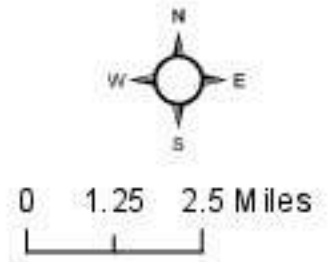


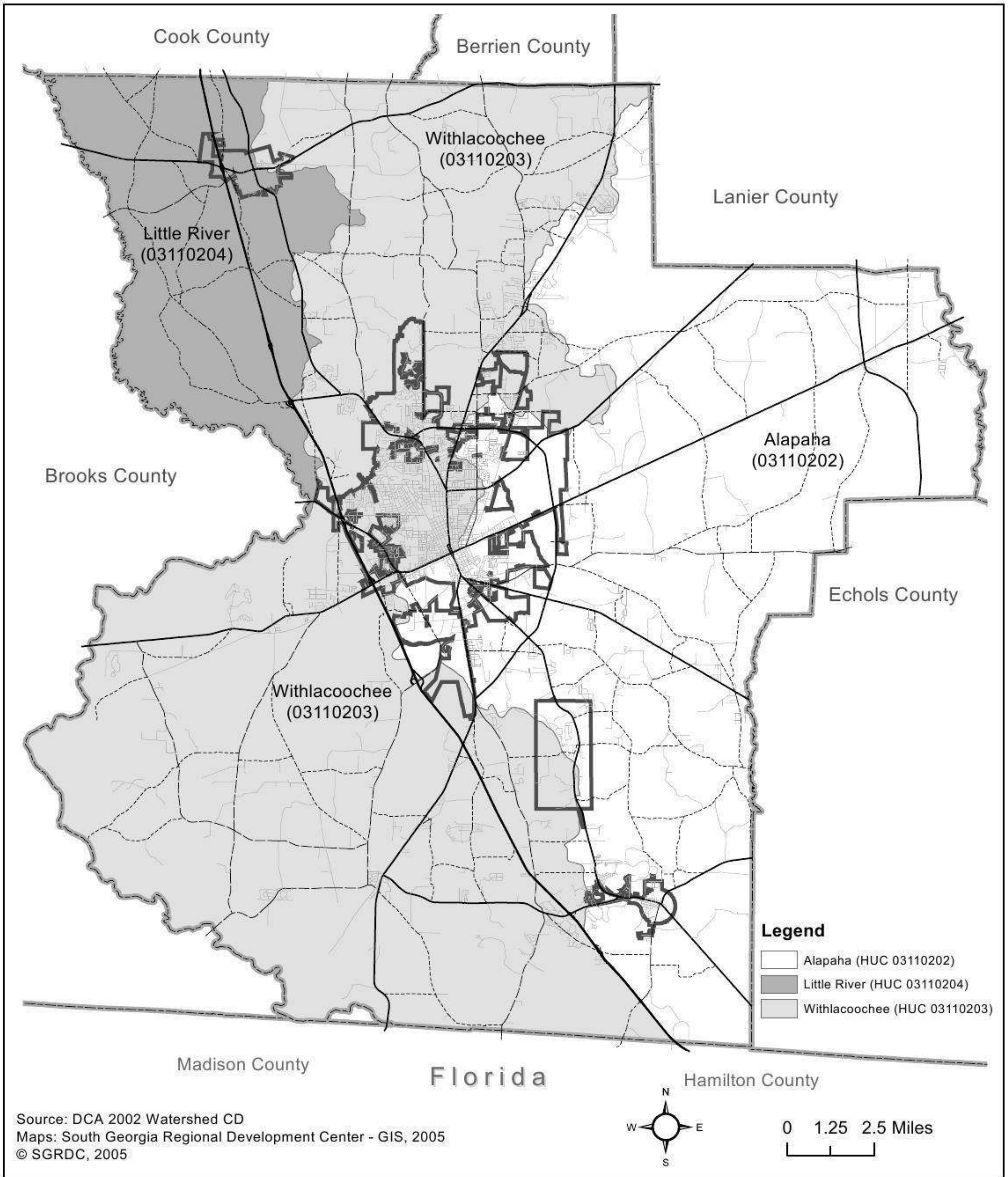
Legend		
Moody Activity Zone	Agricultural / Forestry	Community Activity Center
Urban Service Area (USA)	Rural Residential	Regional Activity Center
Character Areas		
Remerton Mill Town	Suburban Area	Rural Activity Center
Remerton Neighborhood Village	Established Residential	Downtown
Park/Recreation/Conservation	Transitional Neighborhood	Industrial Activity Center
Linear Greenspace/Trails	Institutional Activity Center	Transportation/Communication/Utilities
	Neighborhood Activity Center	

Source: GLPC, 2008
 Maps: South Georgia Regional Development Center - GIS, 2008
 © SGRDC, 2008



LOWNDES COUNTY FUTURE DEVELOPMENT MAP





Source: DCA 2002 Watershed CD
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



MAP D-1 GREATER LOWNDES COUNTY SUB-WATERSHEDS



Lowndes Co Rural Land Revaluation (Large Tracts)

Following are the initial proposed schedules and ratio study results for the rural land large tracts in Lowndes County. Included in this document are the following items:

1. Sales used to conduct large tract analysis
2. Base land schedule
3. Acre Break
4. Accessibility delineations
5. Accessibility/Desirability table for large tracts
6. Absorption
7. Ratio studies

Each of the items will be presented below with accompanying discussion where needed.

Large Tract Sales

The following sales were used in the market analysis of large rural land tracts. The information from these sales provided data for the generation of the base large tract values, accessibility delineation and accessibility/desirability/size factors that are applied to the base large tract values to generate Fair Market Value.

parcel_no	realkey	salekey	seller	buyer	saledate	deedpage	reason	totalacres	saleprice	salesadj	net_sp	timberval	impval	landresid	peracre	acc	desire
0016	014E	49342	215183	LUPO JERF PROFESSI	41390	5279	40 LM	25.39	155832	0	155832	0	0	155832	6138	1	C
0033	116	19720	208236	HANSON, DOWDY R	40961	4968	230 FM	97.28	395000	0	395000	95400	0	299600	3080	5	C
0040	007	20055	207585	NATURE C LINTON A	41142	5088	149 LM	100.00	285000	0	285000	40000	0	245000	2450	1	C
0040	026	20054	210772	DENARD F SPRAY C D	41271	5187	86 LM	41.70	158422	0	158422	2100	0	156322	1749	1	C
0043	005	20070	220477	MCNEAL C GARCIA JE	41869	5578	306 LM	66.54	154000	0	154000	22000	0	132000	1984	3	D
0068	079	22075	217593	CLEMENTS ESCALERA	41670	5488	119 LM	42.64	260000	0	260000	14200	0	245800	5765	1	C
0069	038	22211	217851	HALL GAR FISHER SH	41731	5499	287 LM	22.44	160000	0	160000	19500	7000	133500	5949	1	C
0069	087	22261	219648	ETHERIDG SUMMERS	42457	5333	71 M3	27.87	180000	0	180000	7200	0	172800	6200	1	C
0087	241	24226	208865	GARDNER BLANTON	41184	5123	168 LM	33.68	70000	0	70000	0	0	70000	2078	1	C
0091	0148	49564	219609	LARRY ROI PRINE GAI	41684	5478	044 LM	20.00	98000	0	98000	46000	0	52000	2600	3	C
0091	034C	39405	219975	BURNETT MARSHAL	41678	5588	237 LM	73.48	404140	0	404140	0	0	404140	5500	1	C
0102	010	25072	220032	COOPER P REGISTER	41884	5588	293 FM	39.66	217500	0	217500	30200	50000	157900	3462	1	C
0102	018	25079	220129	WIGGINS MCRAE MI	41863	5593	162 FM	39.67	270000	0	270000	30000	7500	232500	5861	1	C
0103	040	25169	212094	CARTER LI TAYLOR BI	41358	5254	163 LM	32.51	178750	0	178750	18750	0	160000	4923	1	C
0103	054	25183	212527	CARTER L GILBERT JI	41388	5278	190 LM	39.21	145000	0	145000	15000	0	130000	3315	2	C
0104	041A	49408	216216	MULLIS FA COLE JOHI	41586	5423	139 LM	44.49	400410	0	400410	6800	0	393610	8847	1	C
01238	003	8941	199350	RENFROE CUNNING	40652	4778	160 LM	29.44	100000	0	100000	13200	0	86800	2948	1	D
0137	032	27404	217641	J D CARRC GRAHAM	41712	5489	150 LM	33.23	183430	0	183430	1200	0	182230	5484	3	C
0137	032A	48800	202187	J D CARRC GRAHAM	40708	4888	253 FM	130.46	600116	77335	522761	77000	81000	364781	2796	3	D
0168	036	31786	202931	WARREN J FERGUSON	40844	4893	82 LM	39.72	170000	0	170000	0	0	170000	4280	3	C
0169	166	32064	211093	WILLIAMS COWART I	41292	5201	212 LM	52.38	145000	0	145000	13400	0	132600	2532	4	C
0183	123	33575	198972	COOPER V CARTER JC	40575	4732	125 LM	40.44	130000	0	130000	30000	0	100000	2473	3	C
0185	038E	41406	216582	HERRING I STEPHENS	41621	5442	99 AL	39.60	68000	0	68000	30000	0	38000	960	5	D
0185	181	34424	211181	MCLEOD E CORBETT I	41298	5204	46 M3	112.15	400000	12000	388000	42000	0	346000	3005	3	C
0194	004E	48594	198808	CITIZENS I DICKEY WI	40676	4798	271 LM	46.13	145000	0	145000	32400	0	112600	2441	3	C
0215	007	36857	212288	GUEST FA SANDERS	41367	5265	56 LM	21.12	105000	0	105000	2400	0	102600	4858	3	C
0216	040	36735	212866	LOTT STEL MERCHAN	41394	5283	59 AL	127.78	90000	0	90000	0	0	90000	704	3	C
0222	002	37161	217161	LANSDELL TYCOR FA	41670	5470	180 M3	228.34	902500	54150	848350	42000	21200	785150	3439	3	C
0222	004	37163	211078	POWELL B HERRING I	41288	5201	123 LM	258.90	673140	0	673140	102000	0	571140	3206	3	C
0225D	021	1239	212194	CIRCLE C FLAKELANE	41362	5259	267 M5	84.36	506420	315980	192440	11200	0	181240	2148	3	C
0224	003	37181	212195	CIRCLE C FLAKELANE	41362	5259	267 M5	170.57	506420	192440	513980	22000	0	291980	1712	3	C
0237	001	37506	212196	COGGINS LAKELANE	41362	5259	273 LM	182.40	465834	0	465834	14400	0	451434	2475	5	C
0237	015	37521	215619	LAKE PARISTEPHENS	41570	5414	236 LM	134.41	300000	0	300000	45600	0	254400	2224	5	C
0239	157	48928	204400	DELOACH, HANNAN	40899	4928	182 LM	39.70	119100	0	119100	10500	0	108600	2736	3	C
0241	025	37837	216888	COLONY B BLANTON	41613	5460	169 07	24.26	82500	0	82500	8800	0	73700	3038	3	C
0248	023A	49289	214455	DWS ENTE SHAW TRE	41439	5320	161 LM	75.00	180000	0	180000	39000	0	141000	1880	5	C
0248	023A	49545	219467	DWS ENTE WAYNE RE	41809	5544	267 LM	21.30	70000	0	70000	21800	0	48400	2272	5	C
0261	011	38304	218487	COURT OF ROBERTS	41789	5532	76 LM	101.28	280000	0	280000	151000	0	129000	1274	5	C

