG BENNYE M & DOZIER MARY A	07/19/2021	7,000	1.03	0.4709
C	4	LM	HAYES DOUGLAS P	711 149	3,296		
OT150087			HOLT DAVID & DOZIER RICHARD L	08/23/2021	240,000	0.86	0.3947
C	1	FM	GM005 BROOKS AUTO SUPPLY INC	707 148	94,725		
OT150094			ONE WAY INVESTMENTS LLC	01/29/2021	80,500	0.61	0.4625
R	1	FM	000001 SOLACHE JESUS	698 948	37,234		
OT160021			HOLBROOK COLLEEN C & PRESTON	05/14/2021	189,900	0.42	0.3429
R	1	FM	MALONEY SARAH	703 87	65,110		
OT160050			JOHNSON PAUL F & ROBIN	11/29/2021	75,000	0.29	0.4044
R	1	FM	SWANN BOWMAN GUILL	711 463	30,333		
OT170050			FLOURNOY JAMES	02/25/2021	133,000	0.31	0.3909
R	1	FM	000001 BROWN DEREK D	698 887	51,984		
OT170066			ELLIS BRANDON DAVID & ELLIS KELLY	09/17/2021	125,000	0.64	0.3508
R	1	FM	WANGNESS THOMAS V SR &	708 354	43,851		
OT170088			CARTLEDGE MACK L III	01/22/2021	134,500	0.46	0.3530
R	1	FM	000001 FARMER WALTER TRISTAN	697 459	47,472		
OT180025			ATKINS TERIKILAS L	06/11/2021	155,900	0.25	0.3610
R	1	FM	MCMASTER HEATHER MARIE & DAVID	704 101	56,278		
OT180037			SWINDLE MICHAEL	12/10/2021	175,000	0.40	0.3290
R	1	FM	PRENATT MICHELLE DIANE	713 525	57,578		
OT180037			KNOX ENTERPRISES LLLP	03/29/2021	5,000	0.40	0.4000
R	3	LM	SWINDLE MICHAEL	700 50	2,000		
OT180057			JONES LORI D & TEVIN T	08/16/2021	132,000	0.39	0.3448
R	1	FM	GREEN MARY PATRICIA	706 691	45,508		
OT180061A00			BALKIN LARRY	12/01/2021	847,500	0.77	0.3012
C	1	FM	GM001 REDFERN MICHAEL DAVID	711 877	255,261		

OT220031				HESTER FELECIA MECHELLE	06/29/2021	2,000	0.20	0.4800
R	3	LM		BUTLER QUINESHIA V	704 604	960		
OT220105A00				RESIDENTIAL CONSTRUCTION	08/20/2021	235,000	0.34	0.3598
R	1	FM		BRADLEY ASHLEY L & BRADLEY	706 938	84,563		
OT220111				RERAY PROPERTIES LLC	02/25/2021	95,000	0.35	0.4228
R	1	FM	000032	WHITE ROCK HOLDINGS LLC	699 187	40,164		
OT220163				LOCAL HOMES LLC	10/08/2021	171,000	0.28	0.3653
R	1	FM	000001	MCCRANIE MARLA E	709 897	62,470		
OT230082				HERBERT HOMES INC	05/10/2021	189,900	0.49	0.3851
R	1	FM		WRIGHT STEVEN WARD	702 140	73,138		
OT230101				STEWART GAIL	10/28/2021	94,500	0.26	0.3374
R	1	FM		EVITTS TIFFANY JEANNE	710 126	31,881		
OT230115				WHITE CHARLES	06/30/2021	229,000	0.55	0.4063
R	1	FM		HARRIS JEFFREY S & HARRIS GLORIA	704 702	93,044		
OT230115A00				GEMINI2 INVESTMENTS LLC	10/28/2021	124,000	0.21	0.3854
R	1	FM		CRUMPTON HOLLY	710 312	47,793		
OT230124C00				HERBERT HOMES INC	02/05/2021	130,000	0.06	0.4201
R	1	FM	000001	URBAN INVESTMENT CO LLC	697 874	54,614		
OT230124E00				HERBERT HOMES INC	01/29/2021	132,000	0.08	0.4137
R	1	FM	000001	HEGGIE'S ROCK INVESTMENTS LLC	697 597	54,614		
OT230124H00				THAXTON JOHN W III	06/25/2021	158,000	0.05	0.4015
R	1	FM		SPIRES WINONA	704 602	63,443		
OT230124N00				MAR-SHAR CONSTRUCTION CO	05/18/2021	134,500	0.05	0.3693
R	1	FM		TICHENOR REAL ESTATE LLC	702 985	49,676		
OT230124Q00				PARISH JIM D	11/11/2021	98,000	0.10	0.3769
R	1	FM		ALLEN STACIE	712 110	36,938		
OT230170				MCNEAL KENNETH WAYNE &	12/21/2021	21,500	0.26	0.4440
R	1	FM		MIDDLE GEORGIA MANAGEMENT	712 969	9,545		
OT230173				HARRISON JAMES H & JANICE	03/23/2021	45,000	0.30	0.4663
R	1	FM		COLMAN KAY K	704 306	20,982		
OT240035				KNOX ENTERPRISES LLLP	11/10/2021	95,000	0.15	0.3957
C	1	FM	GM007	ROMERO OSCAR B	710 844	37,590		
OT240042				RBL INVESTMENTS LLC	10/27/2021	185,000	0.55	0.3451
C	1	FM	GM007	HARRISON INVESTMENTS INC	710 342	63,844		
OT250006				EVANS DONALD E	09/03/2021	141,000	0.66	0.3994
R	1	FM		NICHOLS ALEXANDRA & NICHOLS	710 476	56,311		
OT250015				MULLIS JAMES R LIFE ESTATE	11/19/2021	157,000	0.47	0.3670
R	1	FM		PATEL DINUBHAI	711 113	57,615		
OT250018				BERRY VICKI S & LOKEY REBECCA S	02/19/2021	115,000	0.74	0.4597
R	1	FM	000001	HANSON JOANNE P	698 624	52,866		
OT250055				ROYAL GREGORY	02/02/2021	76,000	0.32	0.3878
R	1	FM	000001	HOLBROOK MILDRED Y	697 720	29,470		
OT250062				SELLERS STANLEY & LISA B	11/12/2021	141,000	0.29	0.3812
R	1	FM		TAPLEY SAMANTHA C	710 721	53,746		
OT250089				JAMES MARY KATHRYN	12/13/2021	145,000	0.39	0.3835
R	1	FM		HOBBS DAVID ALLEN	712 443	55,604		
OT250168				TRUSTED REALTY INVESTMENTS LLC	06/18/2021	46,000	0.11	0.4340
R	1	FM		FERGUSON CARLA JOHNSON	704 331	19,962		

