



City of Guyton, Georgia
**DOWNTOWN DEVELOPMENT
AUTHORITY (DDA) MEETING**

January 15, 2025 | 10 A.M.

**Leisure Services
505 Magnolia Street
Guyton, GA 31312**

AGENDA

1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Consideration to Approve the Agenda**
4. **Consideration to Approve the Minutes**
 - 🕒 12/18/24 DDA Meeting
5. **Financial Report**
6. **Old Business**
 - a) **Update on the façade grant program**
 - b) **Update on downtown mural project**
7. **New Business**
 - a) Nomination and election of Executive Board Members
 - b) Discussion on next steps for extending the boundaries of the Downtown Development District
 - c) Leisure Services Committee presentation by Lula Seabrooks
 - d) Review of submitted façade grant applications
8. **Adjournment**

STATE OF GEORGIA)
)

CITY OF SPRINGFIELD)

RESOLUTION # R2021-02

**RESOLUTION TO AMEND THE BOUNDARIES OF THE SPRINGFIELD, GEORGIA
DOWNTOWN DEVELOPMENT AUTHORITY AREA**

A RESOLUTION TO AMEND THE BOUNDARIES OF THE SPRINGFIELD, GEORGIA DOWNTOWN DEVELOPMENT AREA PURSUANT TO O.C.G.A. § 36-42-1 *et seq.*; TO REPEAL CONFLICTING RESOLUTIONS; TO PROVIDE FOR THE FILING OF A COPY OF THIS RESOLUTION WITH THE SECRETARY OF STATE OF THE STATE OF GEORGIA AND THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS; TO PROVIDE FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES:

WHEREAS, the Mayor and Council of the City of Springfield, Georgia (the “City”) previously determined that there is a need for the revitalization and redevelopment of locations within the City’s downtown area in order to develop and promote for the public good and general welfare trade, commerce, industry and employment opportunities and to promote the general welfare of the State of Georgia by creating a climate favorable to the location of new industry, trade and commerce and the development of existing industry, trade and commerce within the City; and

WHEREAS, pursuant to the Downtown Development Authorities Law (1981 Ga. Laws p. 1744; O.C.G.A. § 36-42-1, *et seq.* - the “Downtown Development Authorities Law”) the Mayor and Council of the City adopted Resolution No. 2016-01, which activated the City’s Downtown Development Authority and established its initial Downtown Development Area Boundaries; and

WHEREAS, the Downtown Development Authorities Law provides that the governing body of a municipal corporation may, by proper resolution adopted subsequent to its resolution activating its downtown development authority, change its designation of the downtown development authority area to a geographical area which, in the judgment of the municipal corporation’s governing body, at the time constitutes the municipal corporation’s central business district (*see* O.C.G.A. § 36-42-6(1)); and

WHEREAS, the Mayor and Council of the City, after thorough investigation, have determined that it is desirable and necessary to expand the City’s Downtown Development Area to encompass the City’s entire central business district; and

NOW, THEREFORE, be it resolved, by the Mayor and Council of the City, the “Downtown Development Area” shall be amended to be that geographical area described in Exhibit A, attached hereto and made a part hereof by reference, which area, in the judgment of the Mayor and Council of the City, constitutes the “Downtown Development Area Boundaries” of the City as contemplated by the Downtown Development Authorities Law.

BE IT FURTHER RESOLVED that the action taken by the Mayor and Council of the City as herein specified is not intended in any way to affect any other public corporation, industrial development, downtown development, or payroll authority previously created by legislative act or constitutional amendment including, without limitation, its existence, purpose, organization, powers or function.

BE IT FURTHER RESOLVED that the City shall furnish promptly to the Secretary of State of the State of Georgia and the Georgia Department of Community Affairs a certified copy of this resolution in compliance with the provisions of the Downtown Development Authorities Law.


BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the Mayor and Council of the City, and from and after such adoption City's Downtown Development Authority Area Boundaries shall be deemed amended in accordance with Exhibit A.

Adopted this 9 day of February 2021.



CITY OF SPRINGFIELD


Barton A. Alderman, Mayor

ATTEST:

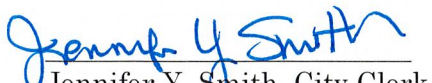
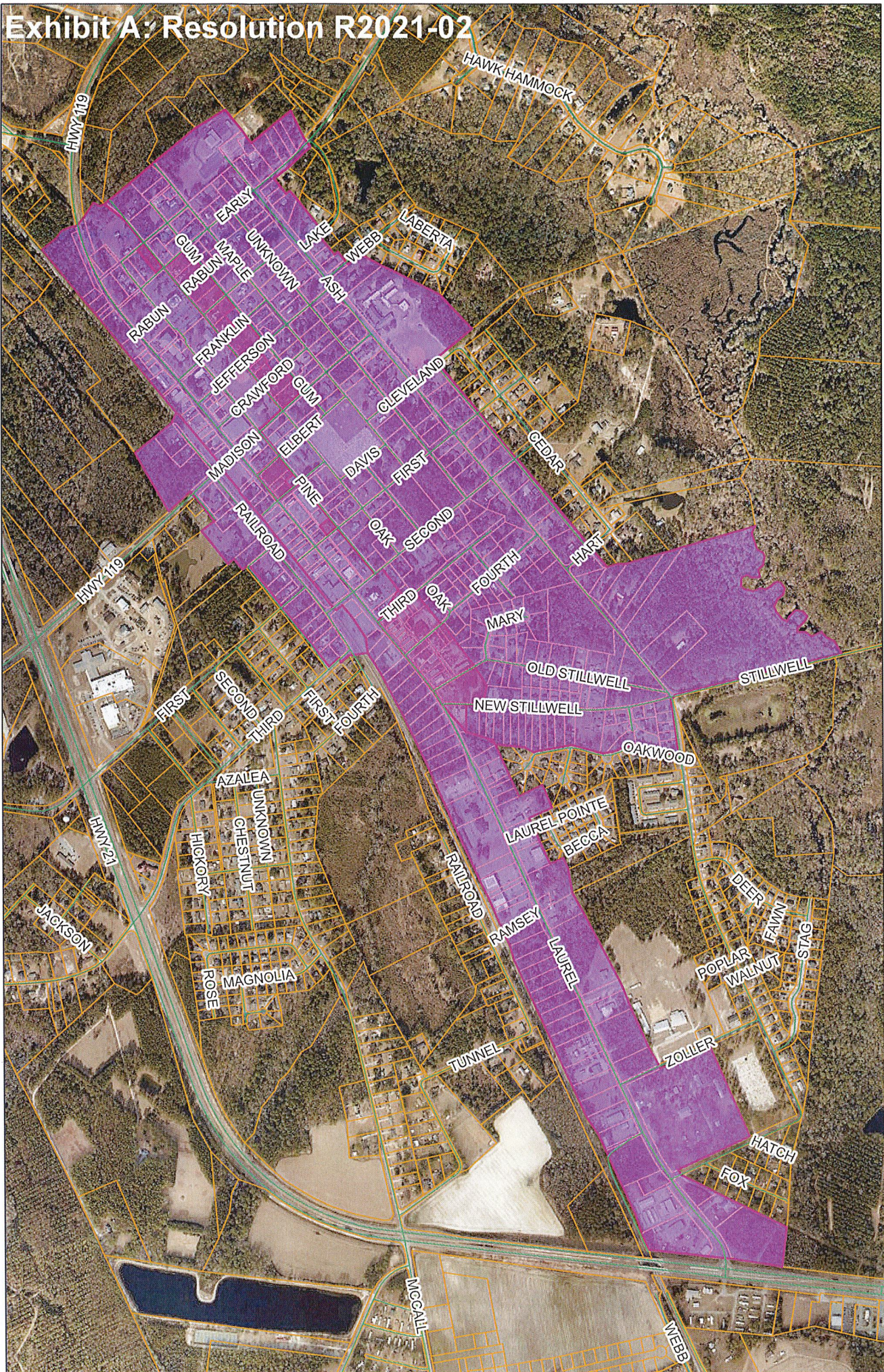

Jennifer Y. Smith, City Clerk

Exhibit A
Amended Boundary Description of Downtown Development Area

The Downtown Development Authority of Springfield, Georgia's amended boundaries shall consist of the area depicted/described below:

Exhibit A: Resolution R2021-02





Downtown Development Authority **Façade Grant Application**

The Downtown Development Authority of Guyton, Georgia Façade Grant Program is structured as a matching grant program where business and property owners may be awarded up to \$1,000 for eligible projects. The purpose of this program is to stimulate downtown revitalization, redevelopment, and economic development in the City of Guyton. Program funds are an incentive for current owners and potential buyers of vacant and occupied buildings to restore, renovate, and repair the exteriors of their building. Commercial and local business owners willing to renovate and/or improve the street front exteriors of their structures, exterior painting, signage, structure stabilization, awnings, canopies, exterior walls, gutters, downspouts, exterior doors, window repairs, decorative exterior, architectural features, landscaping, and pavement improvements are eligible to apply for the Façade Grant.

The Façade Grant Program provides for a one-time maximum funding of \$1,000 per location. Awards require a match of at least 50% of the total project cost. This requires the applicant to provide a minimum dollar-per-dollar investment. As an example, if the total improvements cost \$1,500, the maximum award amount from the Downtown Development Authority would be \$750, and the applicant is responsible for the other \$750. Likewise, if the total improvements cost \$3,000, the maximum award amount from the Downtown Development Authority would be \$1,000, and the applicant is responsible for the other \$2,000.

Please note that the property being renovated and/or improved must be located within the Downtown Overlay District as defined in Section 617 of the City of Guyton Zoning Ordinance to be eligible for the Façade Grant. Grants will only be awarded to projects that are approved by the Downtown Development Authority of Guyton, Georgia prior to work commencing. A Façade Grant Agreement must be executed prior to construction or installation of the proposed renovations and/or improvements. Applications will be reviewed on a first-come, first-served basis, and applications missing any required documentation shall be deemed incomplete until all required information is received.