The sales highlighted in yellow are the benchmark sales which were instrumental in arriving at the base land schedule for large tracts. The other sales supported the base schedule analysis and were critical in the generation of adjustment factors for size and location.

The column labelled SalesAdj contains adjustments for multiple parcel sales. The formula derived by the Georgia Department of Revenue was used to determine the amount that should be deducted from the sales price for other parcels involved in the transaction.

Adjustments for other non-land items can be found in the columns identified as timberval and impval. Timber values were arrived at by conferring with property owners through sales questionnaires or personal discussions. Timber was also reviewed in the field. Along with the field review, county aerial photography was utilized in the estimation of the timber value. The worksheet on the following page contains a summary of the timber valuation process.

Improvements were checked and where the county value appeared to be appropriate, it was used. If the value was not representative of the market value, an updated value was determined and used.

The salesadj was subtracted from the saleprice to arrive at the value in NET_SP. If improvements were present on the parcel, the value of the improvement is present in the impval column and is subtracted from NET_SP to arrive at the landresid (land residual).

The landresid (sales price minus all non-land value) is the basis for the market analysis conducted on the large tracts for the purpose of establishing a Base Schedule value (basically, a market ag use value) and the subsequent adjustments for location and size.

parcel_no	realkey	seller	buyer	saledate	deedpage	reasc	initial_rat	curr_v	saleprice	salesad	net_sp	timberva	impval	residland	totalacres		
0016	0148	49342	LUPO JERRY	PROFESSIONAL CASE MANAGEM	4/26/2013	5279	40	LM	0.1445	56312	155832	0	2E+05	0	0	155832	25.39
0033	116	19720	HANSON, JOHN B & BLAINET	DOWDY R SCOT & STANLEY B DO	2/22/2012	4968	230	FM	0.1177	1E+05	395000	0	4E+05	95400	0	299600	97.28
0040	007	20033	NATURE CONSERVANCY THE	LINTON ALFRED & ERIKA LINTON	8/21/2012	5098	149	LM	0.1083	5E+05	285000	0	3E+05	40000	0	245000	100.00
0040	026	20054	DENARO ALMARINE CLARK E	SPRAY C DARON & PATRICIA E SP	#####	5187	86	LM	0.1976	78253	158422	0	2E+05	2100	0	156322	41.70
0043	005	20070	MCNEAL ORVIS E ESTATE	GARCIA JESSICA LEWIS	8/18/2014	5578	206	LM	0.3403	1E+05	154000	0	2E+05	31600	0	122400	66.54
0068	079	22075	CLEMENTS WINONA F	ESCALERA LEONIDES	1/31/2014	5488	119	LM	0.1965	1E+05	260000	0	3E+05	14200	0	245800	42.64
0069	038	22211	HALL GARY ANTHONY	FISHER SHANNA	4/2/2014	5499	287	LM	0.1722	76139	160000	0	2E+05	19500	7000	133500	22.44
0069	087	22261	ETHERIDGE HUGH C & SHIRLI	SUMMERS FAMILY LIVING TRUST	7/2/2013	5333	71	M3	0.1772	79740	180000	0	2E+05	7200	0	172800	27.87
0087	241	24226	GARDNER WILLIE CHARLES E	BLANTON RAYMOND & CATHY	10/2/2012	5123	168	LM	0.3513	66472	70000	0	70000	0	0	70000	33.68
0091	0148	49564	LARRY RODGERS INVESTMEN	PRINE GARY JR	2/14/2014	5478	044	LM	0.2122	52000	98000	0	98000	46000	0	52000	20.00
0091	034C	39405	BURNETT FAMILY LIVING TRL	MARSHALL ABB W JR	8/27/2014	5586	237	LM	0.1148	1E+05	404140	0	4E+05	0	0	404140	73.48
0102	010	25072	COOPER PAMILA WASSON, P	REGISTER RICHARD BENJAMIN &	9/2/2014	5588	293	FM	0.1832	1E+05	217500	0	2E+05	30200	50000	137300	39.66
0102	018	25079	WIGGINS JOHN R TESTAMEN	MCRAE MICHAEL & ASHLEE MCR	8/12/2014	5593	162	FM	0.1180	87206	270000	0	3E+05	30000	7500	232500	39.67
0103	040	25169	CARTER LUCILLE	TAYLOR BLAKE A & LACI N TAYLO	3/25/2013	5254	163	LM	0.1992	89020	178750	0	2E+05	18750	0	160000	32.51
0103	054	25183	CARTER LAVERNE	GILBERT JOHN & ANGELA GILBER	4/24/2013	5278	190	LM	0.1366	49526	145000	0	1E+05	15000	0	130000	39.21
0104	041A	49408	MULLIS FAMILY TRUST	COLE JOHN AND NANCY COLE	11/8/2013	5423	139	LM	0.1187	1E+05	400410	0	4E+05	6800	0	393610	44.49
01238	003	8941	RENFROE O L LLC & ROBERT	CUNNINGHAM TREE SERVICE LLC	4/19/2011	4778	160	LM	0.1787	44664	100000	0	1E+05	13200	0	86800	29.44
0137	032	27404	J D CARROLL JR FAMILY L P	N GRAHAM TRAVIS S & CYNTHIA J C	3/14/2014	5489	150	LM	0.1337	61292	183430	0	2E+05	1200	0	182230	33.23
0137	032A	48800	J D CARROLL JR FAMILY L P	N GRAHAM TRAVIS S & CYNTHIA J	6/14/2011	4808	293	FM	0.1056	2E+05	600116	77335	5E+05	77000	81000	364781	130.45
0168	036	31786	WARREN J RYAN	FERGUSON JASON M & CANDY P	#####	4893	82	LM	0.1503	63888	170000	0	2E+05	0	0	170000	39.72
0169	166	32064	WILLIAMS JACK C	COWART BLAKE	1/18/2013	5201	212	LM	0.2335	89660	145000	0	1E+05	12400	0	132600	52.38
0183	123	33575	COOPER WILLIAM L &	CARTER JOSHUA B	2/1/2011	4732	125	LM	0.2545	82714	130000	0	1E+05	30000	0	100000	40.44
0185	038E	41406	HERRING BILLY J & BARBARA	STEPHENS CARLIS S	#####	5442	99	AL	0.2816	47880	68000	0	68000	30000	0	38000	39.60
0189	191	34424	MCLEOD DONNA	CORBETT STANLEY W	1/24/2013	5204	46	M5	0.1289	1E+05	400000	12000	4E+05	42000	0	346000	112.15
0194	004D	48594	CITIZENS BANK THE	DICKEY WILLIAM J & STACY A	5/13/2011	4798	271	LM	0.2016	73067	145000	0	1E+05	32400	0	112600	46.13
0215	007	36657	GUEST FAMILY TRUST	SANDERS JONATHAN J & JILL D S/	4/3/2013	5265	56	LM	0.1511	39672	105000	0	1E+05	2400	0	102600	21.12
0216	046	36735	LOTT STELLA	MERCHANT PRISCILLA CHRISTINE	4/30/2013	5283	39	AL	0.5585	1E+05	90000	0	90000	0	0	90000	127.78
0222	002	37161	LANSDELL FAYE L	TYCOR FARMS LLC	1/31/2014	5470	180	M3	0.0919	2E+05	902500	54150	8E+05	14300	0	834050	228.34
0222	004	37163	POWELL RACHAEL L, LAURA	HERRING FARMS INC	1/14/2013	5201	123	LM	0.1322	2E+05	673140	0	7E+05	102000	0	571140	258.90
0223D	021	1239	CIRCLE C PRODUCE INC	LAKELAND SANDS LLC	3/29/2013	5259	267	M5	0.1979	95222	506420	3E+05	2E+05	11200	0	181240	84.36
0224	003	37181	CIRCLE C PRODUCE INC	LAKELAND SANDS LLC	3/29/2013	5259	267	M5	0.1953	2E+05	506420	2E+05	3E+05	22000	0	291980	170.57
0237	001	37506	COGGINS FARM SUPPLY INC	LAKELAND SANDS LLC	3/29/2013	5259	273	LM	0.1727	2E+05	465834	0	5E+05	14400	0	451434	182.40
0237	015	37521	LAKE PARK FARM HOUSE INC	STEPHENSON KEITH F	#####	5414	236	LM	0.1383	1E+05	300000	0	3E+05	45600	0	254400	114.41