OT260001				PRESTON STEPHEN H & PRESTON	11/29/2021	100,000	0.53	0.3822
R	1	FM		GRUBBS MARY ELIZABETH	712 880	38,221		
OT260024				RADELL BARBARA KEY PETREY	01/08/2021	80,000	0.46	0.3904
R	1	FM	000001	HOLLOWAY STEPHEN	696 514	31,228		
OT260026				CRAWFORD JUDITH V	09/17/2021	92,000	0.45	0.4208
R	1	FM		CORTES & CO LLC	708 209	38,718		
OT260046				CHOICE ONE HOMEBUILDERS INC	02/25/2021	158,000	0.37	0.3631
R	1	FM	000001	GUNBY KAYLA N	698 878	57,366		
OT260071				HICKS BENNY S	11/05/2021	161,000	0.47	0.4072
R	1	FM		ABBOTT MEGAN	710 573	65,560		
OT260088				EDMONDS RITA S	09/30/2021	230,000	0.81	0.3617
R	1	FM		ALLEN ANDREW BLAKE &	708 700	83,185		
OT270019				CHURCHES	12/02/2021	210,000	0.83	0.3802
R	4	FM		GREER JOSEPH	711 861	79,835		
OT280006				PASCHAL ALAN K ET AL	07/12/2021	162,500	4.25	0.3909
C	1	FM	GM007	DOLLAR BILL DISTRIBUTORS LLC	705 66	63,522		
OT300045				SMITH JASON ALAN EXECUTOR	09/29/2021	70,000	1.04	0.4258
R	1	FM		MCDUFFIE RAZZOR PROPERTIES LLC	708 809	29,807		
OT300046				WATSON & KNOX INC	09/29/2021	2,250	0.43	0.4587
R	3	LM		MCDUFFIE RAZZOR PROPERTIES LLC	708 812	1,032		
OT300074				ALFRIEND JAMES P	10/29/2021	64,000	0.16	0.4239
R	1	FM		DANIEL WILL	710 85	27,132		
OT310006				MCDUFFIE CARE INC	12/02/2021	52,000	0.89	0.3690
C	1	FM	GM004	LAMPP DAVID	711 792	19,190		
OT310014				GAIL FULBRIGHT RENTALS	01/19/2021	73,000	0.36	0.3774
R	1	FM	000001	EMBRY ANTONIO	697 135	27,553		
OT310022				PROPERTY SOLUTION MASTERS LLC	02/12/2021	23,000	0.25	0.3995
R	1	FM	000001	BOBINVESTUS LLC	698 198	9,188		
OT310036				REDWORKS PROPERTIES LLC	07/23/2021	69,000	0.28	0.3500
R	1	FM		SCOTT JOHN WILLIS	705 585	24,148		
OT310053A00				FULBRIGHT INC	05/04/2021	28,000	2.38	0.3930
C	4	LM	000001	GAIL FULBRIGHT RENTALS LLC	701 774	11,004		
OT31A012				MORRIS PUBLISHING GROUP	11/12/2021	95,000	0.05	0.4168
C	1	FM	GM007	SWINDLE MICHAEL & SWINDLE	710 928	39,600		
OT31A021				CRANFORD EMMALEE & BENJI	03/16/2021	80,000	0.05	0.3760
C	1	FM	GM007	POWELL CHRISTOPHER ALLEN &	699 580	30,076		
OT31A038				FLANDERS ROBERT L & KATHERINE K	09/10/2021	149,500	0.05	0.4012
C	1	FM	GM004	IAN MOODY ENTERPRISES LLC	707 897	59,986		
OT320008				GRIMES HOME BUYERS LLC	09/27/2021	115,000	2.30	0.5271
R	1	FM		COLLECTIVE PROPERTIES LLC	709 594	60,612		
OT320049				LEGACY THOMSON APARTMENTS LLC	11/05/2021	645,750	0.95	0.3863
C	1	FM	GM001	OAM VENTURES LLC	710 710	249,423		
OT320070				YOUNG ALLEN & BEVERLY	11/29/2021	110,000	0.37	0.5165
R	1	FM		PEARSON ANTHONY	711 480	56,814		
OT320076				PROPERTY SOLUTION MASTERS LLC	01/28/2021	10,000	0.25	0.5144
R	1	FM	000001	SAUCEDO ABEL MORALES	697 621	5,144		
OT320093				HULGAN DONALD R	06/09/2021	132,000	0.40	0.3805
R	1	FM		SMITH MEGHAN BRIANNA	703 857	50,225		

OT320097				HAMMOCK JIMMY F	10/28/2021	103,000	0.36	0.3761
R	1	FM		COLLINS THEDRICK	710 934	38,740		
OT330002				KEY JODIE	10/13/2021	125,000	0.56	0.3697
R	1	FM		POSS EARNEST DEWITT	709 384	46,209		
OT330015				SHELTON JONNIE EVELYN U	01/05/2021	59,900	0.33	0.4325
R	1	FM	000001	HARRISON INVESTMENTS INC	696 407	25,909		
OT330033				MCDUFFIE RAZZOR PROPERTIES LLC	04/16/2021	102,000	0.25	0.3607
R	1	FM	000001	JOHNSON WALTER L & JOHNSON	700 794	36,788		
OT330063				CAMPBELL PATRICK	03/04/2021	96,000	0.23	0.4101
R	1	FM	000001	STARRETT LAURA CUBILLOS &	699 114	39,374		
OT330066				GRIMES HOME BUYERS LLC	12/01/2021	82,000	0.34	0.3902
R	1	FM		SFR3-040 LLC	711 927	31,999		
OT330078				LESLIE STACEE M & LESLIE TELLIS	04/14/2021	150,000	0.51	0.4126
R	1	FM	000001	RHODES STEVEN P &	701 485	61,894		
OT330079				MORGAN KIMBERLY A F/K/A FINUF	06/29/2021	140,000	0.34	0.3414
R	1	FM		CHEELEY TELLY CHARLES	704 848	47,794		
OT330083				BRANDON FULBRIGHT RENTALS LLC	01/08/2021	170,000	0.45	0.3193
R	1	FM	000001	WEST LATASHA R	696 529	54,288		
OT350006				PINKSTON GREYSON G &	12/28/2021	50,000	0.26	0.5222
R	1	FM		HUGHES DAVID E	713 274	26,112		
OT350080				YOUNG BEVERLY M	11/08/2021	30,000	0.23	0.5437
R	1	FM		SFR3-040 LLC	710 708	16,310		
OT350084				SCOTT FRANK E	06/29/2021	5,000	0.23	0.4002
R	1	FM		JONES JOHNNY M	704 667	2,001		
OT350099				HUGHES WILLIAM VAN	12/31/2021	70,000	0.24	0.4148
R	1	FM		HUGHES DAVID E	713 851	29,038		
OT390027				CHEN JACKIE	10/26/2021	70,000	0.30	0.3972
R	1	FM		HUGHES DAVID E	709 865	27,806		
OT400024				TAYLOR GLORIA J	06/21/2021	49,500	0.23	0.5166
R	1	FM		SFR3-030 LLC	704 333	25,572		
OT410007				PATEL KALPESH	02/01/2021	160,000	1.02	0.3759
C	1	FM	GM007	THOMSON PROPERTY USA LLC	697 782	60,142		
00310066F00				JOSEY TERRY E	05/21/2021	22,500	3.00	0.3643
R	5	LM		BOUTWELL JUSTIN A	703 19	8,196		
00310054P00				HG7 THOMSON LLC	01/14/2021	1,675,000	1.72	0.3900
C	1	FM	GM005	TERRA FIRMA INVESTMENTS LLC	697 1	653,236		
00400014B00				ANDREWS ASHLEY W	12/28/2021	265,000	2.00	0.3925
C	4	LM	GM007	SAWYERS ENTERPRISES INC	713 398	104,000		
0031C008				BUCHANAN MICHAEL	12/29/2021	278,000	0.28	0.3993
R	3	FM	000001	TORRES RODOLFO III	713 333	111,015		
0031C010				CHOICE ONE HOMEBUILDERS INC	10/14/2021	259,900	0.31	0.3901
R	1	FM	000001	MOSS MARCUS J & MERRIWEATHER	709 503	101,393		
0031C012				CHOICE ONE HOMEBUILDERS INC	05/07/2021	225,000	0.31	0.4506
R	3	FM	000001	SCOTT CHANTELL M	702 42	101,393		
0031C014				MEDALLION CONSTRUCTION CO INC	09/28/2021	264,035	0.30	0.3907
R	1	FM	000001	DALY PAUL A & DALY DEBRA D	709 123	103,154		
0031C016				MEDALLION CONSTRUCTION CO INC	09/30/2021	268,900	0.28	0.4081
R	1	FM	000001	REYBURN JOHN & REYBURN TIFFANY	709 664	109,732		