Date: 12.18.24

Name of Property Owner: T. MARSHALL REISER / JAMR PROPERTIES / BEULAH HOUSE

Applicant Name: T. MARSHALL REISER

Applicant Phone Number: 912.772.3298

Address of Property : 407 CHURCH ST

Estimated Total Cost of Project: \$2,000

Description of Project: _____

LANDSCAPING AND LIGHTING NEAR OFFICE SIGN AND FRONT YARD OF BUSINESS

Proposed Project Start Date: DECEMBER 2024 / JANUARY 2025

Anticipated Project Completion Date: JANUARY 2025

Application Checklist

- Confirm the Property is located within the Downtown Overlay District.
- Complete the Façade Grant Application.
- Submit at least 5 photographs of the current condition(s) of the Property related to the proposed renovations and/or improvements.
- Submit a copy of Applicant's W-9.
- Submit a copy of deed or property tax record for the Property demonstrating current ownership. If the applicant is the lessee of the property, a current lease indicating the lessee has the authority to make façade changes to the property.

Statement of Understanding


1. The Applicant agrees to comply with the guidelines and procedures of the Downtown Development Authority of Guyton, Georgia Façade Grant Program and the other requirements outlined specified and agreed all approved.
2. The Applicant understands that he/she must submit detailed cost documentation, copies of building/sign permits, bids, contracts, and invoices upon request.

3. The Applicant acknowledges that no representations have been made by the City of Guyton or the Downtown Development Authority of Guyton, Georgia regarding whether this application will be approved.

4. The Applicant agrees to defend, indemnify, and hold harmless the City of Guyton and the Downtown Development Authority of Guyton, Georgia for any claims, liabilities, losses, damages, costs, and expenses (including attorneys' fees) arising out of or resulting from Applicant's application, the project, and/or issuance of the grant.

5. The Applicant agrees to observe all applicable federal, state, and local laws pertaining to the use of grant funds.

6. The Applicant hereby acknowledges receipt of, and agrees to fully abide by, and be bound by all terms of the Downtown Overlay District Ordinance as provided in Section 617 of the City of Guyton Zoning Ordinance, which is incorporated herein by reference.



Applicant Signature

12.18.24

Date

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
 requester. Do not
 send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>JAMR PROPERTIES LLC</p>	
	<p>2 Business name/disregarded entity name, if different from above.</p>	
	<p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) P <i>Note:</i> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) </p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right;"><i>(Applies to accounts maintained outside the United States.)</i></p>
	<p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/></p>	
	<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>PO BOX 370</p>	<p>Requester's name and address (optional)</p>
	<p>6 City, state, and ZIP code</p> <p>GUYTON GA 31312</p>	
	<p>7 List account number(s) here (optional)</p>	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number												
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8	2	-	1									
1	0	2	2									
0	6											

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date 12.18.24
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Effingham County, GA

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number G0030015
 Account/Realkey 21267
 Location Address 407 CHURCH ST
 Legal Description 1.07 AC (SPLT G3-15A&B) PLT 29/702
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R-1
 Tax District 02-Guyton (District 02)
 Millage Rate 27.426
 Acres 1.07
 Neighborhood G0030: LAND: 00000/ BLDG: 00100 (001610)
 Homestead Exemption No (\$0)
 Landlot/District N/A

[View Map](#)



Owner

JAMR PROPERTIES LLC
 506 CENTRAL BLVD
 GUYTON, GA 31312

Land

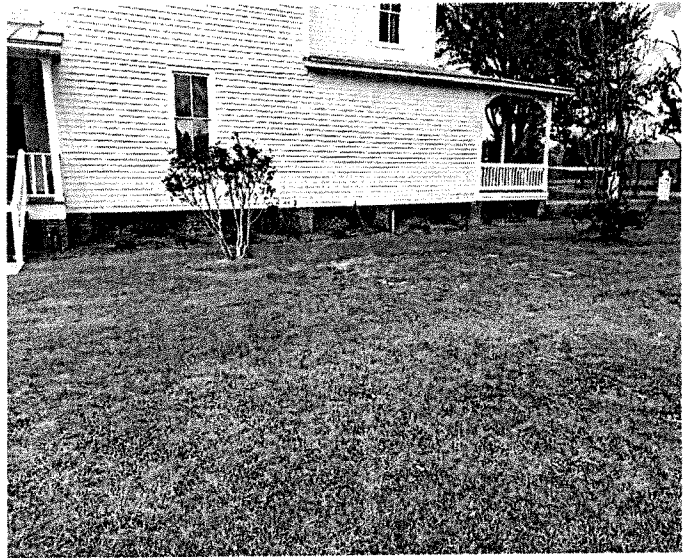
Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	G0030-GUYTON	Acres	108,900	0	0	1.07	1

Residential Improvement Information

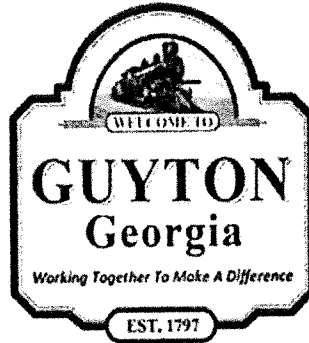
Style One Family
 Heated Square Feet 3504
 Interior Walls Plaster
 Exterior Walls Wood Siding
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1860
 Roof Type Galvanized Metal
 Flooring Type Carpet\Pine
 Heating Type No Heating
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$152,122
 Condition Average
 Fireplaces\Appliances Const 1 sty 1 Box 1
 House Address 407 CHURCH ST