0239 157	48928 DELOACH, RICHARD G &	HANNAN B MILES	#####	4928	182	LM	0.2145	63880	119100	0	1E+05	10500	0	108600	39.70
0241 025	37837 COLONY BANK	BLANTON BRIAN D SR	12/5/2013	5460	169	07	0.2686	62701	82500	0	82500	8800	0	73700	24.26
0248 023M	49289 DWS ENTERPRISES LLP	SHAW TREVOR & GENE ROWELL	6/14/2013	5320	161	LM	0.2408	1E+05	180000	0	2E+05	39000	0	141000	75.00
0248 023N	49545 DWS ENTERPRISES LLP	WAYNE RONALD E JR	6/19/2014	5544	267	LM	0.3031	53040	70000	0	70000	21600	0	48400	21.30
0261 011	38304 COURT ORDERED SPECIAL NE	ROBERTS JUSTIN R	5/30/2014	5532	76	LM	0.1398	97834	280000	0	3E+05	151000	0	129000	101.28

Parcel ID	Timber Type	Acres	PerAcre	Value	Timber Type	Acres	PerAcre	Value	Tin Acr Per Value	Total	Owner Info
0016-014B	Planted Pines	2.00	750	1,500				0	0	1,500	0 timber
0033-116	Mature Pine/Hdwd Mix	53.00	1800	95,400				0	0	95,400	
0040-007	Mature Pine/Hdwd Mix	80.00	500	40,000				0	0	40,000	
0040-026	Mixed Pine/Hdwd	21.00	100	2,100				0	0	2,100	0 timber
0043-005	Mature Pine/Hdwd Mix	12.00	700	8,400	Hdwd	34.00	400	13,600	0	22,000	
0068-079	Mature Pine/Hdwd Mix	15.00	800	12,000				0	0	12,000	14200
0069-038	Mature Pine/Hdwd Mix	13.00	1500	19,500				0	0	19,500	
0069-087	Pine/Hdwd Mix	12.00	600	7,200				0	0	7,200	0 timber
0087-241				0				0	0	0	
0091-014B	Mature Pine/Hdwd Mix	20.00	2300	46,000				0	0	46,000	46,500 from PT-283T
0091-034C	clear cut			0				0	0	0	
0102-010	Mature Pine	7.00	2000	14,000	see WS			16,200	0	30,200	
0102-018	Pine	20.00	800	16,000	Hdwd	16.00	600	9,600	0	25,600	95000
0109-040	Mature Pine/Hdwd Mix	25.00	750	18,750				0	0	18,750	
0109-054	Pine	15.00	600	9,000	Hdwd	20.00	300	6,000	0	15,000	
0104-041A	Pine/Hdwd Mix	34.00	200	6,800				0	0	6,800	
01238-003	Pine	11.00	1200	13,200				0	0	13,200	
0137-032	see WS	8.00		1,200				0	0	1,200	
0137-032A				0				0	0	0	77000
0188-036	3-4 yr old nat regen	36.00		0				0	0	0	
0169-166	Pine/Hdwd Mix	6.00	900	5,400	Hdwd	14.00	500	7,000	0	12,400	
0183-123	Pine/Hdwd Mix	40.00	750	30,000				0	0	30,000	
0185-038E				0				0	0	0	30000
0189-191	Cypress/Pine	42.00	1000	42,000				0	0	42,000	
0194-004D	Pine/Hdwd Mix	36.00	900	32,400				0	0	32,400	
0215-007	Pine/Hdwd Mix	8.00	300	2,400				0	0	2,400	
0216-046	none			0				0	0	0	
0222-002				0				0	0	0	14300
0222-004	see WS	14.00		10,000	Pine/Hdwd	184.00	500	92,000	0	102,000	
0223D-021	see WS	26.00		11,200				0	0	11,200	
0224-003	see WS	51.00		22,000				0	0	22,000	
0237-001	Pines	13.00	750	9,750	Hdwd	46.00	100	4,600	0	14,350	
0237-015	Pines	57.00	800	45,600				0	0	45,600	
0239-157	Mature Pines	7.00	1500	10,500				0	0	10,500	
0241-025	Mixed Pine/Hdwd	11.00	800	8,800				0	0	8,800	
0248-023M				0				0	0	0	39000
0248-023N	Pine	9.00	1200	10,800	Hdwd	12.00	900	10,800	0	21,600	
0261-011	Reported Cut			115,000	Pine	45.00	800	36,000	0	151,000	

Following is the land breakdown for each of the sales in the list above.

- The codes in the ltype column represent the land use: 1 = open; 3 = pond; 4 = woodland; 7 = easement; 9 = swamp/Wetland.
- The values in the lclass column are the productivity ratings for the soil types and use. The basevalue column represents the use value of the parcel applying the base land schedule per acre amount to the ltype/lclass code.
- Note: The information presented in the tables below may not match the final breakdown present for any parcel. The land breakdown may change due to additional information being obtained from property owner interviews or investigation.

parcel_no	realkey	ltype	lclass	acres	land_resid	peracre
0016 014B	49342	1	2	11.59	155832	6138
0016 014B	49342	1	4	1.13		
0016 014B	49342	4	2	2.72		
0016 014B	49342	4	6	3.49		
0016 014B	49342	4	8	6.46		
				25.39		
0033 116	19720	1	2	21.55	299600	3080
0033 116	19720	1	4	22.39		
0033 116	19720	4	3	7.30		
0033 116	19720	4	6	12.54		
0033 116	19720	4	7	1.69		
0033 116	19720	4	8	31.81		
				97.28		
0040 007	20033	1	5	0.85	245000	2450
0040 007	20033	1	6	0.57		
0040 007	20033	1	8	0.00		
0040 007	20033	3	4	1.71		
0040 007	20033	3	4	8.24		
0040 007	20033	3	4	0.48		
0040 007	20033	4	3	6.84		
0040 007	20033	4	7	53.27		
0040 007	20033	4	8	28.04		
				100.00		

0040 026	20054	1	4	4.24	156322	3749
0040 026	20054	4	6	15.74		
0040 026	20054	4	8	21.72		
				41.70		
0043 005	20070	1	2	1.52	132000	1984
0043 005	20070	3	3	0.14		
0043 005	20070	4	1	11.54		
0043 005	20070	4	2	18.44		
0043 005	20070	4	6	6.25		
0043 005	20070	4	7	0.07		
0043 005	20070	4	8	25.54		
0043 005	20070	4	9	3.04		
				66.54		
0068 079	22075	1	2	23.83	245800	5765
0068 079	22075	4	2	2.04		
0068 079	22075	4	6	4.96		
0068 079	22075	4	8	11.81		
				42.64		
0069 038	22211	1	2	9.52	133500	5949
0069 038	22211	4	2	1.56		
0069 038	22211	4	6	0.21		
0069 038	22211	4	9	11.15		
				22.44		
0069 087	22261	1	1	2.30	172800	6200
0069 087	22261	1	2	15.89		
0069 087	22261	1	4	4.34		
0069 087	22261	1	9	4.27		
0069 087	22261	4	6	0.13		
0069 087	22261	4	8	0.94		
				27.87		

0087 241	24226	1	2	2.92	70000	2078
0087 241	24226	1	4	10.58		
0087 241	24226	3	3	0.18		
0087 241	24226	3	3	0.37		
0087 241	24226	3	3	0.97		
0087 241	24226	4	2	1.39		
0087 241	24226	4	6	10.23		
0087 241	24226	4	9	7.04		
				33.68		
0091 0148	49564	4	3	10.17	52000	2600
0091 0148	49564	4	6	4.48		
0091 0148	49564	4	8	5.35		
				20.00		
0091 034C	39405	1	2	20.77	404140	5500
0091 034C	39405	1	4	32.51		
0091 034C	39405	1	5	0.35		
0091 034C	39405	4	2	3.35		
0091 034C	39405	4	6	11.07		
0091 034C	39405	4	8	5.43		
				73.48		
0102 010	25072	1	6	2.00	137300	3462
0102 010	25072	4	6	24.55		
0102 010	25072	4	8	13.11		
				39.66		
0102 018	25079	3	3	2.08	232500	5861
0102 018	25079	4	1	6.96		
0102 018	25079	4	2	0.25		
0102 018	25079	4	3	7.51		
0102 018	25079	4	6	13.24		
0102 018	25079	7	1	1.10		
0102 018	25079	9	8	8.53		
				39.67		

