



# Thomas County Tax Assessors Office

Eddie Brown, Sr., Assessor Scott Rich, Chairman Mills Herndon, Assessor  
225 North Broad Street Thomasville, GA 31792 Ph. (229) 225-4133

www.thomascounty.boc.org - Email: [assessor@rose.net](mailto:assessor@rose.net)

## Conservation Use Covenant Receipt

I have received a copy of the rules and regulations (Official code of Georgia 48-5-7.4) concerning the Conservation Use Covenant Program prior to my renewal, continuation or new Conservation Use Covenant application filing.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

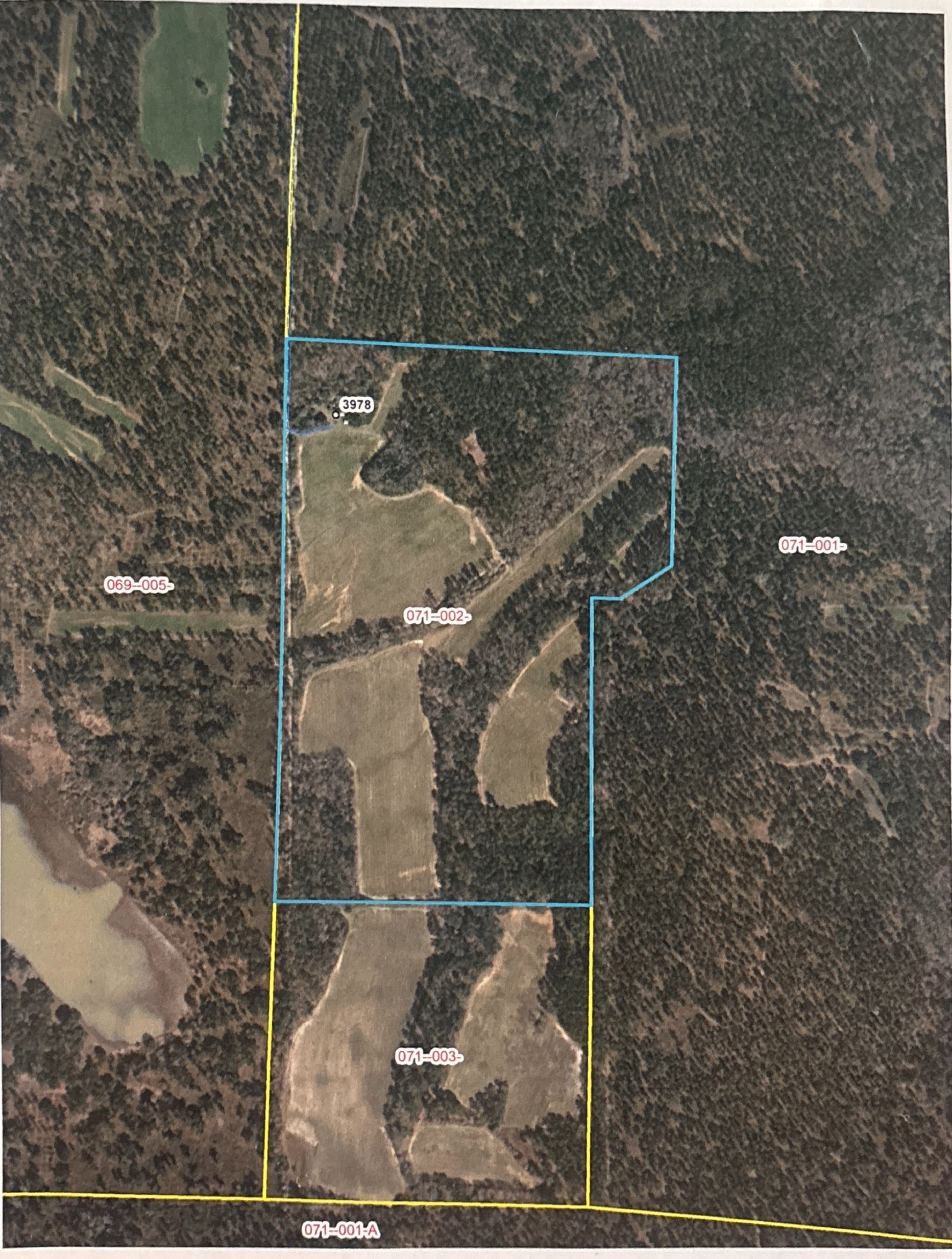
\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name