0031C018				MEDALLION CONSTRUCTION CO INC	12/22/2021	280,000	0.30	0.4059
R	1	FM	000001	FIRST UMC OF THOMSON	713 43	113,648		
00790042A00				OPM PROPERTY INVESTMENTS	01/07/2021	5,000	0.98	0.4220
R	4	LM	000001	BEANE JUSTIN & BEANE SHELBY	697 683	2,110		
00620017L00				CHOICE ONE HOMEBUILDERS INC	11/18/2021	27,000	1.30	0.1356
R	4	LM		WILSON RICKY A & WILSON JANEL A	711 36	3,661		
00810001C00				JAM MINISTRIES INC	10/27/2021	55,000	19.99	0.6665
A	4	LM		RAMBO TOMMY & RAMBO ELAINE	711 973	36,659		
00810001E00				PALACIOS CARLOS & ALEIDV	11/02/2021	49,900	10.00	0.4703
A	4	LM		GOMEZ JESUS & GOMEZ MARIVEL	711 975	23,468		
0T230124S00				HERBERT HOMES INC	01/29/2021	132,000	0.06	0.4137
R	1	FM	000001	TME INVESTMENTS LLC	697 594	54,614		
00650117B00				COLEMAN CONTRUCTION INC	03/23/2021	350,000	5.00	0.4833
R	1	FM	000001	DIETZEL MICHAEL S & DIETZEL	699 903	169,171		
00340013AAA				ARRINGTON ARRINGTON & GUNN	05/14/2021	32,580	10.00	0.3994
R	4	LM		CLARK JOHNNIE C JR & CLARK	702 482	13,011		
00340013BB0				ARRINGTON ARRINGTON & GUNN	08/30/2021	30,000	10.00	0.4337
R	4	LM		WRIGHT MARIO A & HAMILTON MARIA	707 197	13,011		
00340013II0				ARRINGTON ARRINGTON & GUNN	05/05/2021	30,150	10.00	0.4315
R	4	LM		SEALS MICHAEL R JR	702 400	13,011		
00340013KK0				ARRINGTON ARRINGTON & GUNN	05/20/2021	75,175	25.05	0.5439
R	4	LM		TANKERSLEY DEANA K	702 874	40,886		
00340013KK0				ARRINGTON ARRINGTON & GUNN	05/12/2021	87,675	25.05	0.4663
R	4	LM		TANKERSLEY DEANA K	702 411	40,886		
00420066D00				MARSH ROBERT	03/19/2021	25,000	3.97	0.4264
A	4	LM	000001	PEEBLES JAMES M & PEEBLES HOLLY	699 746	10,660		
00290063C00				COLLINS JENNIFER & WHETSTONE	04/23/2021	60,000	8.24	0.3366
R	4	LM	000001	MORALES AIDE & RAYMUNDO JTWROS	701 332	20,196		
0T090010A00				WALL KEITH & DAVID LAMPP	08/26/2021	195,000	0.60	0.3392
C	1	FM	000001	WISE CHARLES ROBERT & BOHLER	707 108	66,138		
0065C003A00				WILLIAMS HELEN AKA HELEN GRAY	03/23/2021	12,000	1.07	0.3567
R	1	LM	000001	DUSENBURY BENJAMIN T.	701 36	4,280		
00080019B00				K & C PARTNERSHIP	04/09/2021	87,904	50.27	0.4162
A	1	LR	000001	HICKMAN CHRISTOPHER BRIAN &	700 969	36,582		
00790049A00				WALL KEITH M & LAMPP DAVID	08/02/2021	183,000	2.00	0.2103
R	1	FM		MORAGNE ELIZABETH M.	706 52	38,476		
00790049A00				PRIEST LAURA & EICK PAULA R	05/07/2021	180,000	2.00	0.2138
R	1	FM		WALL KEITH M & LAMPP DAVID	702 110	38,476		
00300001A				HOWARD KATHERYN E H	09/23/2021	53,000	7.16	0.3400
R	4	LM	000001	FRANKLIN SCOTT A & FRANKLIN	710 908	18,022		
00650056A				MENENDEZ VIRGINIA	11/17/2021	45,000	15.00	0.3726
R	4	LM		BERNSTEIN TYLER DAVID & CHELSEA	710 975	16,766		
00620017L1				CHOICE ONE HOMEBUILDERS INC	11/18/2021	27,000	1.30	0.1356
R	4	LM		WILSON RICKY A & WILSON JANEL A	711 36	3,661		
00100001A				BEGGS CHASE N	12/21/2021	72,600	18.12	0.3373
A	4	LM		HELMMLY WILLIAM H III & HELMLY	713 1	24,487		
00100001B				BEGGS CHASE N	12/28/2021	49,050	12.21	0.3967
A	4	LM		DEAN WESLEY E & DEAN TRAYLEE C	713 511	19,456		

00710020K		MCCORKLE C PACE JR TRUSTEE	10/15/2021	250,000	4.65	0.2404
A	1	FM	JONES ANN H DAVIS & JONES JAMES	710 713	60,110	
00790047E		FAGLIER TORI EVANS	08/02/2021	140,000	2.00	0.1207
R	4	FM	GOOD INVESTMENTS INC	706 37	16,894	
00800086C00		STEVENSON MARION	01/08/2021	55,000	15.30	0.4067
R	4	LM	000001 JOHNSON ELAINE	696 698	22,369	

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3871	0.3708	0.1392	1.0218	385
Lower Confidence Interval	0.3802	0.3628			
Upper Confidence Interval	0.3925	0.3788			

and s.saledate >= 2021-01-01 and s.saledate <= 2022-01-01 and s.REASON in (LR , SR , FM , LM)

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.



McDuffie County Board of Commissioners

Frederick D. Favors
Wm. (Bill) M. Jopling

Charles (Charlie) G. Newton IV, Chairman
David R. Crawley, Jr., County Manager

Gloria A. Thompson
Sammie Wilson, Sr.

Department of Audits and Accounts
Sales Ratio Division
Attn: Lee Thomas, Director
270 Washington Street, S.W.
Atlanta, Georgia 30334-8400

September 6, 2023

Ref: Appeal of 2022 DOAA Sales Ratio Study

Dear Mr. Thomas,

Please accept this letter as an official notice of appeal by the McDuffie County Board of Commissioners for the 2022 DOAA sales ratio study with a published sales ratio of 35.74%. The Board of Commissioners approved this appeal in its meeting on September 6th 2023.

Representatives from The McDuffie County Board of Assessors Office as well as those appointed by the office will represent McDuffie County and its Board of Commissioners in this matter.

Please include the McDuffie Board of Assessors Office in all future communication involving this matter. They can be reached using the information below:

McDuffie County Board of Assessors
210 Railroad Street/ P.O. Box 697
Thomson, GA 30824
(706)595-2128
Taxassessors@thomson-mcduffie.gov

Thank you for your consideration in this matter.

Chairman, Charlie Newton



STAFF REPORT

COMMISSIONERS' MEETING: September 6, 2023

DATE: September 5, 2023
TO: Board of Commissioners
FROM: David R. Crawley, County Manager
ISSUE: Discussion Concerning Millage Rate

BACKGROUND: Due to timing of receiving the digest from the Board of Assessors, the Board of Commissioners has not had an opportunity to discuss a proposed millage rate and its budgetary impacts. As such, staff has advertised 3 public hearings as not to circumvent the Boards ability to either keep the millage rate the same as the millage rate approved for 2022, 7.809, reduce the millage rate to the Rollback Rate of 7.150, or choose another rate as the Board deems is in the best interest of the County. To further confuse this discussion, the State has provided an additional Homestead Exemption of \$18,000.00, which will be reimbursed to counties sometime in early 2024.

