

2025 Property Tax Statement

Pamela Gunter
 BRYAN COUNTY TAX COMMISSIONER
 P.O. Box 447
 Pembroke GA 31321

Map: 063 02 077 001
 Location: 31 TIVOLI LN

Bill No	Due Date	Total Due
2025-6457	12/15/2025	10,152.70

Printed 01/21/2026

Final Notice

RETURN SERVICE REQUESTED

Make Check or Money Order payable to:

Bryan COUNTY TAX COMMISSIONER
 (Interest will be added monthly if not paid by due date)

DEREK STEVEN MENTZER AND ASHLEY MARIE
 MENTZER TRUSTEES OR SUCCESSORS IN TRUST
 UNDER TOAD AND PONY TRUST DTD 6-15-2021
 31 TIVOLI LANE
 RICHMOND HILL GA 31324



 Please return this portion of your bill with your payment

Pamela Gunter
 BRYAN COUNTY TAX COMMISSIONER
 P.O. Box 447
 Pembroke GA 31321
 Phone: (912)653-3880 Fax: (912)653-3831

Taxpayer: DEREK STEVEN MENTZER AND ASHLEY MARIE
 Map Code: 063 02 077 001
 Description: PB 2019 / PG 53 TIVOLI POINT LOT 1
 Location: 31 TIVOLI LN
 Bill No: 2025-6457
 District: 03-County Unincorporated

*** PROPERTY UNDER APPEAL ***

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
944,800	360,000	1.93	1,304,800	12/15/2025	10/16/2025	12/15/2025	FSW,L1,S1
803,080	306,000		1,109,080	<< Appeal Values show at 85%			

ENTITY	FMV	GROSS ASMT	EXEMPTION	TAXABLE VALUE	MILLAGE	GROSS TAX	CREDITS	NET TAX
COUNTY M & O	1,109,080	443,632	36,120	407,512	8.2780	3,373.38	0.00	2,351.34
SALES TAX ROLLBACK	1,109,080	443,632	36,120	407,512	(2.5080)	0.00	1,022.04	0.00
SCHOOL M & O	1,109,080	443,632	8,120	435,512	14.6630	6,385.91	0.00	6,385.91
SCHOOL BOND	1,109,080	443,632	0	443,632	1.5000	665.45	0.00	665.45
SOLID WASTE	1,109,080	443,632	0	443,632	0.0000		0.00	450.00
FIRE FEE	1,109,080	443,632	0	443,632	0.0000		0.00	300.00
TOTALS					21.933	10,424.74	1,022.04	10,152.70

*** APPEAL BILL is at 85% of total amount due. Current due is the 85% amount due. ***

Bill No: 2025-6457		
** If a bill is paid by mail and a receipt is desired, please include a stamped self-addressed envelope ** If paid after the due date, please call our office for the full amount due ** THIS BILL MAY BE PAID ONLINE AT: http://bryancountypay.com Convenience Fees Apply	Current Due	10,152.70
	Penalty	0.00
	Interest	0.00
	Other Fees	0.00
	Previous Payment	0.00
	Back Taxes	
	TOTAL DUE	10,152.70

2025 Property Tax Statement

Pamela Gunter
 BRYAN COUNTY TAX COMMISSIONER
 P.O. Box 447
 Pembroke GA 31321

Map: 063 02 077 001
 Location: 31 TIVOLI LN
**** NEW OWNER ****

Bill No	Due Date	Total Due
2025-6457	12/15/2025	10,152.70

Printed 01/21/2026

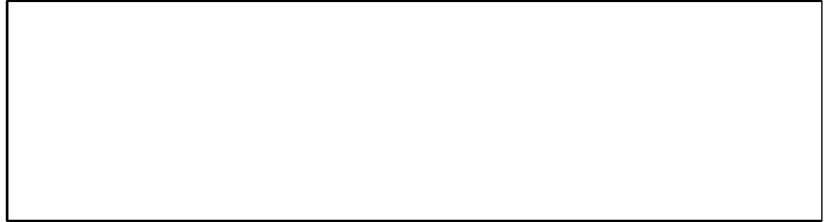
Final Notice

RETURN SERVICE REQUESTED

Make Check or Money Order payable to:

Bryan COUNTY TAX COMMISSIONER
 (Interest will be added monthly if not paid by due date)

DUGGER WAYNE C & MELISA W
 31 TIVOLI LANE
 RICHMOND HILL GA 31324



Please return this portion of your bill with your payment

Pamela Gunter
 BRYAN COUNTY TAX COMMISSIONER
 P.O. Box 447
 Pembroke GA 31321
 Phone: (912)653-3880 Fax: (912)653-3831

Taxpayer: DUGGER WAYNE C & MELISA W
 Map Code: 063 02 077 001
 Description: PB 2019 / PG 53 TIVOLI POINT LOT 1
 Location: 31 TIVOLI LN
 Bill No: 2025-6457
 District: 03-County Unincorporated

***** PROPERTY UNDER APPEAL *****

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
944,800	360,000	1.93	1,304,800	12/15/2025	10/16/2025	12/15/2025	FSW,L1,S1
803,080	306,000		1,109,080	<< Appeal Values show at 85%			

ENTITY	FMV	GROSS ASMT	EXEMPTION	TAXABLE VALUE	MILLAGE	GROSS TAX	CREDITS	NET TAX
COUNTY M & O	1,109,080	443,632	36,120	407,512	8.2780	3,373.38	0.00	2,351.34
SALES TAX ROLLBACK	1,109,080	443,632	36,120	407,512	(2.5080)	0.00	1,022.04	0.00
SCHOOL M & O	1,109,080	443,632	8,120	435,512	14.6630	6,385.91	0.00	6,385.91
SCHOOL BOND	1,109,080	443,632	0	443,632	1.5000	665.45	0.00	665.45
SOLID WASTE	1,109,080	443,632	0	443,632	0.0000		0.00	450.00
FIRE FEE	1,109,080	443,632	0	443,632	0.0000		0.00	300.00
TOTALS					21.933	10,424.74	1,022.04	10,152.70

***** APPEAL BILL is at 85% of total amount due. Current due is the 85% amount due. *****

Bill No: 2025-6457		
** If a bill is paid by mail and a receipt is desired, please include a stamped self-addressed envelope ** If paid after the due date, please call our office for the full amount due ** THIS BILL MAY BE PAID ONLINE AT: http://bryancountypay.com Convenience Fees Apply	Current Due	10,152.70
	Penalty	0.00
	Interest	0.00
	Other Fees	0.00
	Previous Payment	0.00
	Back Taxes	
	TOTAL DUE	10,152.70