069-005-

3978

071-001-

071-002-

071-003-

071-001-A

071 002

2026 Thomas County Board of Assessors

2/20/2026 11:32:36 AM  
Acct # 16783  
sandra

Owner Information

Stringer Emory Howard Jr (estate) etal  
c/o Mark McQuaig  
2141 Lou Drive West  
Jacksonville, FL 32216

General Property Information

SITUS	3978 METCALF BEACHTON RD	Imp Val	10,870
LEGAL	121 AC/OFF BEACHTON RD \ LANDLOCKED	Acc Val	8,149
Tax District	04 Fire District 03	Land Val	632,303
Total Acres	121.00	Total Value	651,322
Zoning	AG	2025 : 651,322	2024 : 524,772
Unit		2023 : 524,026	2022 : 519,914

Topography - 1.00	Corner - 1.00	View - 1.00	Water - 1.00	Transitional - 1.00	Neighborhood - 1.00	Other - 1.00	Rur Par South West - 1.00
-------------------	---------------	-------------	--------------	---------------------	---------------------	--------------	---------------------------

2025 no access; 2022 no access; 2019 no access; 2017 mailed corrected assessment notice removing cuva see docs; 2017 BOA no action on CUVA need to provide administrators for estates of 4 heirs 05/02/2017; 2017 gate code 4321 center lock; 2017 NO ACCESS - LOCKED GATE; 2017 Field Review gate locked; 2017 Soil Class Updated; EASEMENT ACROSS 071-001 2007-Corrected ownership transferred in error DB

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
Stringer Gregory Adair & W Dean	Stringer Kirby W Revocable Trust	07/23/2024	2626 46			0 A1		0 NQ
Stringer Kirby W Revocable Trust	STRINGER E H JR & ETAL	12/04/2006	1366 116	2 53E		10 A1		0 17
STRINGER E H JR & ETAL		06/30/1985	191 638	PC2 53E		0 A1		0 18

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	Unadj Value
A5	Open Land		2	5,900	160,893
A5	Open Land		4	4,330	105,652
A5	Woodlands		3	4,025	3,784
A5	Woodlands		4	3,300	185,262
A5	Woodlands		6	2,150	22,038
A5	Open Land		2	5,900	4,897
A5	Woodlands		4	1,17	3,861

ACCESSORY IMPROVEMENTS - 071 002

CS	Describe	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnts	Value	Photo ?
A1	Canopy, Low Cost Residential	20	20	400	2005	1.00	0.50	0.00	1.00	1.00	1.00	1.00	5.00	4635	False
A6	Implement Shed, Fir or Wls &Rf	12	16	192	2010	1.00	0.60	0.00	1.00	1.00	1.00	1.00	0.00	440	True
A1	Porch, Open, Detached	0	0	288	2010	0.75	0.60	0.00	1.00	1.00	1.00	1.00	0.00	687	False
A1	RECREATION HOUSE W/ BTH FIX	0	0	200	2010	0.75	0.60	0.00	1.00	1.00	1.00	1.00	0.00	2387	True