0103 040	25169	1	5	4.05	160000	4922
0103 040	25169	1	6	2.56		
0103 040	25169	1	6	3.98		
0103 040	25169	1	8	0.00		
0103 040	25169	1	9	6.94		
0103 040	25169	4	3	2.58		
0103 040	25169	4	6	0.94		
0103 040	25169	4	7	9.38		
0103 040	25169	4	8	2.08		
				32.51		
0103 054	25183	3	3	0.31	130000	3315
0103 054	25183	3	3	0.14		
0103 054	25183	3	3	0.04		
0103 054	25183	3	3	0.09		
0103 054	25183	4	4	7.31		
0103 054	25183	4	7	16.82		
0103 054	25183	4	8	14.26		
0103 054	25183	4	9	0.24		
				39.21		
0104 041A	49408	1	2	4.70	393610	8847
0104 041A	49408	1	4	8.81		
0104 041A	49408	1	5	4.41		
0104 041A	49408	1	8	1.17		
0104 041A	49408	4	2	13.52		
0104 041A	49408	4	6	3.39		
0104 041A	49408	4	7	1.31		
0104 041A	49408	4	8	15.78		
				53.09		

0123B 003	8941	1	2	0.89	86800	2948
0123B 003	8941	1	4	0.67		
0123B 003	8941	1	8	0.72		
0123B 003	8941	3	3	7.06		
0123B 003	8941	4	2	9.73		
0123B 003	8941	4	6	2.84		
0123B 003	8941	4	8	4.60		
0123B 003	8941	4	9	2.93		
				29.44		
0137 032	27404	1	5	0.00	182230	5484
0137 032	27404	1	6	32.71		
0137 032	27404	1	8	0.48		
0137 032	27404	4	8	0.03		
0137 032	27404	4	9	0.01		
				33.23		
0137 032A	48800	1	6	79.86	364781	2796
0137 032A	48800	1	8	1.70		
0137 032A	48800	1	9	10.13		
0137 032A	48800	3	3	8.57		
0137 032A	48800	4	5	4.68		
0137 032A	48800	4	6	0.00		
0137 032A	48800	4	7	13.77		
0137 032A	48800	4	8	0.34		
0137 032A	48800	4	9	11.40		
				130.45		
0168 036	31786	1	7	26.97	170000	4280
0168 036	31786	1	7	2.09		
0168 036	31786	1	9	0.20		
0168 036	31786	3	3	0.41		
0168 036	31786	4	8	10.05		
				39.72		

0169 166	32064	1	4	9.24	132600	2532
0169 166	32064	1	5	0.14		
0169 166	32064	1	6	1.59		
0169 166	32064	1	6	10.26		
0169 166	32064	1	8	6.19		
0169 166	32064	4	3	0.67		
0169 166	32064	4	6	12.77		
0169 166	32064	4	7	3.94		
0169 166	32064	4	8	7.58		
				52.38		
0183 123	33575	4	1	6.05	100000	2473
0183 123	33575	4	2	9.74		
0183 123	33575	4	7	10.44		
0183 123	33575	4	8	14.21		
				40.44		
0185 038E	41406	1	7	0.49	38000	960
0185 038E	41406	4	3	0.23		
0185 038E	41406	4	7	19.42		
0185 038E	41406	4	8	19.46		
				39.60		
0189 191	34424	1	5	3.02	346000	3085
0189 191	34424	1	6	22.73		
0189 191	34424	1	6	26.00		
0189 191	34424	1	8	0.00		
0189 191	34424	3	3	0.56		
0189 191	34424	4	3	11.17		
0189 191	34424	4	7	13.37		
0189 191	34424	4	8	35.30		
				112.15		

0194 004D	48594	1	4	0.76	112600	2441
0194 004D	48594	1	5	3.07		
0194 004D	48594	1	6	3.81		
0194 004D	48594	1	6	2.01		
0194 004D	48594	1	8	0.72		
0194 004D	48594	4	3	3.56		
0194 004D	48594	4	6	0.97		
0194 004D	48594	4	7	9.28		
0194 004D	48594	4	8	16.95		
				41.13		
0215 007	36657	1	5	2.29	102600	4858
0215 007	36657	1	6	0.44		
0215 007	36657	1	7	3.24		
0215 007	36657	3	3	0.28		
0215 007	36657	3	3	0.33		
0215 007	36657	3	3	0.40		
0215 007	36657	4	3	7.64		
0215 007	36657	4	7	3.08		
0215 007	36657	4	8	3.42		
				21.12		
0216 046	36735	4	3	41.47	90000	704
0216 046	36735	4	7	42.50		
0216 046	36735	4	8	35.69		
0216 046	36735	7	1	6.61		
				126.27		
0222 002	37161	1	8	0.52	785150	3439
0222 002	37161	3	3	0.31		
0222 002	37161	3	3	0.59		
0222 002	37161	4	3	27.82		
0222 002	37161	4	5	18.54		
0222 002	37161	4	7	11.55		
0222 002	37161	4	8	169.01		
				228.34		

0222 004	37163	1	6	22.70	571140	2206
0222 004	37163	1	6	0.40		
0222 004	37163	1	8	35.37		
0222 004	37163	1	9	5.71		
0222 004	37163	4	3	8.58		
0222 004	37163	4	8	186.14		
				258.90		
0223D 021	1239	1	5	0.00	181240	2148
0223D 021	1239	1	6	31.19		
0223D 021	1239	1	8	1.04		
0223D 021	1239	4	5	25.95		
0223D 021	1239	4	6	0.00		
0223D 021	1239	4	8	22.31		
0223D 021	1239	7	1	3.87		
				84.36		
0224 003	37181	1	5	0.00	291980	1712
0224 003	37181	1	6	29.59		
0224 003	37181	1	8	26.89		
0224 003	37181	4	3	0.01		
0224 003	37181	4	5	0.38		
0224 003	37181	4	6	0.00		
0224 003	37181	4	8	111.91		
0224 003	37181	7	1	1.79		
				170.57		
0237 001	37506	1	6	48.35	451434	2475
0237 001	37506	1	7	58.89		
0237 001	37506	1	8	1.48		
0237 001	37506	4	3	3.83		
0237 001	37506	4	7	26.51		
0237 001	37506	4	8	41.91		
0237 001	37506	4	9	1.43		
				182.40		

0237 015	37521	1	6	8.82	254400	2224
0237 015	37521	1	6	1.25		
0237 015	37521	1	7	1.66		
0237 015	37521	1	8	5.14		
0237 015	37521	3	3	1.72		
0237 015	37521	4	3	16.01		
0237 015	37521	4	7	47.60		
0237 015	37521	4	8	32.21		
				114.41		
0239 157	48928	4	3	29.73	108600	2736
0239 157	48928	4	7	3.40		
0239 157	48928	4	8	6.57		
				39.70		
0241 025	37837	1	5	0.00	73700	3038
0241 025	37837	1	6	9.05		
0241 025	37837	1	9	1.71		
0241 025	37837	3	3	1.54		
0241 025	37837	4	7	0.06		
0241 025	37837	4	8	5.10		
0241 025	37837	4	9	6.80		
				24.26		
0248 023M	49289	1	5	30.63	141000	1880
0248 023M	49289	1	6	7.12		
0248 023M	49289	1	7	1.91		
0248 023M	49289	4	2	0.42		
0248 023M	49289	4	3	2.45		
0248 023M	49289	4	7	28.95		
0248 023M	49289	4	8	3.52		
				75.00		

0248 023N	49545	4	7	11.09	48400	2272
0248 023N	49545	4	8	10.21		
				21.30		
0261 011	38304	4	2	14.42	129000	1274
0261 011	38304	4	3	13.61		
0261 011	38304	4	6	7.71		
0261 011	38304	4	7	35.28		
0261 011	38304	4	8	30.26		
				101.28		

Base Land Schedule for Large Tracts

Below are the initially proposed base land schedule and the final base land schedule for large tracts. These values represent the ag use value for these properties in Lowndes County. The land breakdowns in shown in the tables on the prior pages were used to generate the Final Base Schedule. Size and location adjustments are applied to these values to generate the final Fair Market Value.

2014 Base Schedule										
landtype	class1	class2	class3	class4	class5	class6	class7	class8	class9	desc
1	2200	2000	1800	1600	1500	1400	1300	1200	1000	Open Land
2	2200	2000	1800	1600	1500	1400	1300	1200	1000	Orchards
3	5000	2500	1500	600	0	0	0	0	0	Ponds
4	1600	1500	1400	1200	1100	1000	800	700	600	Woodlands
5	1	1	1	1	1	1	1	1	1	Small Parcels
6	0	0	0	0	0	0	0	0	0	Homesites
7	500	500	500	500	500	500	500	500	500	Esmnt/Wasteland
8	0	0	0	0	0	0	0	0	0	Pasture
9	500	500	500	500	500	500	500	500	500	Swamp/Wetland

2015 Final Base Schedule										
landtype	class1	class2	class3	class4	class5	class6	class7	class8	class9	desc
1	4390	4160	3820	3530	3250	3080	2790	2280	1710	Open Land
2	4390	4160	3820	3530	3250	3080	2790	2280	1710	Orchards
3	5000	3500	1500	600	0	0	0	0	0	Ponds
4	2280	2050	1880	1710	1540	1370	1200	1140	480	Woodlands
5	1000	1000	1000	1000	1000	1000	1000	1000	1000	Small Parcels
6	0	0	0	0	0	0	0	0	0	Homesites
7	500	500	500	500	500	500	500	500	500	Esmnt/Wasteland
8	0	0	0	0	0	0	0	0	0	Pasture
9	500	500	500	500	500	500	500	500	500	Swamp/Wetland

The highlighted value in Woodland/Class 7 cell represents the starting value for the schedule. Woodland/Class 7 is the predominate use/productivity ratings in the county.

Following is the breakdown of acreage for each land use/productivity rating .