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE CHARGE-RES_MH	2020	0x0 / 1	3504	\$0
UTILITY BUILDING, UNFINISHED	1900	15x16 / 0	1	\$600
GAZEBO	1900	22x22 / 0	1	\$4,477







Downtown Development Authority **Façade Grant Application**

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Date: 12.18.24

Name of Property Owner: REISER & REISER CPA / ARMSTRONG MORGAN HOUSE

Applicant Name: T. MARSHALL REISER

Applicant Phone Number: 912.772.3298

Address of Property : 108 CENTRAL BLVD

Estimated Total Cost of Project: \$2,000

Description of Project: _____

LANDSCAPING AND LIGHTING NEAR OFFICE SIGN AND FRONT YARD OF BUSINESS

Proposed Project Start Date: DECEMBER 2024 / JANUARY 2025

Anticipated Project Completion Date: JANUARY 2025

Application Checklist

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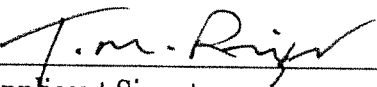
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	<p>2 Business name/disregarded entity name, if different from above.</p>	
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	<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>PO BOX 370</p>	<p>Requester's name and address (optional)</p>
	<p>6 City, state, and ZIP code</p> <p>GUYTON GA 31312</p>	
	<p>7 List account number(s) here (optional)</p>	

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Social security number									
or									
Employer identification number									
2	7	-	2	8	2	8	7	2	2

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
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Sign Here Signature of U.S. person

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Effingham County, GA

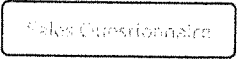
Assessment Notice

- [2024 Assessment Notice \(PDF\)](#)
- [2023 Assessment Notice \(PDF\)](#)
- [2022 Assessment Notice \(PDF\)](#)
- [2021 Assessment Notice \(PDF\)](#)

Public Comment Card

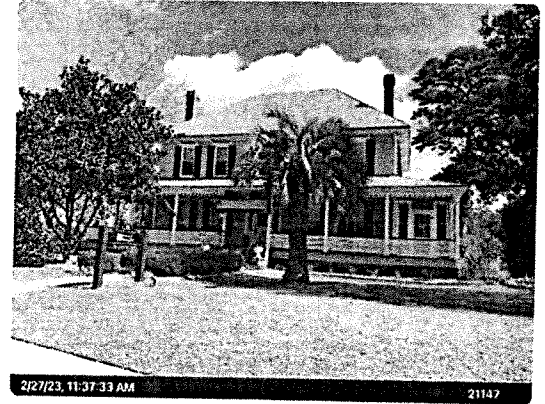


Sales Questionnaire



Summary

Parcel Number G0010037
Account/Realkey 21147
Location Address 108 CENTRAL BLVD
Legal Description 1.26 AC PAR 1 (SPLT G1-37A) PLT 29/128
 (Note: Not to be used on legal documents)
Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning R-1
Tax District 02-Guyton (District 02)
Millage Rate 27.426
Acres 1.26
Neighborhood G0010: LAND: 00100 / BLDG: 000100 (001589)
Homestead Exemption No (S0)
Landlot/District N/A



[View Map](#)

Owner

ARMSTRONG MORGAN HOUSE LLC
 P O BOX 370
 GUYTON, GA 31312

Land

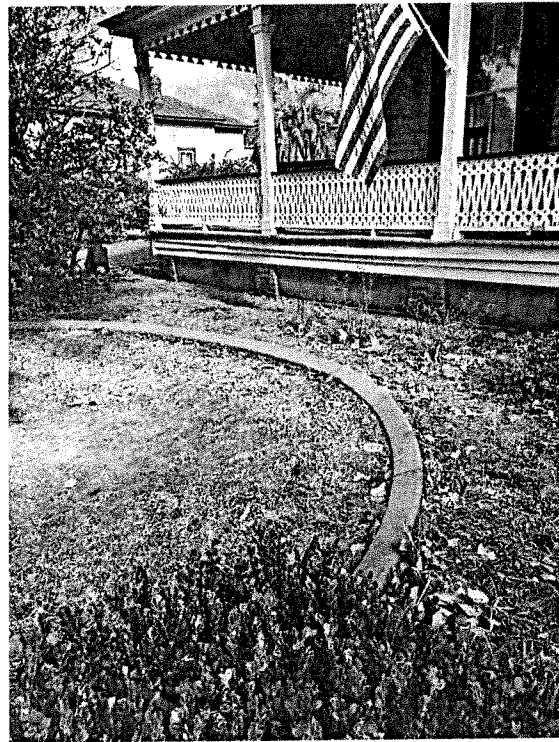
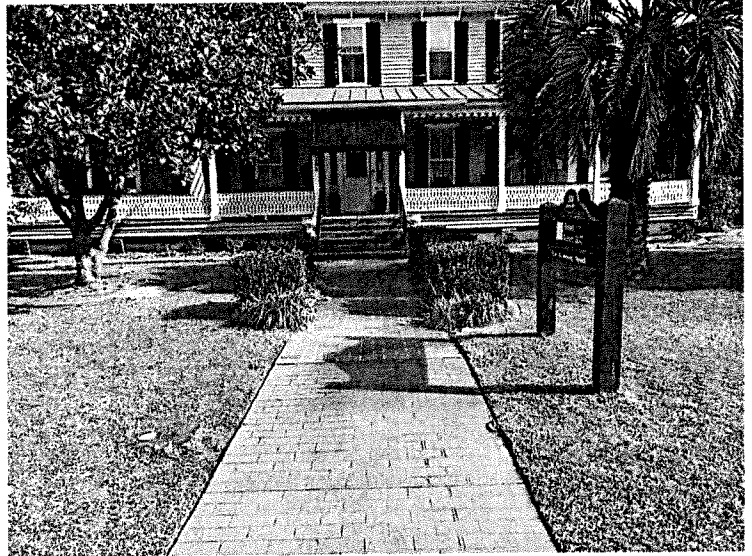
Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	G0010-GUYTON HWY 17 & 119	Acres	80,586	0	0	1.26	1