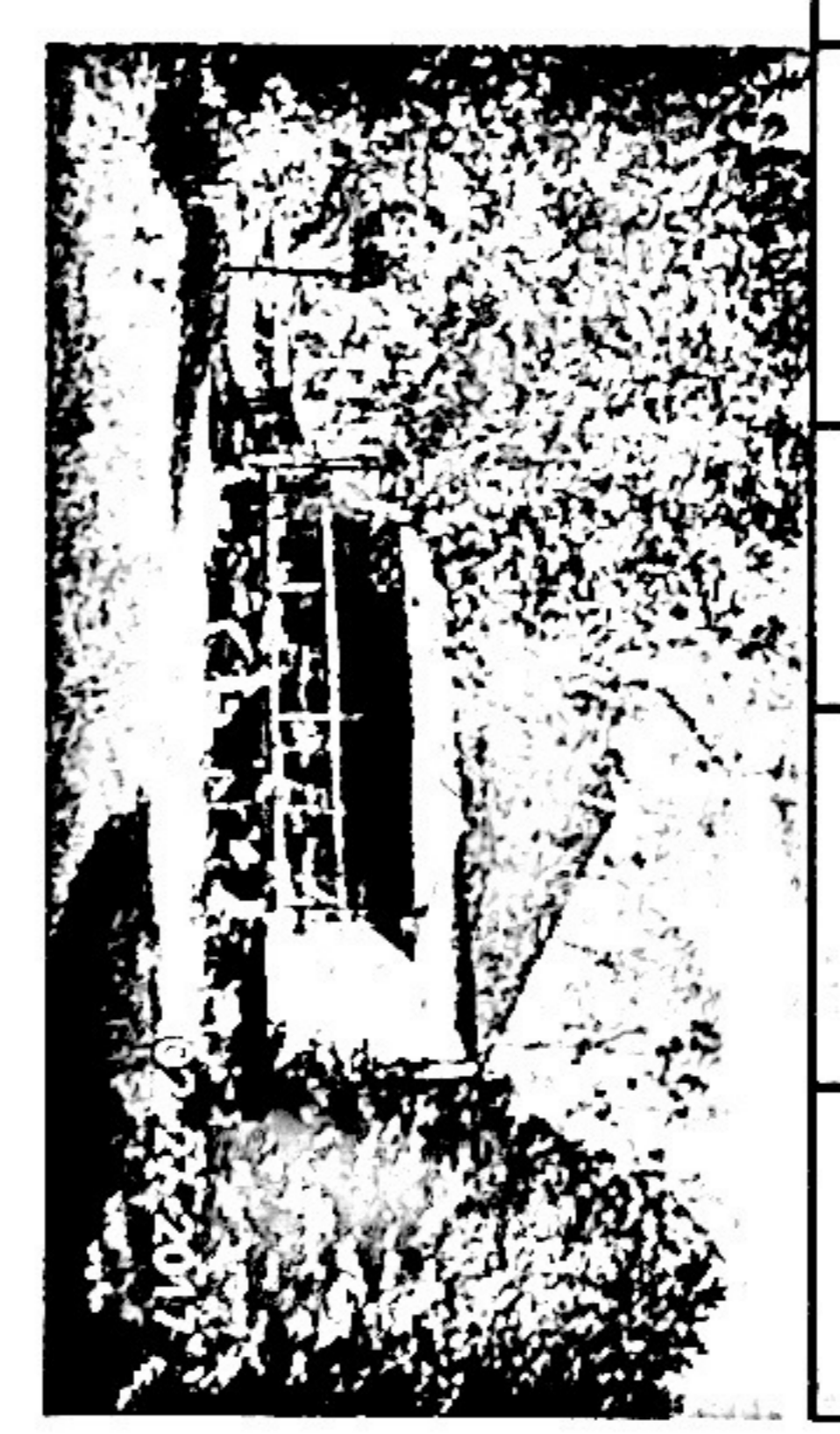
071 002

Review: 5/7/2025 by TIM DETWEILER APPRAISER V

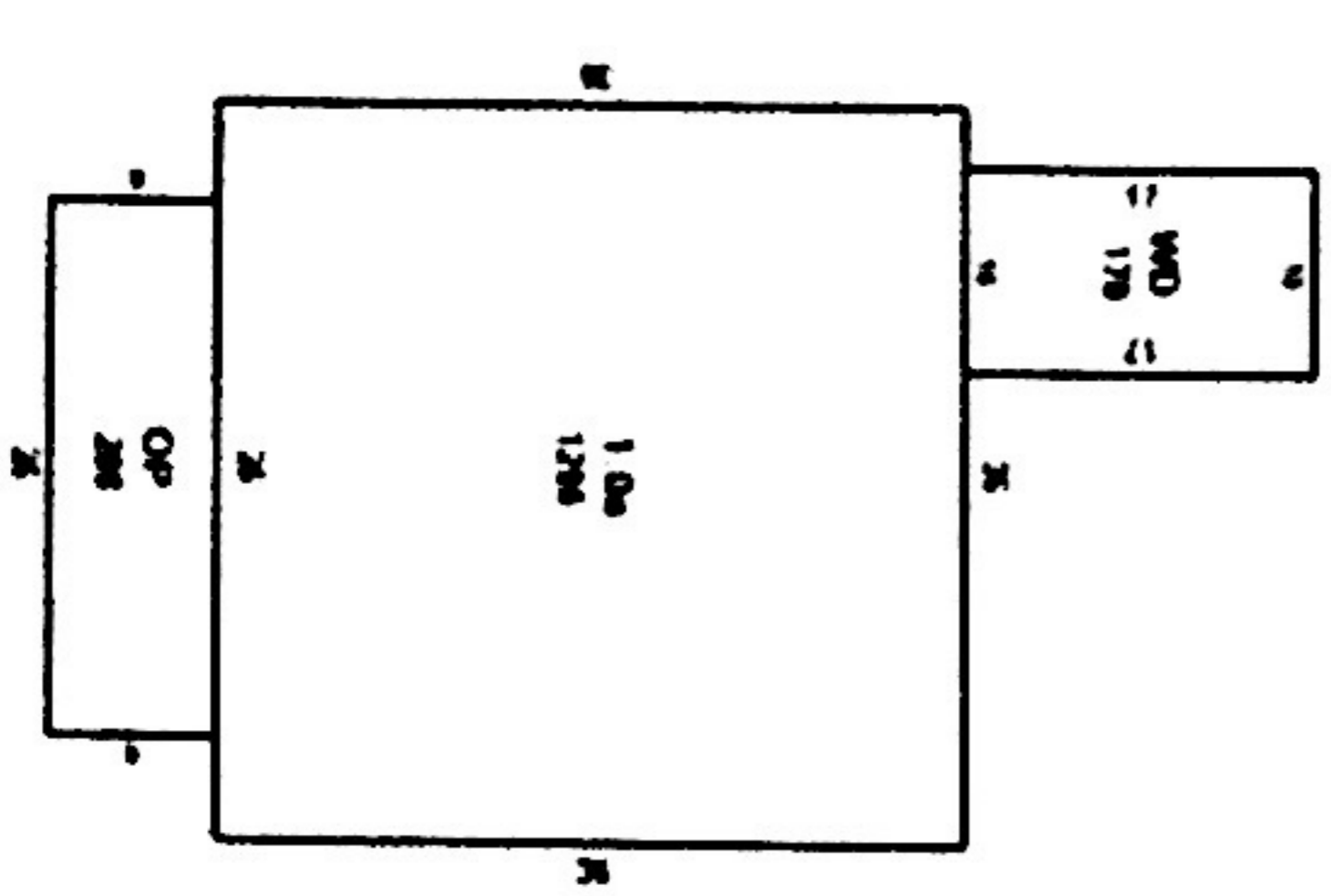
RES IMP - 071 002 | 3978 METCALF BEACHTON RD