Desc	ltype	lclass	acres	pct	Weighted Value
Open Land	1	1	1,073.04	0.46%	20
Open Land	1	2	16,837.83	7.29%	303
Open Land	1	3	309.51	0.13%	5
Open Land	1	4	9,025.70	3.91%	138
Open Land	1	5	2,923.85	1.27%	41
Open Land	1	6	11,150.46	4.83%	149
Open Land	1	7	3,505.07	1.52%	42
Open Land	1	8	2,758.50	1.20%	27
Open Land	1	9	1,622.63	0.70%	12
Ponds	3	3	3,112.90	1.35%	20
Ponds	3	4	1,124.41	0.49%	3
Woodland	4	1	1,882.77	0.82%	19
Woodland	4	2	13,185.91	5.71%	117
Woodland	4	3	15,704.62	6.80%	128
Woodland	4	4	1,143.68	0.50%	9
Woodland	4	5	4,557.79	1.97%	30
Woodland	4	6	20,295.61	8.79%	120
Woodland	4	7	53,616.49	23.23%	279
Woodland	4	8	43,078.41	18.66%	213
Woodland	4	9	6,320.50	2.74%	13
Easement	7	1	775.64	0.34%	2
Swamp/Wetland	9	1	16,815.66	7.29%	36
			230,820.98		1726
					Overall Wt Value

Productivity ratings are based upon the Department of Revenue's Conservation Use Soil Ratings table. The table contains the soil types present in Georgia and their ratings for open land and woodland use. These ratings were applied to large parcels based on a physical observation of the parcels on aerial photos to determine use and then utilizing the NRCS soil layer information to determine the type of soil within the observed use. The table above represents the consolidation of this information for all large parcels in Lowndes County.

Acre Break

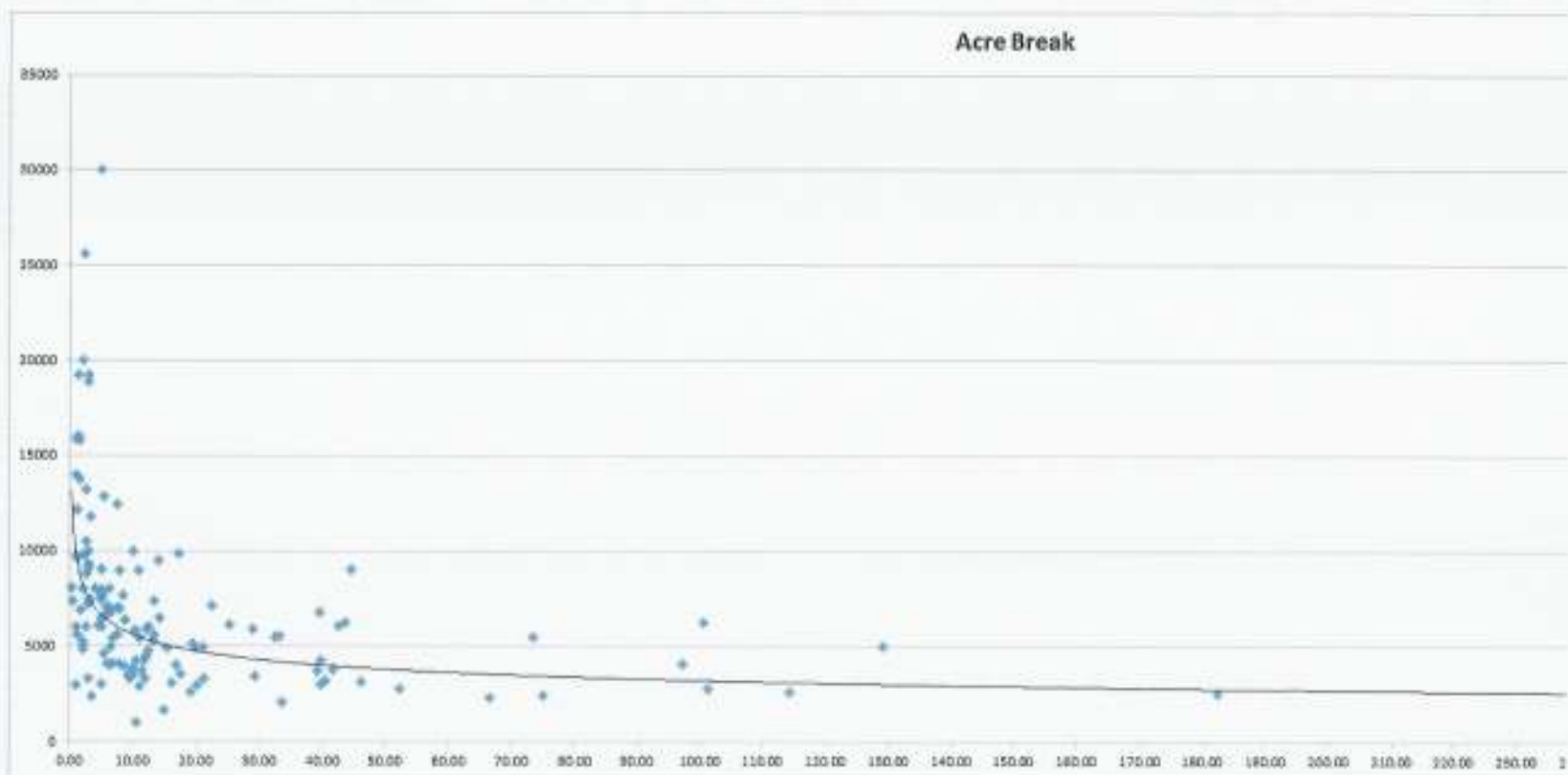
The Acre Break is the acreage level where rural properties begin the transition from small acreage use to agricultural use. The acreage level is generally determined by plotting sales on a graph with the per acre amount on the vertical axis and the acreage on the horizontal axis. A trend line extended through the plotted points will often allow the prediction of the acreage level where such transition takes place. The observation such be made in the acreage level range where the slope becomes less steep and begins to show signs that size and even location are becoming less of a factor in buyer decisions.

The graph on the following page is a sample representation of the market trend for rural parcels. The graph contains representation for small and large parcel sales in Lowndes County.

In the absence of sales, the Appraisal Procedures Manual (APM) provides that the acre break shall be determined based on the best information available and shall be between 5 and 25 acres, inclusive. However, due to an adequate number of sales in Lowndes County, the decision was made to use 20.00 acres as the breaking point. Tracts with 20.00 acres and more were classified as large tracts and rural parcels less than 20.00 acres were classified as small parcels.

teléfonos poracre

0.31	8005
0.44	7360
1.00	6000
1.00	14000
1.01	2970
1.01	15842
1.03	3709
1.24	12157
1.25	5900
1.25	3800
1.30	19231
1.40	16571
1.60	13750
1.81	15839
1.87	6888
2.00	20000
2.00	5000
2.00	5200
2.04	4854
2.04	8010
2.15	25581
2.15	9767
2.50	8900
2.50	13200
2.50	10520
2.67	5093
2.66	19231
2.90	7448
2.94	18078
2.94	8079
2.98	9291
2.99	7191
3.00	9333
3.00	3333
3.00	8867
3.25	11824
3.36	7440
3.55	2366
4.00	8000
4.41	6674
4.85	39000
5.00	6000
6.00	7800



Accessibility Delineations

Using sales as a guide the following delineations were assigned to the county for accessibility.

Accessibility area 1 is the highest market area. Parcels with no road frontage in accessibility area 1 will be assigned an accessibility code of 2.

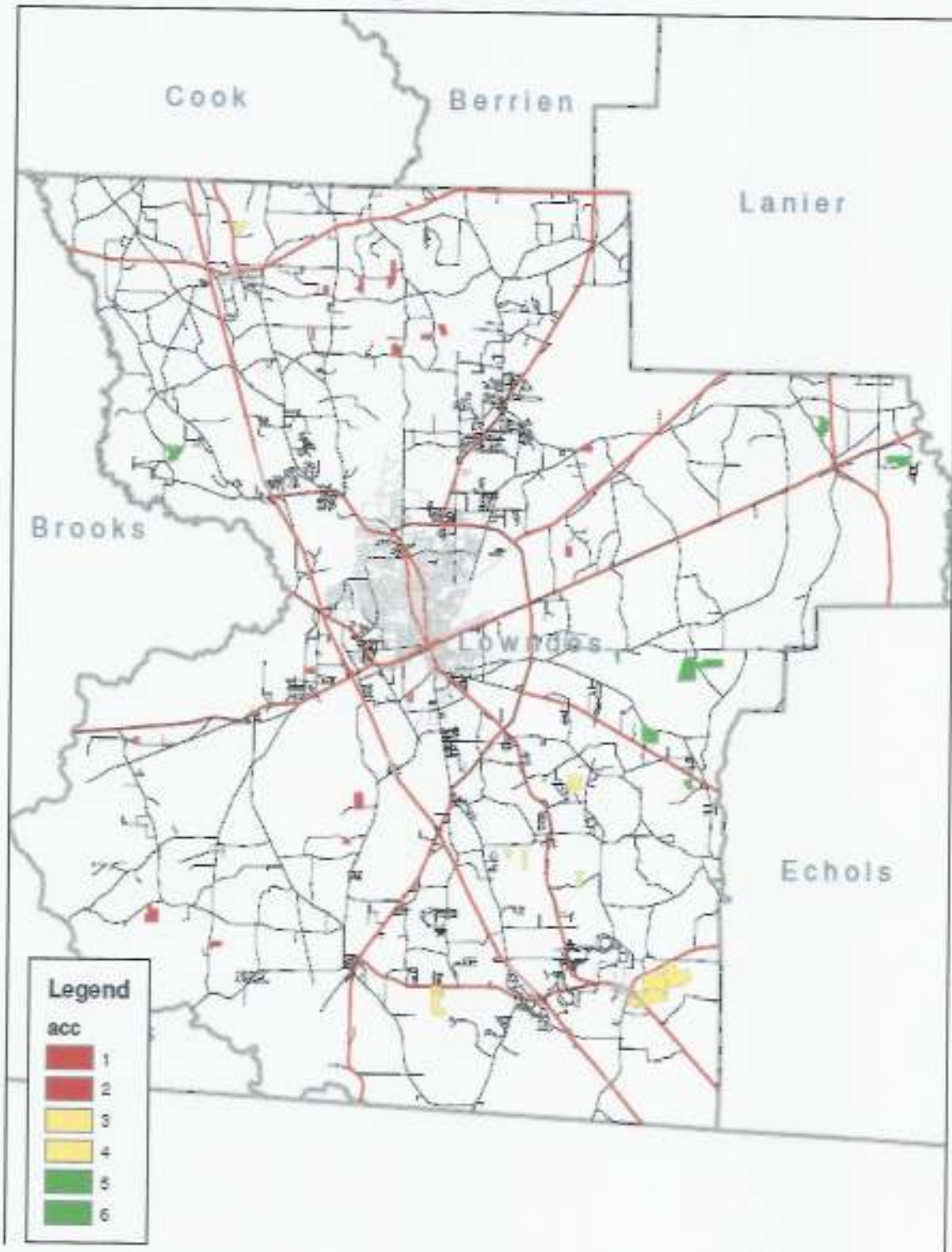
Accessibility 3 is the next higher market area with parcels that have not road frontage being assigned a code of 4.