County (including Homestead Exemption)

Year	Millage Rate	\$100K Value	\$200K Value	\$300K Value	\$400K Value
2018	8.8	\$316.80	\$668.80	\$1,020.80	\$1,372.80
2019	8.8	\$316.80	\$668.80	\$1,020.80	\$1,372.80
2020	8.5	\$306.00	\$646.00	\$986.00	\$1,326.00
2021/2022 (at same millage rate)	7.809	\$281.12	\$593.48	\$905.84	\$1,218.20
2023 (at same millage rate)	7.809	\$140.57	\$452.93	\$765.29	\$1,077.65
2023 (at rollback millage rate)	7.150	\$128.70	\$414.70	\$700.70	\$986.70

As evident from the above table the additional Homestead Exemption provided by the State will significantly reduce property tax on qualifying properties. At the current millage rate of 7.809 mills, the State will reimburse the County \$562,390.44 and at the Rollback rate of 7.150 mills the State will reimburse the County \$514,930.42.

The School Board reduced their millage rate this year from 17.717 mills to 16.316 mills. Including the Schools millage rate will resulting in the following millage rate tax reduction. The table below provides the millage rate tax reduction, including the School System’s approved millage rate, and for both the existing and the rollback millage rates for the County.

School and County (including Homestead Exemption)

Year	Millage Rate	\$100K Value	\$200K Value	\$300K Value	\$400K Value
2019	28.49	\$1,025.64	\$2,165.24	\$3,304.84	\$4,444.44
2020	28.19	\$1,014.84	\$2,142.44	\$3,270.04	\$4,397.64
2021	26.499	\$953.64	\$2,013.92	\$3,073.88	\$4,133.84
2022	25.526	\$918.94	\$1,939.98	\$2,961.02	\$3,982.06
2023 (County at 7.809)	24.125	\$434.25	\$1,399.25	\$2,364.25	\$3,329.25
2023 (County at 7.150)	23.466	\$422.39	\$1,361.03	\$2,299.67	\$3,238.31

The County's Net Digest for 2023 increased by 0.2% due to reassessment. The table below provides a comparison of the millage rate tax revenue for the existing and the proposed County millage rates.

	Net Digest	Rollback Rate 7.150 Mills	Current Rate 7.809 Mills	Difference
2022	\$714,243,238.00	\$5,106,839.15	\$5,577,525.45	
2023 Reassessment of Existing Real Property	\$60,417,064.00	\$431,982.01	\$471,796.85	
2023 Other Net Changes to Taxable digest	(\$59,042,066.00)	(\$422,150.77)	(\$461,059.49)	
2023 Total Net Digest	\$715,618,236.00	\$5,116,670.39	\$5,588,262.80	\$471,592.41

As referenced within the above table, the difference in tax revenue between the current millage rate of 7.809 and the rollback millage rate of 7.150 is \$471,592.41.

The table below provides the increases in reserves year over from 2018 to present.

Year	Reserve Balance
2018	\$1,230,341.52
2019	\$2,278,050.19
2020	\$2,591,240.11
2021	\$2,592,314.83
2022	\$3,633,972.42
2023	\$5,267,745.38
Growth in Reserves	\$4,037,403.86
Average Growth Per Year	\$807,480.77

As evident from the table above, the County has been able to increase reserves on average by approximately \$807,480.00 for each of the 5 years subsequent to 2018.

ALTERNATIVES: This is a discussion item.

FUNDING: Property Tax funds a significant portion of the County's General Fund.

POLICY ANALYSIS: None

RECOMMENDATION: If the Board chooses to use the millage rollback of 7.150 mills, staff recommends using some portion of reserves to balance the budget.

ATTACHMENTS: None



2024 BUDGET

GENERAL FUND

Revenues:	\$9,870,669
Expenses:	\$16,472,300

OVERALL BUDGET

Revenues:	\$55,783,339
Expenses:	\$62,771,724

CONTINGENCY/CAPITAL ITEMS

- Budget Contingency: \$162,850 (approximately 1% of general fund budget)
- Insurance Contingency: \$104,296 (10% increase for July renewal)

2023 APPROVED BUDGET COMPARSION

GENERAL FUND

Revenues:	\$15,147,401
Expenses:	\$15,147,401

OVERALL BUDGET

Revenues:	\$50,907,211
Expenses:	\$50,907,211

MCDUFFIE COUNTY



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

Revenues

FOR PERIOD 99

PROJECTION: 2024 MCDUFFIE COUNTY BUDGET 2024

ACCOUNTS FOR:	2022 ACTUAL	2023 ORIG BUD	2023 REVISED BUD	2023 ACTUAL	2023 PROJECTION	2024 FINANCE DR	2024 PCT CHANGE
GENERAL FUND							
GENERAL ADMINISTRATION	-5,095,181.42	-5,337,122.00	-5,337,122.00	-3,217,363.53	-5,337,122.00	-5,395,385.00	1.1%
TAX COMMISSIONER	-5,935,762.34	-6,050,722.00	-6,050,722.00	-977,180.58	-6,050,722.00	-610,200.00	-89.9%
RECREATION	-99,951.23	-134,000.00	-134,000.00	-68,276.80	-134,000.00	-102,400.00	-23.6%
PLANNING & ZONING ADMI	-320,169.88	-286,850.00	-286,850.00	-133,527.69	-286,850.00	-334,500.00	16.6%
MEALS ON WHEELS	-7,130.80	-6,500.00	-6,500.00	-10,838.62	-6,500.00	-7,100.00	9.2%
SENIOR CITIZENS	-6,216.00	-500.00	-500.00	-37.00	-500.00	-100.00	-80.0%
REIMBURSEMENTS	-1,382,873.11	-1,470,601.00	-1,470,601.00	-964,630.03	-1,470,601.00	-1,725,766.00	17.4%
GOV'T CTR REIMBURSEMEN	-113,252.18	-139,100.00	-139,100.00	-90,234.89	-139,100.00	-167,100.00	20.1%
EMPLOYEE RELATIONS REV	-7,162.81	-8,000.00	-8,000.00	-8,526.03	-8,000.00	-7,000.00	-12.5%
TAX ASSESSOR	-4,680.00	-5,700.00	-5,700.00	-4,302.00	-5,700.00	-5,500.00	-3.5%
SHERIFF	-333,457.41	-361,250.00	-361,250.00	-167,087.79	-361,250.00	-350,550.00	-3.0%
SHERIFF ADMIN. REVENUE	-67,361.14	-187,550.00	-187,550.00	-46,735.50	-187,550.00	-101,000.00	-46.1%
ANIMAL SHELTER	-7,287.27	-5,000.00	-5,000.00	.00	-5,000.00	-3,500.00	-30.0%
PUBLIC WORKS REVENUE	-4,229.90	-7,050.00	-7,050.00	-3,181.00	-7,050.00	-7,050.00	.0%
TRANSPORTATION SERVICE	.00	.00	.00	-388.00	.00	.00	.0%
CLERK OF SUPERIOR COUR	-309,322.06	-341,000.00	-341,000.00	-183,949.96	-341,000.00	-318,000.00	-6.7%
MAGISTRATE COURT	-56,852.81	-66,000.00	-66,000.00	-36,044.93	-66,000.00	-64,000.00	-3.0%
PROBATE COURT	-413,188.15	-595,000.00	-595,000.00	-266,957.90	-595,000.00	-560,100.00	-5.9%
INTERFUND TRANSFERS	-85,234.13	-145,456.00	-145,456.00	-83,748.41	-145,456.00	-111,418.00	-23.4%
TOTAL GENERAL FUND	-14,249,312.64	-15,147,401.00	-15,147,401.00	-6,263,010.66	-15,147,401.00	-9,870,669.00	-34.8%
LANDFILL SURCHARGE	-67,978.93	-62,210.00	-62,210.00	-38,513.34	-62,210.00	-54,500.00	-12.4%
TOTAL LANDFILL SURCHARGE	-67,978.93	-62,210.00	-62,210.00	-38,513.34	-62,210.00	-54,500.00	-12.4%