Impor Key	11204	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.20
Class / Strat	A1	Floor Construction	Wood Joist & Pine	Basement / Attic	0 / 0.00	Phy OVR	0.10
Occupancy / Style	One Family	Floor Finish	Pine	Barrt / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Pine	Barrt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	1,296	Heat	No Heating	Grade	0.60	Neigh Adj	1.00
Story Height		Plumbing:Std Comp	0	Year Built	1918	CD	1.00
Foundation	Piers	Plumbing: Extra Fix	0	Eff Year Built	1960	FMV	10,870
Exterior Wall	Wood Siding	Full Baths	0	Condition	Average	MAV	0
Roofing	Metal Galvanized	Half Baths	0	RCN	108,700	OVR FMV	0

Code	Type	Area	CODE TYPE	AREA
1.0s	1.0 Story Area	1296	FP Const 1 sty 1 Box	1
OP	Open Porch	208		
WD	Deck	170		



MAIN DWELLING



**Official Tax Matter - 2024 Tax Year**

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

**Annual Assessment Notice Date: 5/15/2024**

**Last date to file a written appeal: 7/1/2024**

**\*\*\* THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT \*\*\***

County property records are available online at:  
[www.qpublic.schneider.net/ga/](http://www.qpublic.schneider.net/ga/)

15501311-15874-1 1 1 \*\*\*\*\*AUTO\*\*MIXED AADC 270



STRINGER EMORY HOWARD JR (ESTATE) ETAL  
 C/O MARY MCQUAIG  
 2141 LOU DR W  
 JACKSONVILLE FL 32216-4454

The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 225 North Broad Street Thomasville, GA 31792-5505 and which may be contacted by telephone at: (229) 225-4133. Your staff contacts are Daniel Stokes and Sandra R Bell.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
16783	071 002	121.00	04		None
Property Description		121 AC/OFF BEACHTON RD \ LANDLOCKED			
Property Address		3978 METCALF BEACHTON RD			
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% <u>Appraised</u> Value	0	524,026	524,772	0	
40% <u>Assessed</u> Value	0	209,610	209,909	0	
<b>Reasons for Assessment Notice</b>					
Bldg/ Value Updated to Reflect Market Value;					

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
COUNTY M & O	0	0	209,909	5.356000	1,124.27
SCHOOL COUNTY	0	0	209,909	11.440000	2,401.36
FIRE	0	0	209,909	1.983000	416.25
EMER SERVICES	0	0	209,909	1.366000	286.74
<b>Total Estimated Tax</b>					<b>\$4228.62</b>

# STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

## CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

**Stringer Farmhouse Trading Company LLC**  
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **12/30/2025** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta  
and the State of Georgia on **01/06/2026**.