Accessibility 5 is the market area with the lowest values for rural land with an Acc code of 6 assigned to parcels that have no road frontage.

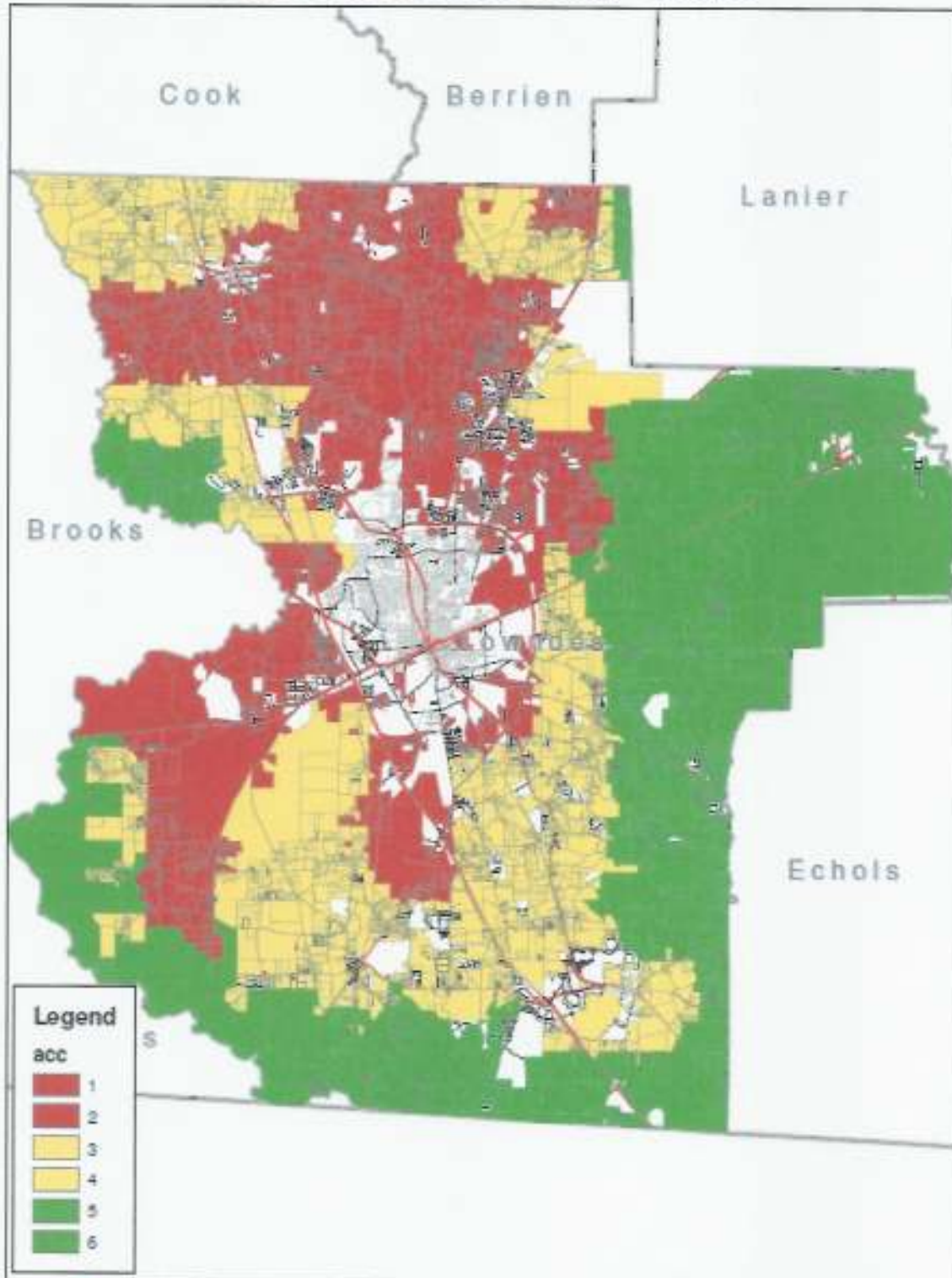
The Lowndes County maps on the following pages depict the delineation of the 3 accessibility areas for rural parcels. The red shaded area covers the area of accessibility 1. Rural parcels in this area will be coded either a 1 or 2 depending on road frontage. Parcels in the yellow shaded area will be coded a 3 or 4, once again depending on road frontage. The green shaded area of the county represents the parcels that were designated a code of 5 or 6.

The first map shows only the large tract sales with the assignment of accessibility based on comparisons of sales prices. The second map represents all rural parcels with accessibility assignments using the sales and information concerning the county makeup from the appraisal staff as a guide to complete the process.

Large Tract Sales



Rural Land Accessibility Codes



The procedures used in creating the delineations above involve the conversion of the land residual (sales price less all non-land value such as timber, improvements, etc) to either a per acre value (for small tracts) or a location-size adjustment factor for large tracts. The parcel's per acre value is arrived at by dividing the land residual by the parcel's acreage.

The location-size adjustment factor is a result of dividing the land residual by the parcels base use value. The factor represents the value above use value that is associated with value differentials for location and size.

The two measures, per acre and location-size adjustment, provide a means of comparing values on a common basis for the determination of market areas. Using the two measures of comparison, initial decisions are made regarding the assignment of accessibility areas. Parcels with the highest comparative measures are designated to be in the highest valued accessibility zone; those with the lowest comparative measures are placed in the lowest valued accessibility zone. Comparative measures in between are homogenized as much as possible into other accessibility zones. Maps with no sales are placed in zones based on characteristics of property within the map and how they compare with other maps where sales are present.

Below is an example of the grid with initial entries for large tract sales and their location-size adjustments. Note that this is the initial work performed on accessibility. Many changes were made to this table before the final accessibility areas were delineated and final adjustments were determined.

acres	_2c	_2d	_3c	_3d	_4c	_4d	_5c	_5d	_6c
20.00	2.6205				1.5754				
25.00					2.1167				
30.00	1.6399				1.3370				
35.00	2.4628				0.8892				1.6118
40.00	2.5443; 3.3509				2.4235				3.1492
45.00	1.8894; 3.7506		2.4248						1.3935
50.00									
55.00									
60.00									
65.00									
70.00									
75.00					1.6645				
80.00									
85.00									1.0342
90.00									
95.00									1.196
100.00					1.5797				
125.00									1.5066
150.00									
175.00									0.9685

These values serve only as guides in the process of extending factors throughout the entire grid from .01 acres to 8000.00 acres (the largest non-exempt parcel acreage in the county). As observations are made and information gathered from the county appraisal staff parcel placement is changed. After the "best fit" placements of measure are made, benchmarks are set and trend rates are established for value change in size, accessibility and desirability. The trend rates provide a mechanism for extending the benchmark values throughout the table and creating the Accessibility/Desirability factors used in the valuation of small and large tracts. Note: A base value of \$1000/acre was setup for small parcels to allow an easy conversion of the per acre values to factors.

Also, special care was taken to blend the small acre and large acre values at the acre break point of 20.00. A weighted value of \$1726 per acre was established for large acre tracts. This was a product of applying the base rates for woodland and open land to the percentage of acreage occupied with the county. The 1706 was in turn applied to the location-size adjustment for large tracts at 20.00 acres which generated a target for the upper end value for the acreage range of the small parcels when sales were not available.

Absorption

The process of developing an absorption factor to be used in the extension of the location-size adjustments throughout the table to the extent of the acreage for the largest non-exempt parcel in the county is termed absorption in the APM. The process involves establishing a standard size agricultural tract which in this case was 150.00 acres, determining how many tracts of that general size are sold each year, estimating the sale-off period of the largest parcel in the county and then discounting the value of that parcel over the sale off period. The discounted parcel value is then compared to the non-discounted estimate of the parcel to produce a size adjustment factor for the largest parcel in the county.