MCDUFFIE COUNTY



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2024 MCDUFFIE COUNTY BUDGET 2024 FOR PERIOD 99

ACCOUNTS FOR:

LAW LIBRARY	2022 ACTUAL	2023 ORIG BUD	2023 REVISED BUD	2023 ACTUAL	2023 PROJECTION	2024 FINANCE DR	2024 PCT CHANGE
LAW LIBRARY	-14,435.74	-18,515.00	-18,515.00	-12,290.12	-18,515.00	-14,550.00	-21.4%
TOTAL LAW LIBRARY	-14,435.74	-18,515.00	-18,515.00	-12,290.12	-18,515.00	-14,550.00	-21.4%
FORFEITURE FUND	-44,098.48	-9,010.00	-9,010.00	-40,207.14	-9,010.00	-12,010.00	33.3%
TOTAL FORFEITURE FUND	-44,098.48	-9,010.00	-9,010.00	-40,207.14	-9,010.00	-12,010.00	33.3%
DRUG FUND	-27,414.64	-31,350.00	-31,350.00	-21,684.87	-31,350.00	-36,500.00	16.4%
TOTAL DRUG FUND	-27,414.64	-31,350.00	-31,350.00	-21,684.87	-31,350.00	-36,500.00	16.4%
JAIL FUND	-56,783.18	-120,350.00	-120,350.00	-38,183.13	-120,350.00	-60,000.00	-50.1%
TOTAL JAIL FUND	-56,783.18	-120,350.00	-120,350.00	-38,183.13	-120,350.00	-60,000.00	-50.1%
DRUG COURT	-152,318.99	-189,584.00	-189,584.00	-109,185.10	-189,584.00	-173,952.00	-8.2%
TOTAL DRUG COURT	-152,318.99	-189,584.00	-189,584.00	-109,185.10	-189,584.00	-173,952.00	-8.2%
E911	-608,194.02	-922,254.00	-922,254.00	-466,060.42	-922,254.00	-914,917.00	-.8%
TOTAL E911	-608,194.02	-922,254.00	-922,254.00	-466,060.42	-922,254.00	-914,917.00	-.8%
E911 WIRELESS	.00	-51,000.00	-51,000.00	.00	-51,000.00	-51,544.00	1.1%
TOTAL E911 WIRELESS	.00	-51,000.00	-51,000.00	.00	-51,000.00	-51,544.00	1.1%
JUVENILE PROBATION	.00	-200.00	-200.00	-320.00	-200.00	-200.00	.0%
TOTAL JUVENILE PROBATION	.00	-200.00	-200.00	-320.00	-200.00	-200.00	.0%
AMERICAN RESCUE REVENUE	-2,129,468.77	-4,159,606.00	-4,159,606.00	-117,628.83	-4,159,606.00	-6,678,356.00	60.6%
TOTAL AMERICAN RESCUE FUNDS	-2,129,468.77	-4,159,606.00	-4,159,606.00	-117,628.83	-4,159,606.00	-6,678,356.00	60.6%
TRANSPORTATION REVENUE	-403,119.48	-442,842.00	-442,842.00	-249,705.08	-442,842.00	-479,537.00	8.3%
TOTAL TRANSPORTATION	-403,119.48	-442,842.00	-442,842.00	-249,705.08	-442,842.00	-479,537.00	8.3%
FIRE/EMS PROTECTION SE	-832,598.50	.00	.00	.00	.00	.00	.0%
FIRE/EMS PROTECTION RE	-5,976,452.47	-5,832,477.00	-5,832,477.00	-2,220,462.56	-5,832,477.00	-5,908,216.00	1.3%
TOTAL FIRE/EMS PROTECTION SE	-6,809,050.97	-5,832,477.00	-5,832,477.00	-2,220,462.56	-5,832,477.00	-5,908,216.00	1.3%

MCDUFFIE COUNTY



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2024 MCDUFFIE COUNTY BUDGET 2024 FOR PERIOD 99

ACCOUNTS FOR:

HOTEL/MOTEL/TOURISM	2022 ACTUAL	2023 ORIG BUD	2023 REVISED BUD	2023 ACTUAL	2023 PROJECTION	2024 FINANCE DR	2024 PCT CHANGE
HOTEL/MOTEL TAX	-306,717.32	-300,600.00	-300,600.00	-223,754.91	-300,600.00	-325,500.00	8.3%
TOTAL HOTEL/MOTEL/TOURISM	-306,717.32	-300,600.00	-300,600.00	-223,754.91	-300,600.00	-325,500.00	8.3%
TRANSPORTATION SPLOST	-7,660,433.64	-2,201,200.00	-2,201,200.00	-2,759,218.71	-2,201,200.00	-1,261,000.00	-42.7%
TOTAL TRANSPORTATION SPLOST	-7,660,433.64	-2,201,200.00	-2,201,200.00	-2,759,218.71	-2,201,200.00	-1,261,000.00	-42.7%
BROADBAND PROJECT	.00	-7,656,606.00	-7,656,606.00	.00	-7,656,606.00	-7,656,606.00	.0%
TOTAL CAPITAL PROJECTS	.00	-7,656,606.00	-7,656,606.00	.00	-7,656,606.00	-7,656,606.00	.0%
SEWER PROJECT REVENUES	.00	-1,750,000.00	-1,750,000.00	.00	-1,750,000.00	-1,750,000.00	.0%
TOTAL WRIGHTSBORO ROAD SEWER	.00	-1,750,000.00	-1,750,000.00	.00	-1,750,000.00	-1,750,000.00	.0%
LMIG REVENUES	-495,243.63	-500,000.00	-500,000.00	-508,772.26	-500,000.00	-510,000.00	2.0%
TOTAL LOCAL MAINTENANCE & IM	-495,243.63	-500,000.00	-500,000.00	-508,772.26	-500,000.00	-510,000.00	2.0%
SOLID WASTE	-1,995,609.64	-2,321,750.00	-2,321,750.00	-1,005,964.76	-2,321,750.00	-2,097,200.00	-9.7%
TOTAL SOLID WASTE	-1,995,609.64	-2,321,750.00	-2,321,750.00	-1,005,964.76	-2,321,750.00	-2,097,200.00	-9.7%
RAYSVILLE CAMPGROUND R	-152,968.00	-200,000.00	-200,000.00	-102,929.90	-200,000.00	-160,000.00	-20.0%
BIG HART REVENUE	-186,230.00	-200,000.00	-200,000.00	-146,750.00	-200,000.00	-190,000.00	-5.0%
TOTAL CAMPGROUNDS	-339,198.00	-400,000.00	-400,000.00	-249,679.90	-400,000.00	-350,000.00	-12.5%
LAWN CARE REVENUES	-75,410.86	-107,488.00	-107,488.00	-46,532.57	-107,488.00	-117,692.00	9.5%
TOTAL LAWN CARE	-75,410.86	-107,488.00	-107,488.00	-46,532.57	-107,488.00	-117,692.00	9.5%
COUNTY SHOP REVENUES	-177,601.09	-263,595.00	-263,595.00	-101,810.05	-263,595.00	-285,850.00	8.4%
TOTAL COUNTY SHOP	-177,601.09	-263,595.00	-263,595.00	-101,810.05	-263,595.00	-285,850.00	8.4%
TOTAL REVENUE	-35,612,390.02	-42,488,038.00	-42,488,038.00	-14,472,984.41	-42,488,038.00	-38,608,799.00	-9.1%
TOTAL EXPENSE	.00	.00	.00	.00	.00	.00	.0%
GRAND TOTAL	-35,612,390.02	-42,488,038.00	-42,488,038.00	-14,472,984.41	-42,488,038.00	-38,608,799.00	-9.1%

