



Staghorn Plantation Estates
Homeowners Association
P.O. Box 267
Nicholson, GA 30565

YOUR NEIGHBORHOOD ASSOCIATION NEWS
MAY 2023

A Special Thank You on June 3, 2023

Many residents provided their hard-earned money to repair the Staghorn Dam Spillway. A majority of residents contributed funds in the range of \$1,000 to \$4,000. Because of contributors the Staghorn Dam Spillway has been repaired and it is time to celebrate. We are very fortunate that Staghorn residents funded much of the special event.

**** LAKE ****
CELEBRATION
JUNE 3

On June 3, 2023 starting at 12:00 PM, there will be a Lake Celebration. Please **RSVP by June 1, 2023** to attend the event at staghornplantation@gmail.com

There will be a **Luncheon** served for **EVERY** attending resident of Staghorn Plantation Estates. It will include hot dogs and hamburgers and lots of other special foods selected by the committee. You can bring your own beverage or have tea and water. Bring a chair and sit and enjoy the music of our **DJ, Adam Searan**.

And that's not all. We love our kids and grandkids! They make Staghorn extra special. We have a huge **Bouncy House** for kids or they can just play at the beach. Remember we have bathrooms for changing and a shower for washing after you swim in our almost crystal-clear lake. Please, no climbing on fences.

You might enjoy games such as Corn Hole or come see our **Pickleball Demonstration** and learn how to play the game. We will have instructors there.

If that is not appealing enough, bring your beach chairs and lounge around the beach and watch the fun staring your neighbors. We will have **Kayak Races** with prizes. There will be winners in the 14 and under and adult categories. Wear your sunglasses and cheer everyone on as they have fun racing around Staghorn Lake.

For the kids under 14 that want to have fun on Staghorn Lake we will also have at least one **Paddle Boat**. Riders will wear life vests and be supervised by an adult or older teenager.

At 1:30 PM during lunch time, there will be a **Plaque Presentation** honoring all of our contributors who made the dam spillway repair possible. Be sure to be there and do a high five.

Remember the Recreation Area closes at **10:00PM**. Please, email Vicki Long to assist us as a volunteer. vickilong@mindspring.com.

Property Tax Assessments Are Way Up!

On Monday May 8, 2023 I attended a Town Hall Meeting hosted by Marty Clark, Commissioner District 5. I learned that there was an **average 33% tax increase for all county residents** as compared to increases ranging from 5% to 13% for the previous 5 years.

Your property taxes at Staghorn as in all Jackson County neighborhoods are based on a comparison of your 2022 assessed value and the prices for resale properties and new homes.

Property prices have skyrocketed. I know you have seen new homes going up in our community like those houses built along Highway 335. These homes sold for around \$593,000 to 669,000. Your home value is compared to these new homes and all other neighborhood resales.

You Can Appeal Your Tax Increase

I obtained the Appeal of Assessment for Digest Year 2023. This is appeal assessment form PT-311-A that is available on-line. If you wish to appeal your appraised value it must be done by **June 8, 2023**. You'll need to provide your home and work phone as well as your email address and check the boxes for "value" and "BOE appeal to the board of equalization with appeal to the superior court." You will need to do a value assessment of what you think your home is worth and provide your name and date.

Once you submit your appeal a tax assessor will come to your home and do an in depth look at your property comparing it to the information on your home that they have on file. That person could assess the property at above, below or the same as the 2023 assessment value. You will then in turn need to

show why you believe the calculation is incorrect. **You can check out neighborhood property values on the Internet.** Go to (1) qPublic, (2) Georgia, (3) Jackson County (4) Search by Records, (5) Search by Parcel Number and add your Property ID Number. You will see your property. You can compare your home to other new and resale homes in Staghorn by then searching on View Map. If you find disparities you can appeal.

If you appeal, the **Board of Equalization** will look at your justification for a lower real estate value and the recommendations of the tax appraiser. They will then make a decision on your property value that will remain in place for the next two years.

It is likely that the Jackson County Commissioners will reduce the milage rate for services such as public safety, the courts and general government. That might save residents a few dollars. They control only about 27% of the total dollars spent by Jackson County. The majority, 67%, goes to the Board of Education.

Be Sure to Get Your \$500 Property Tax Grant

Governor Brian Kemp signed a one-time 2023 Property Relief Grant that is returning \$500 to all property owners that have a homestead exemption. **Everyone that owns a home is entitled to a homestead exemption.** But you have to go down to the Tax Assessors Office and ask for it if you haven't already done so. Look at your Annual Assessment Notice to find out whether you have filed a homestead exemption. It is on the same line as your Property ID Number in the last column.

If you have any questions, please don't contact me. You can call the Jackson County Board of Tax Assessors at 706-367-6330. You will find them to be very helpful.

Craig Gieler – President SPEHOA