The absorption factor calculation is present in the table on the following page.

Desc	Unit	Unit Type	Year	Value	Rate	Present Worth
Std Size Tract	150 Acres		1	887850	0.05	845571.4286
Largest Tract	8000 Acres		2	887850	0.05	805306.1224
Std Sales per Year	3		3	887850	0.05	766958.2119
Std Sold Acres per Yr	450		4	887850	0.05	730436.3922
Absorption Term	18 Years		5	887850	0.05	695653.7069
Interest Rate	0.05		6	887850	0.05	662527.3399
Avg Appr Value	1973 \$/Ac		7	887850	0.05	630978.419
Annual Income	887850		8	887850	0.05	600931.8276
			9	887850	0.05	572316.0263
			10	887850	0.05	545062.8822
			11	887850	0.05	519107.5068
			12	887850	0.05	494388.1017
			13	887850	0.05	470845.8112
			14	887850	0.05	448424.5821
			15	887850	0.05	427071.0305
			16	887850	0.05	406734.3148
			17	887850	0.05	387366.0141
			18	887850	0.05	368920.0134
			Total			10378599.73
			FMV			15981300
			Size Adj	0.649421		

The absorption factor coupled with the size-location adjustment factors and trends established are used to complete the accessibility/desirability table for small and large parcels.

Accessibility/Size Table for Large Tracts

The table on the following page contains the factors that will be used to adjust rural land base values for location and size. The "C" desirability column is used almost exclusively for large tracts due to the fact that the soil productivity ratings and land use account for the desirability adjustments. Only in extreme situations will a desirability code of something other than "C" be applied to a large tract.

The table extends to the point of the highest non-Exempt acreage level in the county which is around 8000.00 acres. Size and location adjustments are incorporated into each row and column.

In situations where a parcel's acreage does not exactly match an acreage within the table, WinGAP employs an interpolation routine to determine an accessibility/desirability factor which falls between the factor at the table's acreage level below and above the parcel's acreage.

For example, parcel 0259-030A with acreage of 128.94 is assigned an accessibility/desirability code of 5C. The 128.94 acres falls in the Acc/Des Table between 125.00 acres (1.0598) and 150.00 acres (1.0000). The Interpolated factor of 1.05037552 is used to adjust the base use value of 144,694 to the land FMV of 151,983.

ltype	lclass	acres	basevalue
4	3	1.50	2,820
4	6	0.67	918
4	7	51.95	62,340
4	8	64.70	73,758
4	9	10.12	4,858
		128.94	144,694

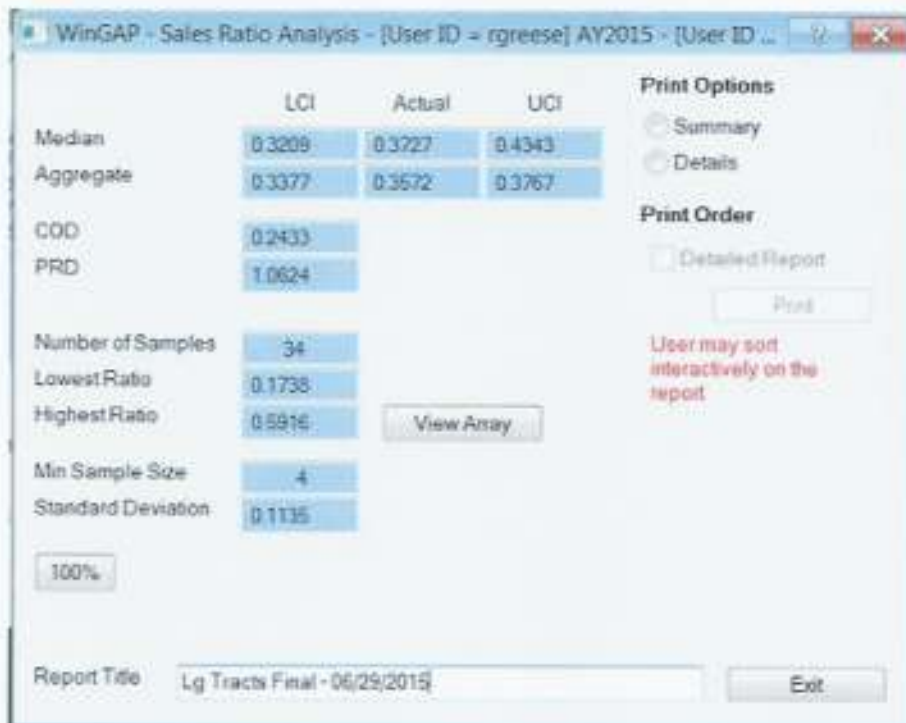
ACRES	_1C	_2C	_3C	_4C	_5C
20.00	2.1584	1.8346	1.6583	1.2275	1.3523
25.00	2.1167	1.7992	1.6502	1.2179	1.3367
30.00	2.0758	1.7644	1.6421	1.2083	1.3213
35.00	2.0357	1.7303	1.6341	1.1988	1.3060
40.00	1.9964	1.6969	1.6261	1.1894	1.2910
45.00	1.9578	1.6641	1.6181	1.1801	1.2761
50.00	1.9200	1.6320	1.6102	1.1708	1.2613
55.00	1.8829	1.6005	1.6023	1.1616	1.2468
60.00	1.8465	1.5695	1.5945	1.1525	1.2324
65.00	1.8108	1.5392	1.5867	1.1434	1.2182
70.00	1.7759	1.5095	1.5789	1.1345	1.2041
75.00	1.7416	1.4803	1.5712	1.1255	1.1902
80.00	1.7079	1.4517	1.5635	1.1167	1.1765
85.00	1.6749	1.4237	1.5558	1.1079	1.1629
90.00	1.6426	1.3962	1.5482	1.0992	1.1495
95.00	1.6108	1.3692	1.5407	1.0906	1.1362
100.00	1.5797	1.3427	1.5331	1.0820	1.1231
125.00	1.5407	1.2180	1.4960	1.0402	1.0598
150.00	1.5267	1.2069	1.4597	1.0000	1.0000
175.00	1.5128	1.1959	1.4243	0.9613	0.9909
200.00	1.4990	1.1850	1.3898	0.9242	0.9819
225.00	1.4853	1.1742	1.3562	0.8885	0.9729
250.00	1.4718	1.1635	1.3233	0.8541	0.9641
275.00	1.4584	1.1529	1.2912	0.8531	0.9553
300.00	1.4566	1.1515	1.2897	0.8520	0.9466
400.00	1.4495	1.1459	1.2834	0.8479	0.9420
500.00	1.4424	1.1403	1.2771	0.8437	0.9374
750.00	1.4249	1.1264	1.2616	0.8335	0.9260
1000.00	1.4076	1.1127	1.2462	0.8233	0.9147
1500.00	1.3735	1.0858	1.2161	0.8034	0.8926
2000.00	1.3403	1.0596	1.1867	0.7840	0.8710
2500.00	1.3079	1.0340	1.1580	0.7651	0.8500
3000.00	1.2763	1.0090	1.1300	0.7466	0.8294
4000.00	1.2154	0.9608	1.0761	0.7109	0.7898
5000.00	1.1573	0.9149	1.0247	0.6770	0.7521
6000.00	1.1020	0.8712	0.9757	0.6446	0.7162
7000.00	1.0494	0.8296	0.9291	0.6138	0.6820
8000.00	0.9993	0.7900	0.8847	0.5845	0.6494

Large Tract Sales/Assessment Ratio Studies

Following is the ratio studies which measures how well statistically the Fair Market Values generated from the schedules and land classifications compare to the adjusted sales prices (timber and other non-land items removed).

The study below represents the statistics after clipping of outliers has been performed. With the outliers removed (5 sales), the statistics are within the county's acceptable ranges. Outliers are sales with ratios below .1000 and above .7000. The Median is .3727; COD is .2433 and the PRD is 1.0624.

The statistical measures that are used to determine the performance of a mass appraisal schedule indicate that the large tract schedules are generating values that are within acceptance.



The screenshot shows a software window titled "WinGAP - Sales Ratio Analysis - [User ID = rgreese] AY2015 - [User ID ...]". The window displays a table of statistical data and various controls.

	LCI	Actual	UCI
Median	0.3209	0.3227	0.4343
Aggregate	0.3377	0.3672	0.3767
COD	0.2433		
PRD	1.0624		
Number of Samples	34		
Lowest Ratio	0.1738		
Highest Ratio	0.5916		
Min Sample Size	4		
Standard Deviation	0.1135		

Additional controls and options include:

- Print Options:** Radio buttons for "Summary" and "Details".
- Print Order:** A checkbox for "Detailed Report" and a "Print" button.
- A red text note: "User may sort interactively on the report".
- A "View Array" button next to the Highest Ratio value.
- A "100%" zoom control.
- A "Report Title" field containing "Lg Tracts Final - 06/29/2015" and an "Exit" button.