Residential Improvement Information

Style One Family
Heated Square Feet 3294
Interior Walls Sheetrock
Exterior Walls Wood Siding
Foundation Piers
Attic Square Feet 0
Basement Square Feet 0
Year Built 1870
Roof Type Galvanized Metal
Flooring Type Pine
Heating Type Cent Heat / AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$223,785
Condition Average
Fireplaces\Appliances Const 1 sty 1 Box 2
House Address 108 CENTRAL BLVD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE CHARGE-RES_MH	2020	0x0 / 1	3294	\$0
FIRE FEE-RES	2010	0x0 / 0	1	\$0
GARAGE	2000	16x20 / 0	1	\$4,227







Downtown Development Authority **Façade Grant Application**

The Downtown Development Authority of Guyton, Georgia Façade Grant Program is structured as a matching grant program where business and property owners may be awarded up to \$1,000 for eligible projects. The purpose of this program is to stimulate downtown revitalization, redevelopment, and economic development in the City of Guyton. Program funds are an incentive for current owners and potential buyers of vacant and occupied buildings to restore, renovate, and repair the exteriors of their building. Commercial and local business owners willing to renovate and/or improve the street front exteriors of their structures, exterior painting, signage, structure stabilization, awnings, canopies, exterior walls, gutters, downspouts, exterior doors, window repairs, decorative exterior, architectural features, landscaping, and pavement improvements are eligible to apply for the Façade Grant.

The Façade Grant Program provides for a one-time maximum funding of \$1,000 per location. Awards require a match of at least 50% of the total project cost. This requires the applicant to provide a minimum dollar-per-dollar investment. As an example, if the total improvements cost \$1,500, the maximum award amount from the Downtown Development Authority would be \$750, and the applicant is responsible for the other \$750. Likewise, if the total improvements cost \$3,000, the maximum award amount from the Downtown Development Authority would be \$1,000, and the applicant is responsible for the other \$2,000.

Please note that the property being renovated and/or improved must be located within the Downtown Overlay District as defined in Section 617 of the City of Guyton Zoning Ordinance to be eligible for the Façade Grant. Grants will only be awarded to projects that are approved by the Downtown Development Authority of Guyton, Georgia prior to work commencing. A Façade Grant Agreement must be executed prior to construction or installation of the proposed renovations and/or improvements. Applications will be reviewed on a first-come, first-served basis, and applications missing any required documentation shall be deemed incomplete until all required information is received.

Date: 01/13/2025

Name of Property Owner: MM RE Holdings LLC

Applicant Name: MM RE Holdings LLC

Applicant Phone Number: 912-303-8205

Address of Property : 67 Central Blvd, Guyton, GA 31312

Estimated Total Cost of Project: \$2,000.00

Description of Project: Installation of 3 gallon Sunshine Ligustrum shrubs (15) along the front of the property. Create a bed where the shrubs will be planted. Kill off grass in the area, create bed edge. Installation of pine straw to fill bed. All labor performed by a professional landscape service.

Proposed Project Start Date: 02/01/2025

Anticipated Project Completion Date: 02/10/2025

Application Checklist

- Confirm the Property is located within the Downtown Overlay District.
- Complete the Façade Grant Application.
- Submit at least 5 photographs of the current condition(s) of the Property related to the proposed renovations and/or improvements.
- Submit a copy of Applicant's W-9.
- Submit a copy of deed or property tax record for the Property demonstrating current ownership. If the applicant is the lessee of the property, a current lease indicating the lessee has the authority to make façade changes to the property.

Statement of Understanding

1. The Applicant agrees to comply with the guidelines and procedures of the Downtown Development Authority of Guyton, Georgia Façade Grant Program and the other requirements outlined specified and agreed all approved.
2. The Applicant understands that he/she must submit detailed cost documentation, copies of building/sign permits, bids, contracts, and invoices upon request.

3. The Applicant acknowledges that no representations have been made by the City of Guyton or the Downtown Development Authority of Guyton, Georgia regarding whether this application will be approved.

4. The Applicant agrees to defend, indemnify, and hold harmless the City of Guyton and the Downtown Development Authority of Guyton, Georgia for any claims, liabilities, losses, damages, costs, and expenses (including attorneys' fees) arising out of or resulting from Applicant's application, the project, and/or issuance of the grant.