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MCDUFFIE COUNTY



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2024 MCDUFFIE COUNTY BUDGET 2024 MULTI YEAR FUNDS

FOR PERIOD 99

ACCOUNTS FOR:

GRANTS EXCEED 2% GENERAL FUND	2022 ACTUAL	2023 ORIG BUD	2023 REVISED BUD	2023 ACTUAL	2023 PROJECTION	2024 FINANCE DR	2024 PCT CHANGE
GRANT REVENUE	-13,938.00	-1,300,000.00	-1,300,000.00	-15,388.00	-1,300,000.00	-1,284,612.00	-1.2%
TOTAL GRANTS EXCEED 2% GENER	-13,938.00	-1,300,000.00	-1,300,000.00	-15,388.00	-1,300,000.00	-1,284,612.00	-1.2%
SMALL GRANT REVENUES	-307,738.08	-59,323.00	-59,323.00	-105,595.55	-70,523.00	-975,559.00	1544.5%
TOTAL MULTIPLE GRANTS	-307,738.08	-59,323.00	-59,323.00	-105,595.55	-70,523.00	-975,559.00	1544.5%
REVENUES	-14.86	-350.00	-350.00	-.13	-350.00	.00	-100.0%
TOTAL SPLOST IV	-14.86	-350.00	-350.00	-.13	-350.00	.00	-100.0%
SPLOST V - REVENUES	-18.70	-57,500.00	-57,500.00	-13.26	-57,500.00	-50,100.00	-12.9%
TOTAL SPLOST V	-18.70	-57,500.00	-57,500.00	-13.26	-57,500.00	-50,100.00	-12.9%
SPLOST VI REVENUES	-1,064.64	-3,000,500.00	-3,000,500.00	-43,330.99	-3,000,500.00	-2,762,633.00	-7.9%
TOTAL SPLOST VI	-1,064.64	-3,000,500.00	-3,000,500.00	-43,330.99	-3,000,500.00	-2,762,633.00	-7.9%
SPLOST VII - REVENUES	-4,417,456.46	-4,001,500.00	-4,001,500.00	-2,772,755.76	-4,001,500.00	-12,101,636.00	202.4%
TOTAL SPLOST VII	-4,417,456.46	-4,001,500.00	-4,001,500.00	-2,772,755.76	-4,001,500.00	-12,101,636.00	202.4%
TOTAL REVENUE	-4,740,230.74	-8,419,173.00	-8,419,173.00	-2,937,083.69	-8,430,373.00	-17,174,540.00	104.0%
TOTAL EXPENSE	.00	.00	.00	.00	.00	.00	.0%
GRAND TOTAL	-4,740,230.74	-8,419,173.00	-8,419,173.00	-2,937,083.69	-8,430,373.00	-17,174,540.00	104.0%

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MCDUFFIE COUNTY



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

Expenses

PROJECTION: 2024 MCDUFFIE COUNTY BUDGET 2024 FOR PERIOD 99

ACCOUNTS FOR:

GENERAL FUND	2022 ACTUAL	2023 ORIG BUD	2023 REVISED BUD	2023 ACTUAL	2023 PROJECTION	2024 FINANCE	2024 DR	PCT CHANGE
GOVERNING BODY	345,555.67	359,667.00	359,667.00	257,232.51	359,667.00	416,807.00		15.9%
COUNTY MANAGER'S OFFIC	426,767.37	481,165.00	481,165.00	317,174.43	481,165.00	498,591.00		3.6%
ELECTIONS	442,569.48	384,571.00	384,571.00	266,120.37	384,571.00	795,257.00		106.8%
GENERAL ADMINISTRATION	660,056.06	1,052,495.00	1,052,495.00	517,919.97	1,052,495.00	1,217,754.00		15.7%
GOVERNMENT CENTER COMP	144,984.70	139,100.00	139,100.00	100,803.59	139,100.00	167,100.00		20.1%
EMPLOYEE RELATIONS	12,988.05	5,000.00	5,000.00	7,000.15	5,000.00	7,000.00		40.0%
FINANCE ADMINISTRATION	341,312.41	383,991.00	383,991.00	255,537.73	383,991.00	415,773.00		8.3%
TECHNICAL SUPPORT	419,480.50	490,374.00	490,374.00	287,378.44	490,374.00	446,444.00		-9.0%
TAX COMMISSIONER	348,754.00	430,388.00	430,388.00	265,059.44	430,388.00	458,106.00		6.4%
TAX ASSESSOR	335,994.32	396,412.00	396,412.00	257,768.57	396,412.00	408,063.00		2.9%
BOARD OF EQUALIZATION	6,681.73	6,801.00	6,801.00	3,812.62	6,801.00	6,851.00		.7%
GENERAL GOVERNMENT BUI	263,549.40	311,785.00	311,785.00	202,338.10	311,785.00	332,373.00		6.6%
LAWN CARE SERVICES	.00	.00	.00	290.90	.00	.00		.0%
FACILITIES MAINTENANCE	.00	.00	.00	.00	.00	1,000.00		.0%
SUPERIOR COURT	104,111.81	118,252.00	118,252.00	67,310.71	118,252.00	124,390.00		5.2%
CLERK OF SUPERIOR COUR	371,643.59	445,671.00	445,671.00	273,429.48	445,671.00	480,534.00		7.8%
DISTRICT ATTORNEY	199,167.94	150,999.00	150,999.00	97,401.81	150,999.00	159,170.00		5.4%
VICTIMS ASSISTANCE	29,173.06	115,045.00	115,045.00	78,075.09	115,045.00	135,102.00		17.4%
CHILD SUPPORT	4,356.49	6,000.00	6,000.00	8,535.53	6,000.00	45,498.00		658.3%
COURTS	3,406.00	66,756.00	66,756.00	39,754.60	66,756.00	70,178.00		5.1%
MAGISTRATE COURT	178,715.35	194,287.00	194,287.00	150,504.17	194,287.00	218,410.00		12.4%
PROBATE COURT	231,917.96	249,949.00	249,949.00	137,383.08	249,949.00	253,528.00		1.4%

MCDUFFIE COUNTY



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2024 MCDUFFIE COUNTY BUDGET 2024 FOR PERIOD 99

