

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
HATCHER HOLDINGS LLC			PO BOX 546 SAVANNAH GA 31402

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
CT & RT PROPERTIES LLC		102E TAYLOR ST		SAVANNAH	GA	31401

Parcel

Status	ACTIVE
Parcel ID	20044 36002
Category Code	344 - Office Building
Bill #	3025152
Address	1211 BULL ST
Unit # / Suite	
City	SAVANNAH
Zip Code	31401-
Neighborhood	22500.00 - V500 VICTORIAN
Total Units	
Zoning	TC-2
Class	C3 - Commercial Lots
Appeal Status	

Legal Description

Legal Description	LOT 37 AND PART LOT 35 GALLIE WA RD
Acres	.169
Deed Book	310L
Deed Page	0111

Permits

Permit #	Permit Date	Status	Type	Amount
06-3509B-1	08/02/2007	Complete	CO - CERT OF OCCUP	\$0.00
06-3509B-2	11/30/2006	Complete	RN - RENOVATIONS	\$210,000.00
06-1463B-3	05/11/2006	Complete	GM - GENERAL MAINT.	\$3,000.00
11930-4	12/08/1975	Complete	RN - RENOVATIONS	\$2,000.00
9360-5	10/28/1973	Complete	RN - RENOVATIONS	\$1,600.00

Inspection

Inspection Date	Reviewer ID
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03/29/2024	JCARROLL
09/14/2020	DEGRAVES
03/16/2016	SMSWINT
12/19/2007	STAFF

Sales

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
03/28/2024	2,500,000	Q	LD	3341 - 0051	CT & RT PROPERTIES LLC	HATCHER HOLDINGS LLC
07/26/2006	0	U	QC	310L - 0111	TUCKER CHARLES O JR & ROB	CT & RT PROPERTIES LLC
05/05/2006	310,000	Q	WD	305W - 0409	CHATHAM LAKES LLC	TUCKER CHARLES O JR & ROB
09/30/2004	232,000	Q	WD	277P - 0435	WOODALL JEFFERSON C	CHATHAM LAKES LLC
01/15/2004	156,300	Q	WD	264U - 0001	WISE BETH G ET AL	WOODALL JEFFERSON C

Land

Line Number	1
Land Type	S - SQUARE FOOT
Land Code	O3 - OFFICE 3
Square Feet	7,371
Acres	.1692
Influence Factor 1	-20
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

OBY

Card #	Description	Year Built:	Grade:	Units:	Override:	Area:
1	1011 : CANOPY, WOOD FRAME	2003		1		80
1	9105 : PAVING, CONCRETE	2003		1		3,350
1	1011 : CANOPY, WOOD FRAME	2003		1		40
1	1011 : CANOPY, WOOD FRAME	2003		1		56

Commercial Building

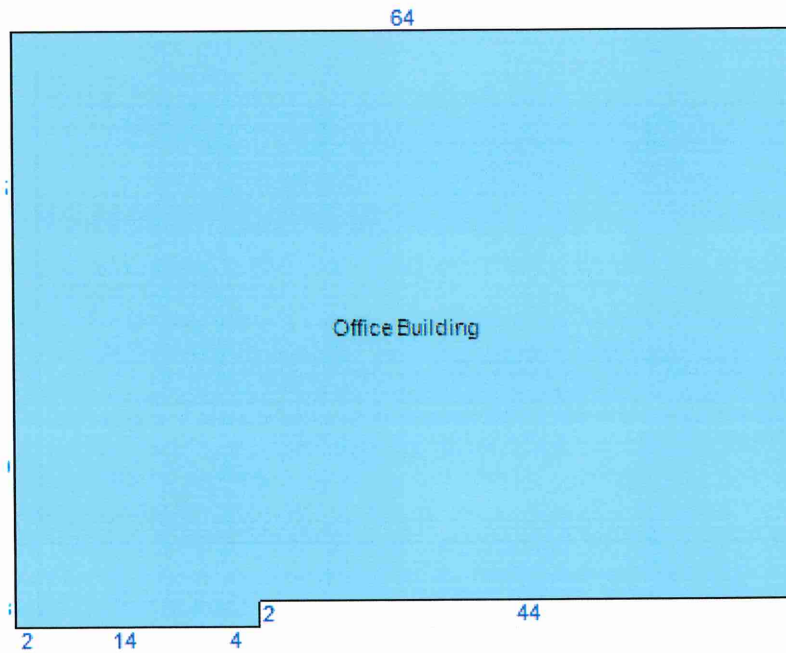
Card	1
Actual Year Built	1934
Effective Year Built	2003
Main Occupancy	344 : Office Building
Quality / Condition	3 / A-AVERAGE
Units	
Total Area	5,968