5. The Applicant agrees to observe all applicable federal, state, and local laws pertaining to the use of grant funds.

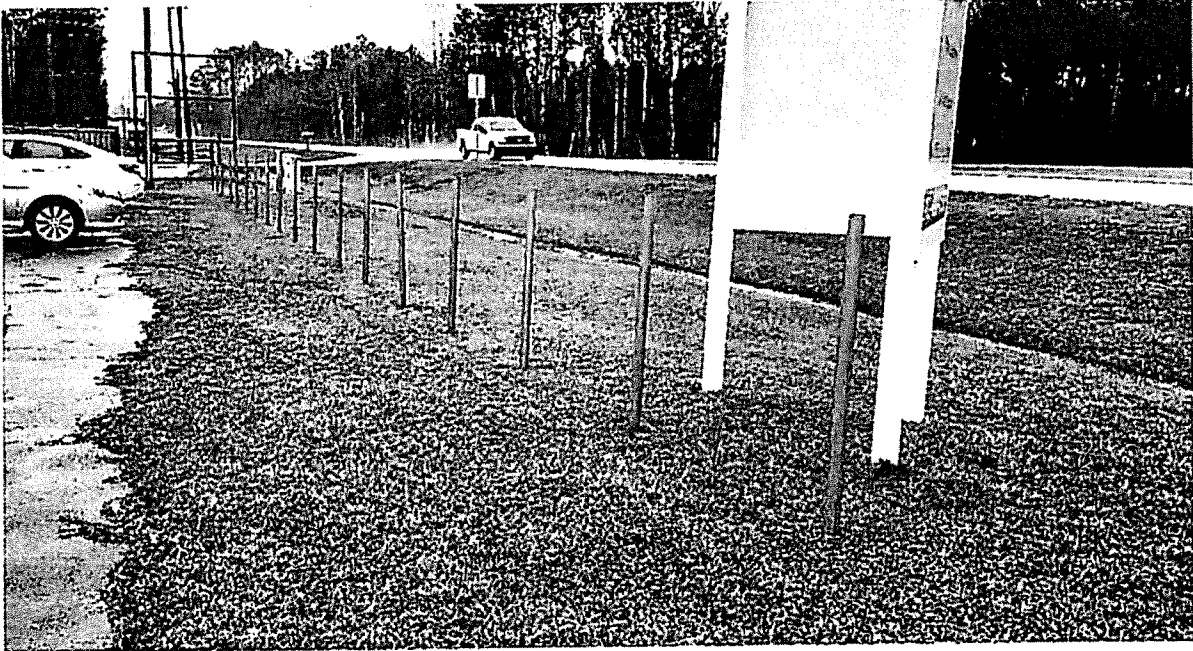
6. The Applicant hereby acknowledges receipt of, and agrees to fully abide by, and be bound by all terms of the Downtown Overlay District Ordinance as provided in Section 617 of the City of Guyton Zoning Ordinance, which is incorporated herein by reference.

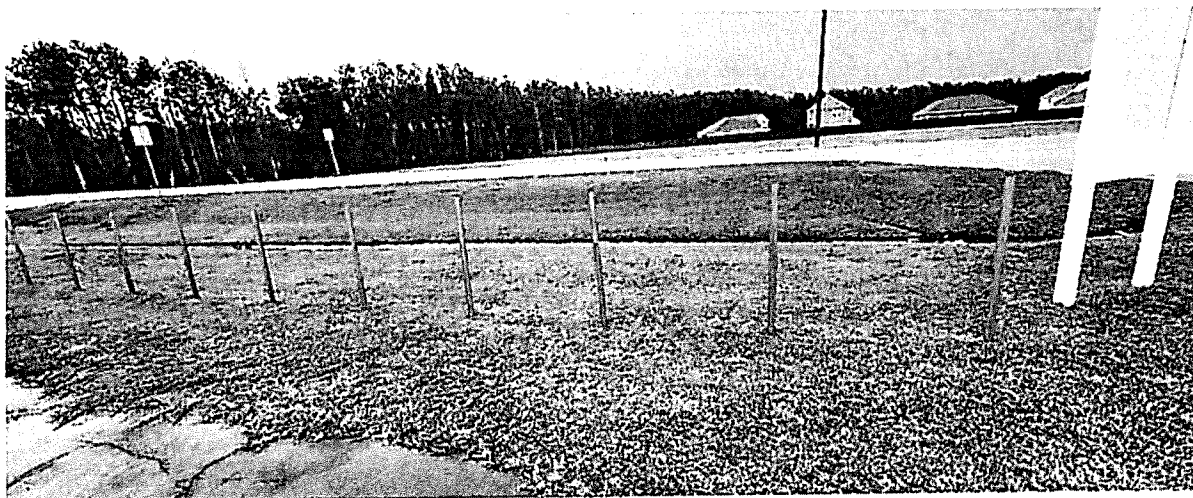
Glenn Montgomery
Applicant Signature

01/13/2025
Date

MM RE Holdings LLC DDA Facade Grant Pictures
Property: 67 Central Blvd, Guyton, GA 31312

Before:



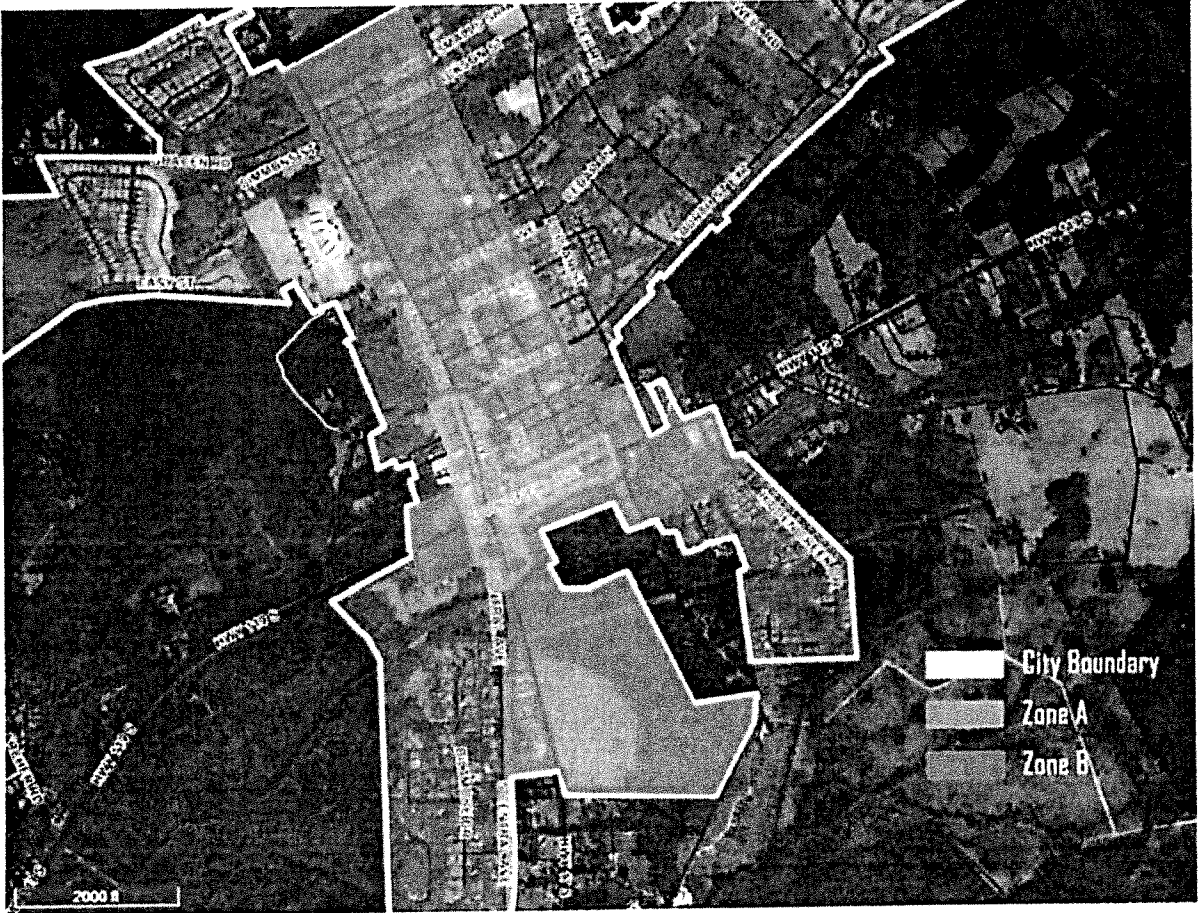


Proposed rendering of improvements:



* Quantities in rendering are approximate

Property is within the boundaries of the Downtown Overlay District:



Request for Taxpayer Identification Number and Certification

**Give form to the
 requester. Do not
 send to the IRS.**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.
 See Specific Instructions on page 3.

1	Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) MM RE Holdings LLC		
2	Business name/disregarded entity name, if different from above.		
3a	Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) P <small>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions)	4	Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
3b	If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>		
5	Address (number, street, and apt. or suite no.). See instructions. 67 Central Blvd	Requester's name and address (optional)	
6	City, state, and ZIP code Guyton, GA, 31312		
7	List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
4	7	-	2	3	5	2	4	8	4

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>Glen Montgomery</i>	Date 01/02/2025
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Effingham County, GA

Assessment Notice

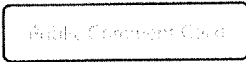
[2024 Assessment Notice \(PDF\)](#)

[2023 Assessment Notice \(PDF\)](#)

[2022 Assessment Notice \(PDF\)](#)

[2021 Assessment Notice \(PDF\)](#)

Public Comment Card



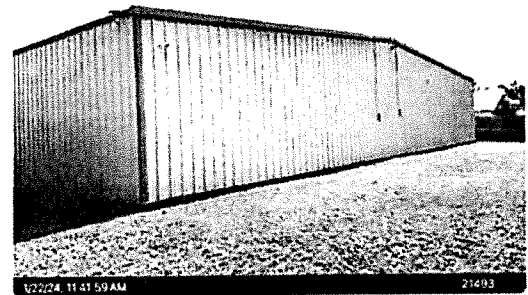
Sales Questionnaire



Summary

Parcel Number G0090005
Account/Realkey 21493
Location Address 67 CENTRAL BLVD
Legal Description .80 AC
 (Note: Not to be used on legal documents)
Class C4-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning C-1
Tax District 02-Guyton (District 02)
Millage Rate 27.426
Acres 0.8
Neighborhood G0080: LAND: 00001 / BLDG: 0000 (001642)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

