

Camden County Board of Assessors



2022 Tax Digest Projections

2022 Digest Projections - Overview

- The 2022 Tax Digest figures given are County-wide estimates based on our analyses done to date.
- This projection does not include estimates for motor vehicles, mobile homes, timber, or public utilities etc.
- The values presented are assessed (40% of fair market value).
- This projection does not account for the impact from any exemptions such as Homestead or Freeport.
- **We estimate a projected Digest increase of about 16% as compared to the 2021 submitted digest. This is not an estimate of tax revenues. This does not take into account any after-digest adjustments due to appeals.**

2022 Digest Year by the Numbers

- ▶ 1,830 - Building Permits Inspected
- ▶ 138 - New Conservation Use Parcels Approved
- ▶ 871 - New Homestead Applications Approved
- ▶ 823 - AY2021 Appeals worked
- ▶ 623 - AY2021 Appeals Defended at Board of Equalization Hearings
- ▶ 70 - Value Changes Per BoE Decision
- ▶ 89 - AY2021 Appeals filed to Superior Court
- ▶ 5,374 - Total Reviews by Field Staff



Assessors Website

www.camdencountymaps.com

2020

Total Visits – 279,767

Average Visits Per Day – 767

2021

Total Visits – 403,295

Average Visits Per Day – 1,101

CAMDEN COUNTY BOARD OF TAX ASSESSORS

200 E. 4th Street | Woodbine, GA 31569 | (912) 576-3241 | Office Hours: M-F 8:00 AM - 5:00 PM

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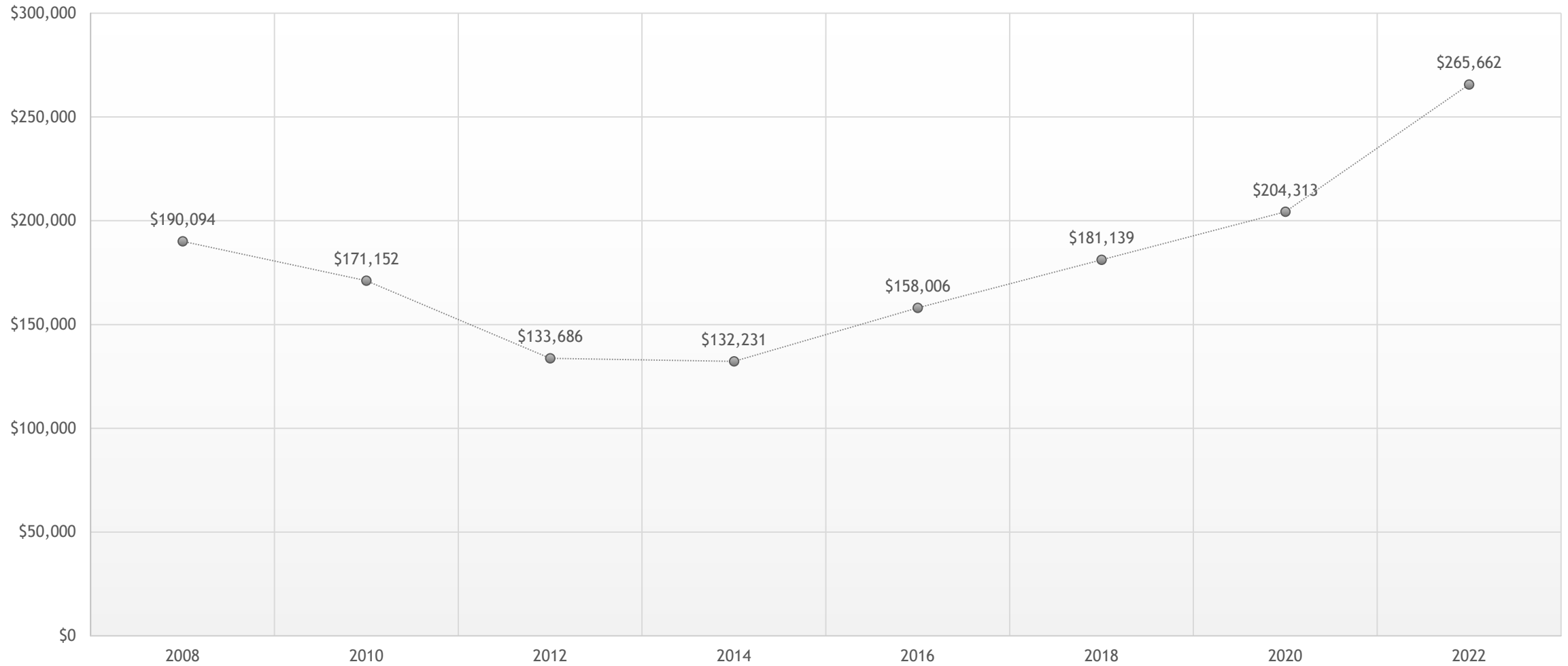
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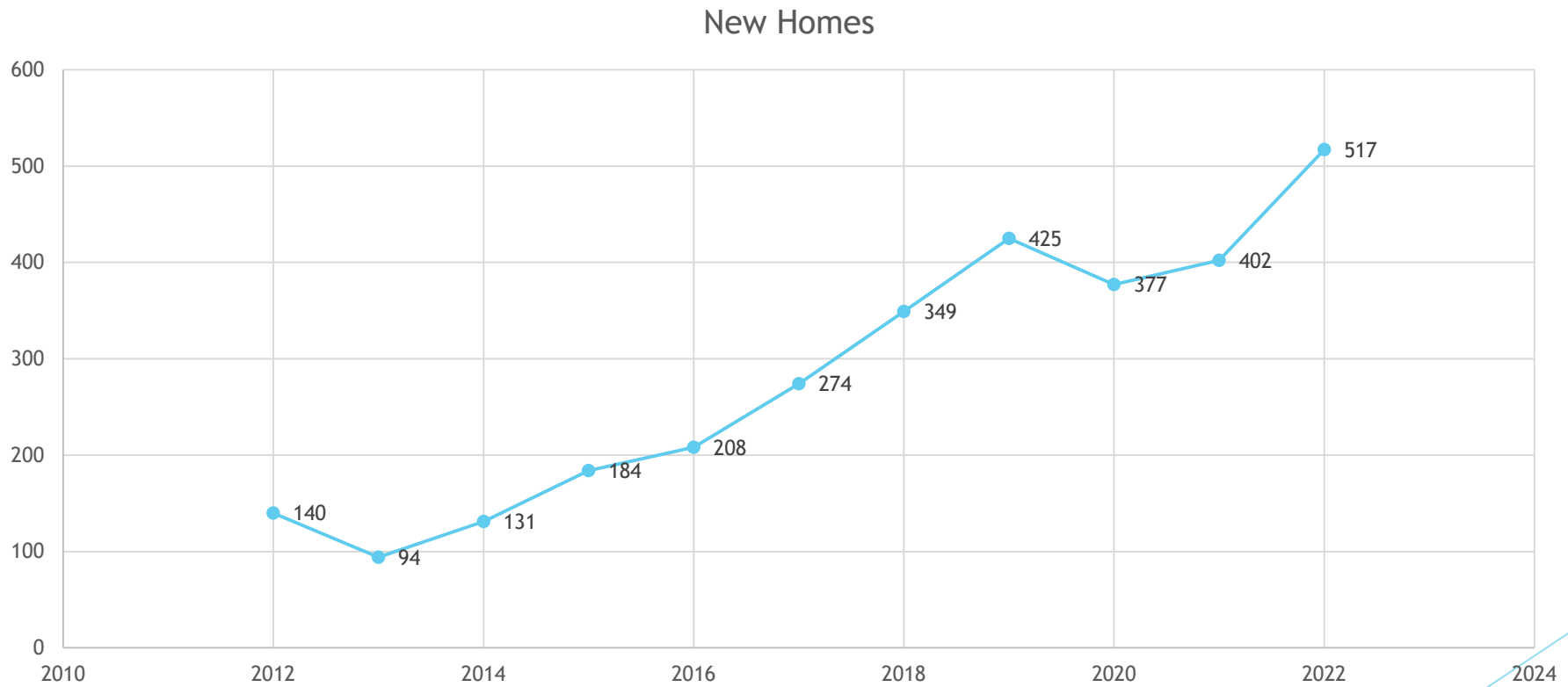