SALEKEY	REALKEY	GRANTEE	GRANTOR	SALEDATE	SALESTRAT	RI	MKTVAL	CURR_VAL	RATIO	PARCEL_N	TOTALACF	NET_SP	ACC	DESIRE
212298	36657	SANDERS	GUEST FAI	4/3/2013	A	4	0	17830	0.1738	0215 007	0	21.12	102600	6 C
217161	37161	TYCOR	FAI LANSDELL	1/31/2014	A	1	0	165233	0.2049	0222 002	0	228.34	806350	3 C
220129	25079	MCRAE	MI WIGGINS	8/12/2014	A	1	0	49980	0.2083	0102 018	0	39.67	240000	1 C
216216	49408	COLE	JOHI MULLIS FA	11/8/2013	A	5	0	93178	0.2367	0104 041	0	53.09	393610	1 C
210772	20054	SPRAY	C D DENARO F	12/28/2012	A	5	0	39385	0.2519	0040 026	0	41.70	156322	1 C
212527	25183	GILBERT	JC CARTER L	4/24/2013	V	4	0	33992	0.2615	0103 054	0	39.21	130000	2 C
219467	49545	WAYNE	RC DWS ENTE	6/19/2014	A	4	0	13454	0.2780	0248 023	0	21.30	48400	5 C
217851	22211	FISHER	SH HALL GAR	4/2/2014	R	4	0	41428	0.2949	0069 038	0	22.44	140500	1 C
211181	34424	CORBETT	MCLEOD C	1/24/2013	A	5	0	102285	0.2956	0189 191	0	112.15	346000	4 C
215619	37521	STEPHENS	LAKE PARI	10/23/2013	A	5	0	75578	0.2971	0237 015	0	114.41	254400	5 C
211078	37163	HERRING	I POWELL R	1/14/2013	A	5	0	183287	0.3209	0222 004	0	258.90	571140	3 C
204400	48928	HANNAN	DELOACH,	12/22/2011	A	4	0	34862	0.3210	0239 157	0	39.70	108600	5 C
212094	25169	TAYLOR	BI CARTER LL	3/25/2013	A	4	0	53396	0.3337	0103 040	0	32.51	160000	1 C
216868	37837	BLANTON	COLONY B	12/5/2013	A	1	0	25551	0.3467	0241 025	0	24.26	73700	5 C
202931	31786	FERGUSON	WARREN J	10/28/2011	A	4	0	60827	0.3578	0168 036	0	39.72	170000	3 C
212196	37506	LAKELAND	COGGINS	3/29/2013	A	5	0	162856	0.3608	0237 001	0	182.40	451434	5 C
217641	27404	GRAHAM	J D CARRC	3/14/2014	A	4	0	66708	0.3661	0137 032	0	33.23	182230	3 C
215183	49342	PROFESSI	LUPO JERF	4/26/2013	A	4	0	59114	0.3793	0016 014	0	25.39	155832	1 C
219975	39405	MARSHAL	BURNETT I	8/27/2014	A	5	0	153477	0.3798	0091 034	0	73.48	404140	1 C
220032	25072	REGISTER	COOPER P	9/2/2014	A	1	0	71316	0.3808	0102 010		39.66	187300	1 C
208236	19720	DOWDY	R HANSON,	2/22/2012	A	5	0	115809	0.3865	0033 116	0	97.28	299600	5 C
199808	48594	DICKEY	WI CITIZENS E	5/13/2011	R	5	0	45716	0.4060	0194 004	0	41.13	112600	3 C
217593	22075	ESCALERA	CLEMENTS	1/31/2014	A	5	0	101332	0.4123	0068 079	0	42.64	245800	1 C
202197	48800	GRAHAM	J D CARRC	6/14/2011	A	1	0	193609	0.4343	0137 032	0	130.45	445781	3 C
219609	49564	PRINE	GAI LARRY ROI	2/14/2014	A	4	0	23011	0.4425	0091 014	0	20.00	52000	2 C
199350	8941	CUNNING	RENFROE	4/19/2011	A	4	0	40598	0.4677	01238 003	0	29.44	86800	1 C
213648	22261	SUMMERS	ETHERIDG	7/2/2013	A	4	0	84988	0.4918	0069 087	0	27.87	172800	1 C
218487	38304	ROBERTS	J COURT OR	5/30/2014	A	5	0	63853	0.4950	0261 011	0	101.28	129000	5 C
198972	33575	CARTER	JC COOPER V	2/1/2011	A	5	0	49816	0.4982	0183 123	0	40.44	100000	1 C
220477	20070	GARCIA	JE MCNEAL C	8/18/2014	A	5	0	69898	0.5295	0043 005	0	66.54	132000	3 C
212195	37181	LAKELAND	CIRCLE C F	3/29/2013	A	5	0	161095	0.5517	0224 003	0	170.57	291980	3 C
212194	1239	LAKELAND	CIRCLE C F	3/29/2013	A	5	0	103226	0.5696	0223D 021	0	84.36	181240	3 C
211093	32064	COWART	I WILLIAMS	1/18/2013	A	5	0	76415	0.5763	0169 166	0	52.38	132600	3 C
214455	49289	SHAW	TRE DWS ENTE	6/14/2013	A	5	0	83422	0.5916	0248 023	0	75.00	141000	5 C

Summary

As stated above, the tables presented in the pages above may not in all cases represent the information present on some of the parcels and within some schedules. Parcel information and schedules are subject to change based on last minute information obtained before notices of assessment are mailed. The tables and values above are a snapshot of the information present within as close a proximity to the date of mailing of notices as possible. Though some values may have changed, the modification was negligible in the overall aspect of the process.

Addendum – Establishing Base Values

Establishing base values begins with determining the land classifications (use/productivity ratings) for the large tract sales as shown within the tables found on pages 6-11 of this document. From these sales, those with adequate acreage (typically, above 100.00 acres) to be regarded as primarily farm tracts are used to establish the base values. Below are the 11 sales that met the criteria.

SALEKEY	REALKEY	PARCEL_NO	TOTALACRES	saleprice	salesadj	NET_SP	impval	residland	peracre
117974	29702	00104/00001/003	174.51	246046	57600	188446	0	188446	1080
120396	38743	00126/00001/05L	478.61	1263572	80000	1183572	0	1183572	2473
115237	29879	00128/00001/003	394.05	827600	48000	779600	0	779600	1978
115769	3631	00312/00001/001	175.61	352300	69000	283300	0	283300	1613
112659	8424	00312/00001/027	120.19	540855	180000	360855	13900	346955	2887
116631	31077	00314/00001/014	171.95	655800	54000	601800	0	601800	3500
114358	33415	00329/00001/08D	102.76	243500	132700	110800	0	110800	1078
120472	38748	00329/00001/41A	237.95	428000	63000	365000	75000	290000	1219
116452	13836	00367/00001/001	143.00	350000	50000	300000	0	300000	2098
111354	11522	018-1/00000/064	109.87	269903	87200	182703	0	182703	1663
121755	20015	018-1/00000/067	279.00	670100	20000	650100	80000	570100	2043

The land classification breakdowns of these sales (pg 6-11) are studied looking for properties with a predominate land classification. An example would be 00312/00001/027 with 111.19 acres of open land class 2. This provides benchmark information regarding a base price per acre that can be set for that particular land classification. The sales price per acre is generally used as the guideline in setting the base price.

All sales are analyzed in this fashion in an attempt to establish more benchmark base values with the land classifications (open land 1-9, woodland 1-9, ponds and easements). After the analysis is complete and all benchmark values possible are established, the relationships between the land classes established in DOR's Conservation Use table of values is used to fill in the values for the land classifications where no benchmark values could be established. Below are the value relationships within the Conservation Use table. The factors of 1.00 for class4 Ag (open) and class 9 Timberland are set based on the fact that those are the predominate land classifications in Lowndes County.

Prelim CU Productivity Indices											
landtype	class1	class2	class3	class4	class5	class6	class7	class8	class9	desc	
4	1.43	1.29	1.15	1.00	0.86	0.72	0.56	0.42	0.29	Agland	
5	3.13	2.85	2.59	2.33	2.06	1.80	1.53	1.26	1.00	Timberland	

The factors/indices for the other land classifications in the table represent the relationship of value between the base classes and the Conservation Use value for a land classification. For example, in the CU Schedule on the following page, Ag Class 4 value is 627 and Ag Class 3 value is 721. The Productivity Index of 1.15 for Ag Class 3 is calculated by dividing 721 by 627

CU Schedule										
landtype	class1	class2	class3	class4	class5	class6	class7	class8	class9	desc
4	894	810	721	627	537	451	349	266	180	Agland 93
5	650	592	539	485	428	374	319	262	208	Timberland 93

Using the index factors in the Prelim CU Productivity table, the benchmark values plugged into the rural land base schedule are extended throughout the base land table. Using the base land per acre values, the large tract sales are valued and ratio studies are run to confirm the validity of the values. The productivity indices are tweaked resulting in base per acre value changes many times with ratio studies run after each modification. The process continues until the best fit of base land values is established.

Below are the final sets of productivity indices and the resulting final base schedule (also, found on pg 12).

CU Productivity Indices										
landtype	class1	class2	class3	class4	class5	class6	class7	class8	class9	desc
4	1.55	1.35	1.20	1.00	0.94	0.86	0.80	0.74	0.68	Agland
5	3.29	2.99	2.72	2.45	2.16	1.89	1.61	1.32	1.00	Timberland

Final Base Schedule										
landtype	class1	class2	class3	class4	class5	class6	class7	class8	class9	desc
1	3310	2880	2560	2130	2010	1830	1700	1560	1430	Open Land
2	3310	2880	2560	2130	2010	1830	1700	1560	1430	Orchards
3	5000	3000	2000	500	0	0	0	0	0	Ponds
4	2230	2030	1840	1660	1460	1280	1100	880	670	Woodlands
5	1000	0	0	0	0	0	0	0	0	Small Parcels
6	0	0	0	0	0	0	0	0	0	Homesites
7	650	650	650	650	650	650	650	650	650	Easement
8	0	0	0	0	0	0	0	0	0	Pasture

These base values are in turn used to established factors for the accessibility/desirability table as discussed earlier in the document.