ACCOUNTS FOR:	2022 ACTUAL	2023 ORIG BUD	2023 REVISED BUD	2023 ACTUAL	2023 PROJECTION	2024 FINANCE DR	PCT CHANGE
GENERAL FUND							
JUVENILE COURT	129,318.09	125,053.00	125,053.00	89,054.19	125,053.00	140,645.00	12.5%
PUBLIC DEFENDER	92,119.80	95,787.00	95,787.00	70,655.95	95,787.00	114,728.00	19.8%
SHERIFF	3,943,231.26	2,699,094.00	2,699,094.00	1,553,735.69	2,699,094.00	2,648,738.00	-1.9%
SHERIFF ADMINISTRATIVE	95,396.71	187,550.00	187,550.00	50,456.96	187,550.00	101,000.00	-46.1%
DETENTION CENTER	12,275.64	2,226,967.00	2,226,967.00	1,360,573.84	2,226,967.00	2,319,301.00	4.1%
CORONER	36,854.46	54,391.00	54,391.00	35,301.90	54,391.00	61,387.00	12.9%
ANIMAL SHELTER	84,077.82	145,209.00	145,209.00	66,865.75	145,209.00	189,349.00	30.4%
EMERGENCY MANAGEMENT	.00	.00	.00	747.87	.00	.00	.0%
PUBLIC WORKS	1,248,908.43	1,373,216.00	1,373,216.00	1,017,771.12	1,373,216.00	1,472,384.00	7.2%
INMATE WORKFORCE	-8,272.92	.00	.00	.00	.00	.00	.0%
RECYCLING	21,721.20	10,000.00	10,000.00	14,011.72	10,000.00	23,000.00	130.0%
HEALTH DEPT	118,611.95	122,062.00	122,062.00	79,886.95	122,062.00	121,032.00	-.8%
MENTAL HEALTH	10,654.22	.00	.00	.00	6,575.00	.00	.0%
FAMILY & CHILDREN SERV	32,231.35	40,746.00	40,746.00	20,897.99	40,746.00	40,920.00	.4%
MEALS ON WHEELS	75,321.53	83,148.00	83,148.00	39,795.56	83,148.00	84,632.00	1.8%
SENIOR CITIZENS	166,258.55	176,094.00	176,094.00	134,974.04	176,094.00	190,340.00	8.1%
TRANSPORTATION SERVICE	.00	.00	.00	8.32	.00	.00	.0%
RECREATION	815,519.47	1,020,071.00	1,020,071.00	641,164.58	1,020,071.00	1,156,021.00	13.3%
MAIN STREET GYM	15,626.53	14,018.00	14,018.00	6,833.49	14,018.00	18,156.00	29.5%
BOYS & GIRLS CLUB	12,822.24	32,399.00	32,399.00	31,875.48	32,399.00	14,200.00	-56.2%
ROCKHOUSE	6,171.20	7,731.00	7,731.00	4,250.43	7,731.00	9,713.00	25.6%
LIBRARY	93,278.00	100,822.00	100,822.00	100,822.00	100,822.00	108,366.00	7.5%

MCDUFFIE COUNTY



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2024 MCDUFFIE COUNTY BUDGET 2024 FOR PERIOD 99

ACCOUNTS FOR:

GENERAL FUND	2022 ACTUAL	2023 ORIG BUD	2023 REVISED BUD	2023 ACTUAL	2023 PROJECTION	2024 FINANCE DR	2024 PCT CHANGE
COOPERATIVE EXTENSION	123,708.38	163,437.00	163,437.00	79,252.50	163,437.00	165,490.00	1.3%
FORESTRY	8,820.00	8,820.00	8,820.00	8,820.00	8,820.00	8,820.00	.0%
SOIL & WATER CONSERVAT	350.00	500.00	500.00	.00	500.00	.00	-100.0%
PLANNING & ZONING	383,720.63	384,483.00	384,483.00	223,503.91	384,483.00	506,667.00	31.8%
DEVELOPMENT AUTHORITY	69,333.90	80,132.00	80,132.00	49,283.59	80,132.00	107,582.00	34.3%
AIRPORT	92,695.74	78,310.00	78,310.00	76,727.45	78,310.00	83,683.00	6.9%
TRANSFERS OUT	117,619.59	128,653.00	128,653.00	79,460.02	128,653.00	128,217.00	-.3%
TOTAL GENERAL FUND	12,669,559.66	15,147,401.00	15,147,401.00	9,427,562.59	15,153,976.00	16,472,300.00	8.7%
LANDFILL SURCHARGE EXP	33,573.35	62,210.00	62,210.00	52,778.21	62,210.00	54,500.00	-12.4%
TOTAL LANDFILL SURCHARGE	33,573.35	62,210.00	62,210.00	52,778.21	62,210.00	54,500.00	-12.4%
LAW LIBRARY	11,928.40	18,515.00	18,515.00	9,930.56	18,515.00	14,550.00	-21.4%
TOTAL LAW LIBRARY	11,928.40	18,515.00	18,515.00	9,930.56	18,515.00	14,550.00	-21.4%
FORFEITURE FUND	76,921.43	9,010.00	9,010.00	.00	9,010.00	12,010.00	33.3%
TOTAL FORFEITURE FUND	76,921.43	9,010.00	9,010.00	.00	9,010.00	12,010.00	33.3%
DRUG FUND	6,018.83	31,350.00	31,350.00	6,310.42	31,350.00	36,500.00	16.4%
TOTAL DRUG FUND	6,018.83	31,350.00	31,350.00	6,310.42	31,350.00	36,500.00	16.4%
JAIL FUND	62,900.13	120,350.00	120,350.00	44,080.02	120,350.00	60,000.00	-50.1%
TOTAL JAIL FUND	62,900.13	120,350.00	120,350.00	44,080.02	120,350.00	60,000.00	-50.1%
DRUG COURT EXPENSES	135,916.59	189,584.00	189,584.00	87,477.80	189,584.00	173,952.00	-8.2%
TOTAL DRUG COURT	135,916.59	189,584.00	189,584.00	87,477.80	189,584.00	173,952.00	-8.2%
E911	731,060.35	922,254.00	922,254.00	498,157.72	922,254.00	914,917.00	-.8%
TOTAL E911	731,060.35	922,254.00	922,254.00	498,157.72	922,254.00	914,917.00	-.8%

MCDUFFIE COUNTY



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2024 MCDUFFIE COUNTY BUDGET 2024 FOR PERIOD 99

ACCOUNTS FOR: E911 WIRELESS

	2022 ACTUAL	2023 ORIG BUD	2023 REVISED BUD	2023 ACTUAL	2023 PROJECTION	2024 FINANCE DR	PCT CHANGE
E911 WIRELESS	.00	51,000.00	51,000.00	.00	51,000.00	51,544.00	1.1%
TOTAL E911 WIRELESS	.00	51,000.00	51,000.00	.00	51,000.00	51,544.00	1.1%
JUVENILE PROBATION	.00	200.00	200.00	.00	200.00	200.00	.0%
TOTAL JUVENILE PROBATION	.00	200.00	200.00	.00	200.00	200.00	.0%
AMERICAN RESCUE EXPENS	.00	4,159,606.00	4,159,606.00	.00	4,159,606.00	6,678,356.00	60.6%
TOTAL AMERICAN RESCUE FUNDS	.00	4,159,606.00	4,159,606.00	.00	4,159,606.00	6,678,356.00	60.6%
TRANSPORTATION EXPENSE	380,267.62	442,842.00	442,842.00	269,700.22	442,842.00	477,350.00	7.8%
TRANSPORTATION REVENUE	.00	.00	.00	529.67	.00	2,187.00	.0%
TOTAL TRANSPORTATION	380,267.62	442,842.00	442,842.00	270,229.89	442,842.00	479,537.00	8.3%
BILLING DEPARTMENT	113,125.28	135,528.00	135,528.00	75,507.03	135,528.00	120,396.00	-11.2%
FIRE/EMS PROTECTION SE	5,476,316.38	5,621,273.00	5,621,273.00	4,167,017.12	5,621,273.00	6,096,691.00	8.5%
EMERGENCY MANAGEMENT	81,185.27	75,676.00	75,676.00	37,120.29	75,676.00	77,883.00	2.9%
TOTAL FIRE/EMS PROTECTION SE	5,670,626.93	5,832,477.00	5,832,477.00	4,279,644.44	5,832,477.00	6,294,970.00	7.9%
HOTEL/MOTEL/TOURISM	292,886.98	300,600.00	300,600.00	268,865.58	300,600.00	325,500.00	8.3%
TOTAL HOTEL/MOTEL/TOURISM	292,886.98	300,600.00	300,600.00	268,865.58	300,600.00	325,500.00	8.3%
TRANSPORTATION EXPENSE	7,083,635.93	2,201,200.00	2,201,200.00	2,388,878.07	2,201,200.00	1,261,000.00	-42.7%
TOTAL TRANSPORTATION SPLOST	7,083,635.93	2,201,200.00	2,201,200.00	2,388,878.07	2,201,200.00	1,261,000.00	-42.7%
BROADBAND GRANT	.00	7,656,606.00	7,656,606.00	.00	7,656,606.00	7,656,606.00	.0%
TOTAL CAPITAL PROJECTS	.00	7,656,606.00	7,656,606.00	.00	7,656,606.00	7,656,606.00	.0%
SEWER PROJECT EXPENDIT	.00	1,750,000.00	1,750,000.00	.00	1,750,000.00	1,750,000.00	.0%
TOTAL WRIGHTSBORO ROAD SEWER	.00	1,750,000.00	1,750,000.00	.00	1,750,000.00	1,750,000.00	.0%
LMIG EXPENDITURES	495,243.63	500,000.00	500,000.00	.00	500,000.00	510,000.00	2.0%
TOTAL LOCAL MAINTENANCE & IM	495,243.63	500,000.00	500,000.00	.00	500,000.00	510,000.00	2.0%