Average Home Sale Prices

Average Sale Price Per Year



2022 Digest – New Homes



Digest Growth - Real vs Inflationary

Real Growth (First Year on Digest)

- ▶ Residential \$117,416,815
- ▶ Commercial \$31,307,086

Inflationary Growth (Increase Due to Inflation)

- ▶ All Classes of Property \$613,340,699

2022 Digest Projections - Commercial

- ▶ 15 New Commercial Buildings Added for 2022
- ▶ Apartments Valued Using Income Approach
- ▶ Adjusted \$/Sq. Foot For All Structures
- ▶ Gathered Rental/Occupancy Data From Local Hotels and Motels

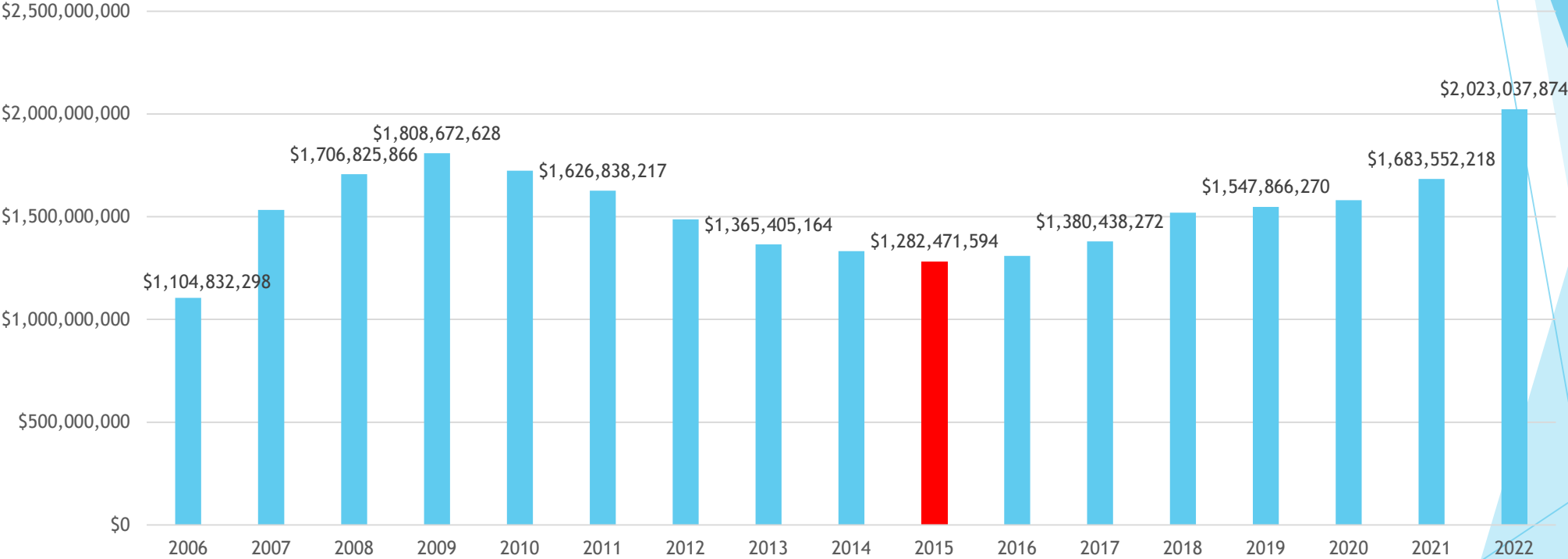


2022 Digest Projections – Multi Family