Basement Area
 Finished Basement Area

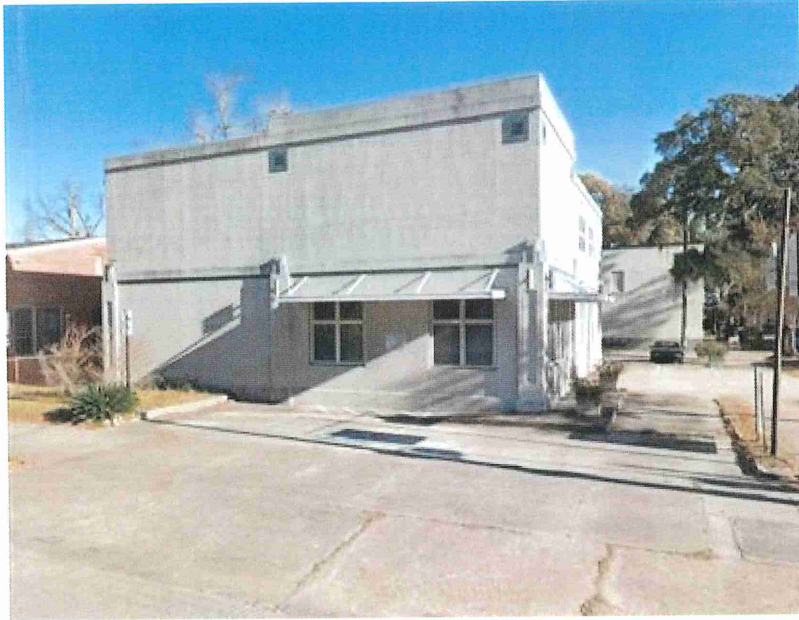
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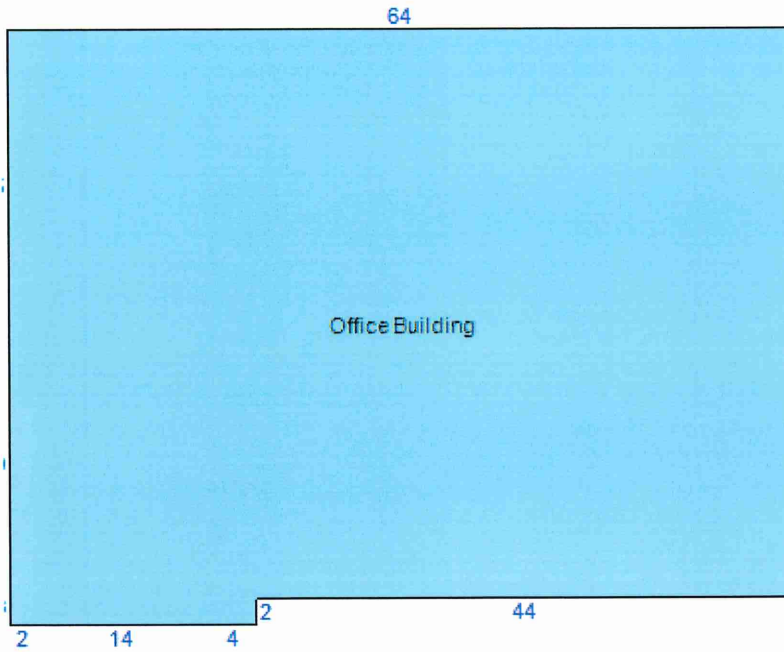
Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2024	76,700	764,900	841,600	
2023	76,700	814,000	890,700	
2022	76,700	710,800	787,500	
2021	76,700	620,400	697,100	
2020	76,700	640,200	716,900	
2019	76,700	620,100	696,800	
2018	76,700	607,000	683,700	
2017	76,700	608,900	685,600	
2016	75,900	607,000	682,900	
2015	75,900	608,200	684,100	



Item	Area
Office Building - 344:Office Building	2984
- 1011:CANOPY, WOOD FRAME	80
- 1011:CANOPY, WOOD FRAME	56
- 1011:CANOPY, WOOD FRAME	40





Item	Area
Office Building - 344:Office Building	2984
- 1011:CANOPY, WOOD FRAME	80
- 1011:CANOPY, WOOD FRAME	56
- 1011:CANOPY, WOOD FRAME	40
- 9105:PAVING, CONCRETE	3350

Land

Line Number	1
Land Type	S - SQUARE FOOT
Land Code	O3 - OFFICE 3
Square Feet	7,371
Acres	.1692
Influence Factor 1	-20
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

Search results for 121...