MCDUFFIE COUNTY



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2024 MCDUFFIE COUNTY BUDGET 2024 FOR PERIOD 99

ACCOUNTS FOR:

SOLID WASTE	2022		2023		2023		2023		2023		2024		PCT CHANGE
	ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	FINANCE DR	FINANCE DR	PROJECTION	ACTUAL	PROJECTION	FINANCE DR	PCT CHANGE	
SOLID WASTE	2,112,466.81	2,321,750.00	2,321,750.00	1,456,366.02	2,321,750.00	2,097,200.00	2,097,200.00	2,321,750.00	1,456,366.02	2,321,750.00	2,097,200.00	-9.7%	
TOTAL SOLID WASTE	2,112,466.81	2,321,750.00	2,321,750.00	1,456,366.02	2,321,750.00	2,097,200.00	2,097,200.00	2,321,750.00	1,456,366.02	2,321,750.00	2,097,200.00	-9.7%	
RAYSVILLE CAMPGROUND E	99,539.77	200,000.00	200,000.00	58,345.09	200,000.00	160,000.00	160,000.00	200,000.00	58,345.09	200,000.00	160,000.00	-20.0%	
BIG HART EXPENSES	108,378.95	200,000.00	200,000.00	74,667.41	200,000.00	190,000.00	190,000.00	200,000.00	74,667.41	200,000.00	190,000.00	-5.0%	
TOTAL CAMPGROUNDS	207,918.72	400,000.00	400,000.00	133,012.50	400,000.00	350,000.00	350,000.00	400,000.00	133,012.50	400,000.00	350,000.00	-12.5%	
LAWN CARE SERVICES	77,496.07	107,488.00	107,488.00	55,072.36	107,488.00	117,692.00	117,692.00	107,488.00	55,072.36	107,488.00	117,692.00	9.5%	
TOTAL LAWN CARE	77,496.07	107,488.00	107,488.00	55,072.36	107,488.00	117,692.00	117,692.00	107,488.00	55,072.36	107,488.00	117,692.00	9.5%	
COUNTY SHOP EXPENDITUR	178,252.19	263,595.00	263,595.00	112,706.84	263,595.00	285,850.00	285,850.00	263,595.00	112,706.84	263,595.00	285,850.00	8.4%	
TOTAL COUNTY SHOP	178,252.19	263,595.00	263,595.00	112,706.84	263,595.00	285,850.00	285,850.00	263,595.00	112,706.84	263,595.00	285,850.00	8.4%	
TOTAL REVENUE	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.0%	
TOTAL EXPENSE	30,226,673.62	42,488,038.00	42,488,038.00	19,091,073.02	42,488,038.00	45,597,184.00	45,597,184.00	42,494,613.00	19,091,073.02	42,494,613.00	45,597,184.00	7.3%	
GRAND TOTAL	30,226,673.62	42,488,038.00	42,488,038.00	19,091,073.02	42,488,038.00	45,597,184.00	45,597,184.00	42,494,613.00	19,091,073.02	42,494,613.00	45,597,184.00	7.3%	

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MCDUFFIE COUNTY



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2024 MCDUFFIE COUNTY BUDGET 2024 MULTI YEAR FUNDS FOR PERIOD 99

ACCOUNTS FOR:	2022	2023	2023	2023	2023	2023	2023	2023	2024	2024	PCT
GRANTS EXCEED 2% GENERAL FUND	ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	FINANCE DR	CHANGE				
COMMUNITY BLOCK DEV. G	32,431.75	1,300,000.00	1,300,000.00	10,388.91	1,300,000.00	1,284,612.00	-1.2%				
TOTAL GRANTS EXCEED 2% GENER	32,431.75	1,300,000.00	1,300,000.00	10,388.91	1,300,000.00	1,284,612.00	-1.2%				
SMALL GRANT EXPENDITUR	310,862.81	59,323.00	59,323.00	90,938.05	106,223.00	975,559.00	1544.5%				
TOTAL MULTIPLE GRANTS	310,862.81	59,323.00	59,323.00	90,938.05	106,223.00	975,559.00	1544.5%				
EXPENDITURES	111,056.50	350.00	350.00	292.50	350.00	.00	-100.0%				
TOTAL SPLOST IV	111,056.50	350.00	350.00	292.50	350.00	.00	-100.0%				
SPLOST V - EXPENDITURE	-17,863.42	57,500.00	57,500.00	312.00	57,500.00	50,100.00	-12.9%				
TOTAL SPLOST V	-17,863.42	57,500.00	57,500.00	312.00	57,500.00	50,100.00	-12.9%				
SPLOST VI EXPENDITURES	825,999.11	3,000,500.00	3,000,500.00	30,149.25	3,000,500.00	2,762,633.00	-7.9%				
TOTAL SPLOST VI	825,999.11	3,000,500.00	3,000,500.00	30,149.25	3,000,500.00	2,762,633.00	-7.9%				
SPLOST VII EXPENDITURE	1,784,510.01	4,001,500.00	4,001,500.00	1,297,367.41	4,001,500.00	12,101,636.00	202.4%				
TOTAL SPLOST VII	1,784,510.01	4,001,500.00	4,001,500.00	1,297,367.41	4,001,500.00	12,101,636.00	202.4%				
TOTAL REVENUE	.00	.00	.00	.00	.00	.00	.0%				
TOTAL EXPENSE	3,046,996.76	8,419,173.00	8,419,173.00	1,429,448.12	8,466,073.00	17,174,540.00	104.0%				
GRAND TOTAL	3,046,996.76	8,419,173.00	8,419,173.00	1,429,448.12	8,466,073.00	17,174,540.00	104.0%				

** END OF REPORT - Generated by workman **

EXECUTIVE SUMMARY

ACO/E&R/NOD REPORT FOR AUGUST 2023

OBJECTIVE:

To get approval of digest changes from the governing body of the County.

CONSIDERATIONS:

Approval of - **\$127.33**

Approval of - **\$86.48**

Changes to the PROPERTY TAX DIGEST

Changes to the MOBILE HOME DIGEST

FISCAL:

This will INCREASE/DECREASE the amount of revenue that is due to the County for the M&O.

The DECREASE to the Property Tax Digest are from property tax and appeals being settled for 2022.

The DECREASE to the mobile home digest are from appeals being settled.

Prepared By:

Stacey W. Thomas

McDuffie County Tax Commissioner

Reviewed By:

David Crawley

County Manager