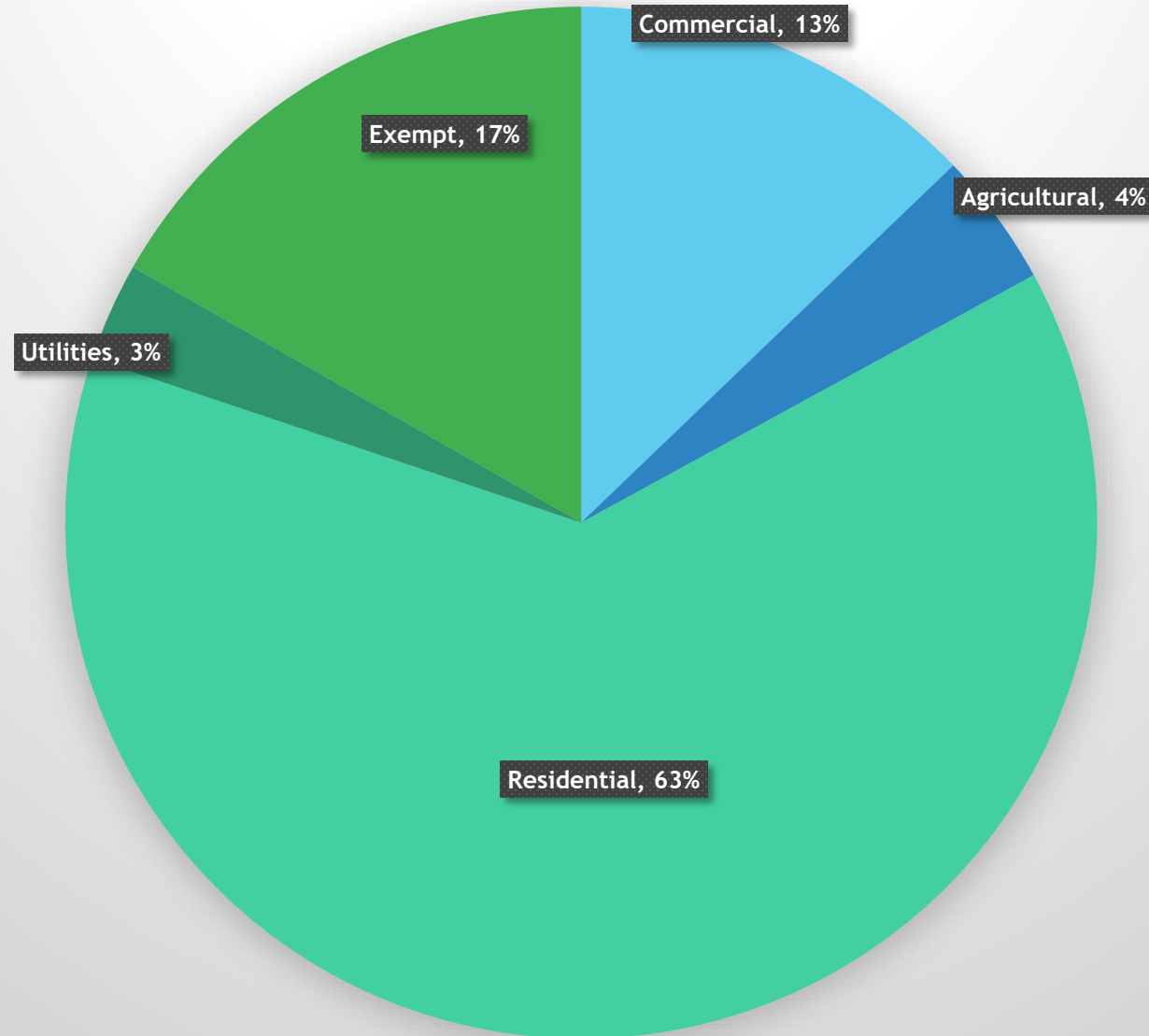
- ▶ **5 New Apartment Complexes Built in Past 5 Years**
- ▶ **4 Sales of Apartment Complexes in Excess of \$10 Million Each**
- ▶ **4 New Apartment Construction Projects to be Started Soon**

2022 Digest Projections – Digest History

Real Property Taxable Digest



2022 Digest - By Property Class



2022 Digest Projections - Timeline

- ▶ **May 26, 2022** **2022 Sales Ratios Presented to Board of Assessors**
- ▶ **May 26, 2022** **Board of Assessors Approval of 2022 Values and Mailing of Assessment Notices**
- ▶ **June 3, 2022** **Mailing of Assessment Notices**
- ▶ **July 18, 2022** **Last Day to Appeal Assessment**