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County Commission District: 2

Elementary School: Gadsden Elementary School

Middle School: Derenne Middle School

High School: Beech High School

Sale Price: \$0

Sale Date: 7/25/2006, 8:00 PM

Fair Market Value: \$841,600

Land Value: \$76,700

Building Value: \$764,900

Year Built:

Effective Year Built:

Voting Precinct: 8-2 C

Owner Address: 102E TAYLOR ST

Owner City, State, ZIP: SAVANNAH, GA, 31401

Legal Description: LOT 37 AND PART LOT 35 GALLIWA RD

Sale Page/Book: 0111/310L

[Zoom to](#)



WHITAKER LABORATORY, INC.

P.O. Box 7078
2500 Tremont Rd.
Savannah, Georgia 31418

Phone (912) 234-0696

Fax (912) 233-5061

Report No.: 09-30-04-500
Client: Mr. Jack Hall
PO Box 16935
Savannah, GA 31406
(912) 398-0100
Project: 1211 Bull Street
Bull at Henry Streets
Savannah, Georgia 31401

PRELIMINARY CONTAMINATION SCREENING

Date: 09-28 & 09-29-04
Inspected By: Donald Martin, Ralph Perez & Cully Dudley
Area(s) Samples: See the attached field sketch

SCOPE:

This inspection was performed to try and determine if any evidence of subsurface contamination problems could be found within the above referenced property. Due to the potential contamination concerns presented by the former service station, three (3), randomly selected locations were evaluated for the presence of fuel contamination within the upper ± 10 to ± 12 feet of soil.

INVESTIGATION:

As part of this inspection, three (3) investigative borings were performed at the approximate locations shown on the attached field sketch. With the exception of test location A-2, which encountered an obstruction at ± 10 feet below the surface, the other sampling points were hand augered until the groundwater table was encountered.

Soil samples obtained in 1' intervals were screened in the laboratory for the presence of suspicious vapors using a Century 128 Flame Ionization Detector. Typical headspace techniques were employed.

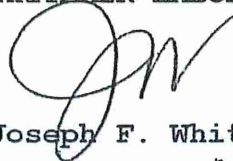
CONCLUSIONS:

As a result of this screening process, no obvious indications of suspect fuel contamination was found within any of the randomly selected test locations.

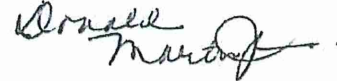
Therefore, at this time, it appears that any development of the site can proceed as planned.

If you have any questions, please call.

Respectfully submitted,
WHITAKER LABORATORY, INC.



Joseph F. Whitaker, P.E.



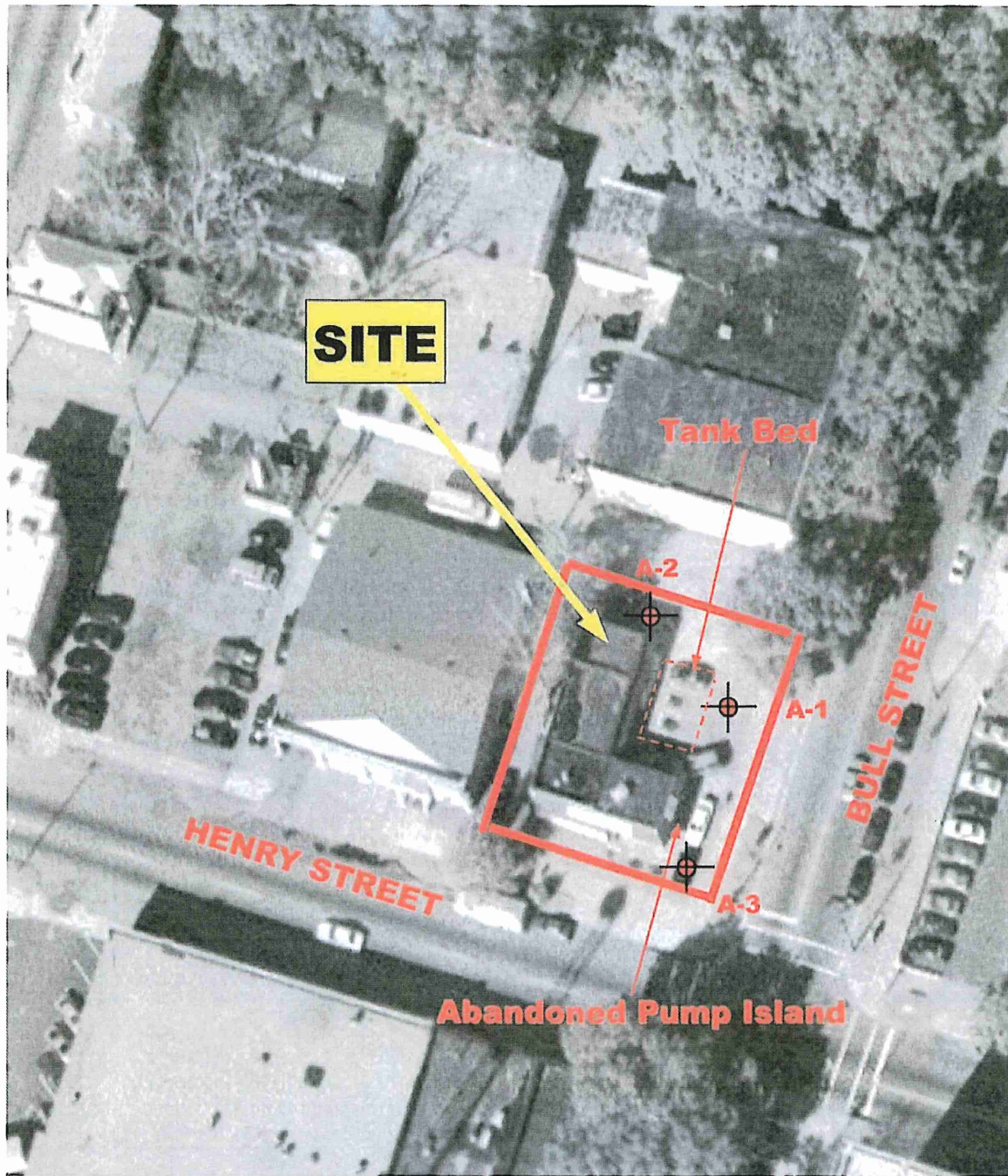
1 cc: Mr. Jack Hall
PO Box 16935
Savannah, GA 31406
(912) 398-0100
1 cc: File