MM RE HOLDINGS LLC
 67 CENTRAL BLVD
 GUYTON, GA 31312

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	GUYTON COMM 3.24	Square Feet	34,848	0	0	0.8	1

Commercial Improvement Information

Description STORE - RETAIL
Value \$112,734
Actual Year Built 1998
Effective Year Built 1995
Square Feet 8000
Wall Height 12
Wall Frames STEEL
Exterior Wall ENAMEL STEEL
Roof Cover GALVANIZED METAL
Interior Walls SHEETROCK
Floor Construction RE-INFORCED CONCRETE
Floor Finish 85% TILE, SHEET VINYL
 15% CONCRETE
Ceiling Finish ACOUSTICAL TILE
Lighting STANDARD FF
Heating 85% CH AC
 15% NO HEATING
Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE CHARGE - COM 5001-15000	2019	0x0 / 0	8000	\$0
SANITATION - REGULAR	2010	0x0 / 0	1	\$0
FIRE FEE-COM 5001-15000	2010	0x0 / 0	1	\$0
PAVING, ASPHALT	2000	0x0 / 11660	1	\$10,704
YARD LIGHTING	2000	2x2 / 0	1	\$101

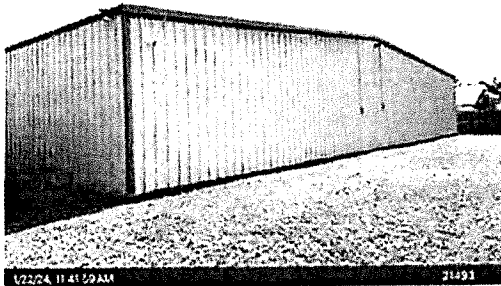
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/26/2014	2269 349	B 3 D	\$123,750	Fair Market - Improved	TRANS WORLD PROPERTIES	MM RE HOLDINGS LLC
12/31/2006	1589 140	B 3 D	\$0	Unqualified - Improved		TRANS WORLD PROPERTIES

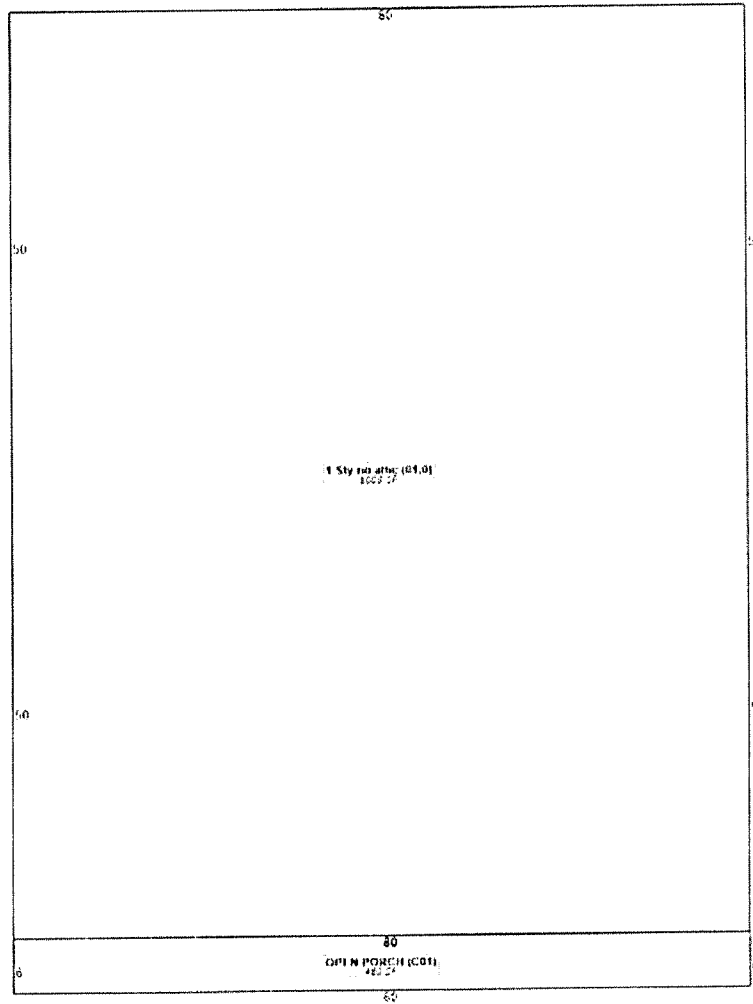
Valuation

	2024	2023	2022	2021	2020
Previous Value	\$179,993	\$180,348	\$169,644	\$180,585	\$152,358
Land Value	\$56,454	\$56,454	\$56,454	\$56,454	\$56,454
+ Improvement Value	\$112,734	\$112,734	\$113,089	\$113,089	\$113,089
+ Accessory Value	\$10,805	\$10,805	\$10,805	\$101	\$11,042
= Current Value	\$179,993	\$179,993	\$180,348	\$169,644	\$180,585

Photos



Sketches



No data available for the following modules: Assessment Appeals Process, Homestead Application, Mobile Home Tac Notice, CUVA / FLPA Notices, Rural Land, Conservation Use Rural Land, FLPA Report, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

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