*Brad Raffensperger*

Brad Raffensperger  
Secretary of State

This Indenture made the 10th day of December in the year of our Lord One Thousand, Nine-Hundred and Eighteen between

Mrs Mary Lee Stinger of the County of Thomas and State of Georgia of the First Part, and

E H Stinger of the County of Thomas and State of Georgia

of the Second Part: Witnesseth: That the said party of the First Part, for and in consideration of the sum of Fifteen Hundred Dollars, in hand paid,

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha~~ve~~ granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the party of the Second Part his heirs and assigns, all the following described property, to-wit:

Three tracts or parcels of land situate lying and being in the County of Thomas State of Georgia in the 23rd District of said County containing (121) acres and being (62 1/2) acres in the Northwest Corner of lot number Forty Two (42) in said District and (27 1/2) acres on the Southern part of lot number (39) in said District the said (27 1/2) acres lying North of and adjoining the (62 1/2) acres before described. Also (31) acres on the West side of lot No 39 in said District lying just North of and adjoining the (27 1/2) acres before described.

The entire (121) acres constituting one tract of land.

To Have and Hold the said above granted and described property, with all and singular, the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the Second Part his heirs, executors, administrators and assigns, in Fee Simple; and the said party of the First Part the said bargained property above described, unto the said party of the Second Part his heirs, executors, administrators and assigns against the said party of the



This Indenture made the 10th day of December in the year of our Lord One Thousand, Nine Hundred and Nineteen between

Mrs Mary Lee Stringer of the County of Thomas and State of Georgia of the First Part, and

E H Stringer of the County of Thomas and State of Georgia of the Second Part; Witnesseth: That the said party of the First Part, for and in consideration of the sum of Fifteen Hundred Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha~~ve~~ granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the party of the Second Part his heirs and assigns, all the following described property, to-wit:

Given tracts or parcels of land situate lying and being in the County of Thomas State of Georgia in the 23rd District of said County containing (121) acres and being (62 1/2) acres in the North West Corner of lot number forty (40) in said District and (27 1/2) acres on the Southern part of lot number (39) in said District the said (27 1/2) acres lying North of and adjoining the (62 1/2) acres before described. Also (31) acres on the West side of lot No 39 in said District lying just North of and adjoining the (27 1/2) acres before described.

The entire (121) acres constituting one tract of land.

To Have and Hold the said above granted and described property, with all and singular, the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the Second Part his heirs, executors, administrators and assigns, in Fee Simple; and the said party of the First Part the said bargained property above described, unto the said party of the Second Part his heirs, executors, administrators and assigns, against the said party of the First Part his heirs, executors, administrators and assigns, and against all and every other person or persons, shall and will and does hereby warrant and forever defend, by virtue of these presents.

In Witness Whereof the said party of the First Part ha~~ve~~ hereunto set my hand and affixed my seal and delivered these presents the day and year above written.

Signed, sealed and delivered in the presence of us in the County of Thomas State of Georgia J.P. Montford M M Mash J.P. Thomas Co. Ga.

Mrs Mary Lee Stringer (L.S.)



LAW OFFICES

ALTMAN & MCGRAW

202 NORTH CRAWFORD STREET

POST OFFICE BOX 995

THOMASVILLE, GEORGIA

TELEPHONE (912) 226-1713

CAIRO OFFICE

232 S. BROAD STREET

POST OFFICE BOX 705

CAIRO, GEORGIA 31728

TELEPHONE (912) 377-9105

SOL ALTMAN - 1916-1983

ROYAL A. MCGRAW

HARRY JAY ALTMAN II

VIRGINIA GAIL LANE

JOSEPH THOMAS MCGRAW

July 30, 1985

2141 Mrs. Mary Sophie McQuaig  
~~214~~ Lou Drive West  
Jacksonville, Florida 32216

Re: Estate of Emory Howard Stringer, Sr.,  
Deceased

Dear Mrs. McQuaig:

Enclosed is one copy of a Deed of Assent dated July 23, 1985 from Ralph Stringer, Executor under the Last Will and Testament of Emory Howard Stringer, Sr., to Emory Howard Stringer, Jr., Francis Taylor Stringer, Kirby Wilson Stringer, Ralph Stringer, and Mary Sophie McQuaig, as recorded on July 24, 1985 in Book 191, Page 638, Deeds of Record, Thomas County, Georgia.

Ralph Stringer has filed a "Petition For Discharge Of Executor" on his father's estate. A citation to this effect will run in the Thomasville Times Enterprise on August 9, 1985.

In absence of objections, Letters of Dismissal will be issued to Ralph Stringer by the Court of Probate, Thomas County, Georgia on September 3, 1985.

If you have questions concerning the above or if I can be of help in any way, please let me know.

Very truly yours,



Royal A. McGraw

RAM:slc

Enclosure