LIMITATIONS AND EXCEPTIONS

Our findings and opinions are based on information we obtained on the given date through the specified site review, related fees and activities. The conclusions offered in this report are limited to the specified sample locations and subsurface conditions. Therefore, it is possible for unknown site conditions to exist.

WHITAKER LABORATORY, INC. believes that providing information about limitations is essential to help its client identify and thereby manage its risk. These risks cannot be eliminated but can be further minimized through additional site exploration and analyses.

SAMPLE LOCATION PLAN



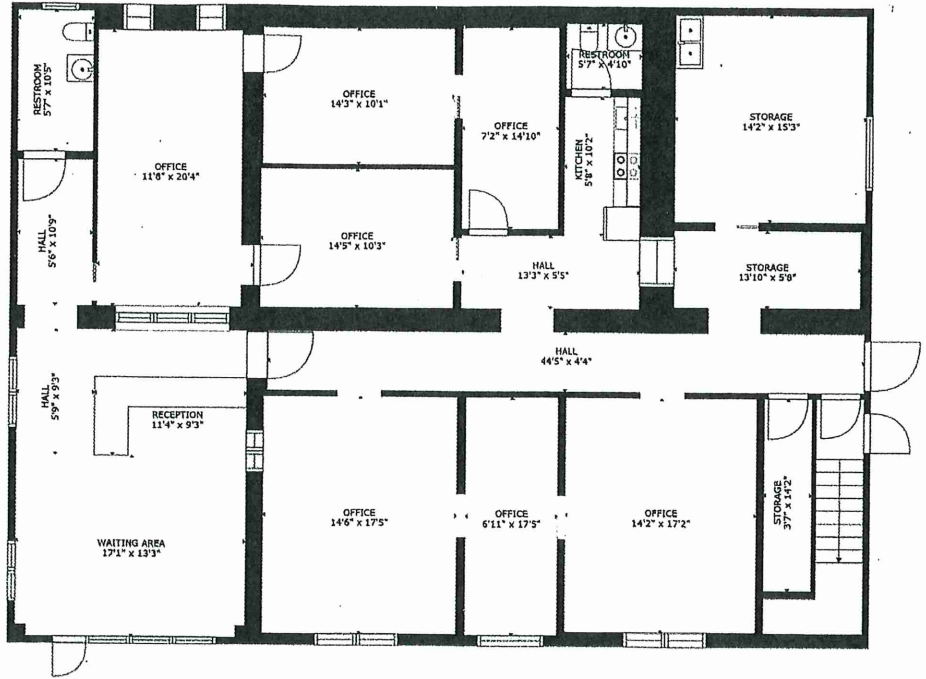
Boring Location Plan

Jack Hall
1211 Bull Street
Savannah, Chatham County, Georgia

ALL BORING LOCATIONS ARE APPROXIMATE, & ARE BASED ONLY ON FIELD ESTIMATES.

WHITAKER LABORATORY, INC.

FLOOR 1



FLOOR 2

