ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised May 2018)

Gwinnett County
Board of Assessors Office
75 Langley Drive
Lawrenceville, GA 30046-6935
770.822.7200

PROGRESS RESIDENTIAL BORROWER
7 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261-4090

Official Tax Matter - 2023 Tax Year

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

Annual Assessment Notice Date:
4/7/2023

Last date to file a written appeal:
5/22/2023

***** This is not a tax bill - Do not send payment *****

County property records are available online at:
www.gwinnett-assessor.com

A

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.** You must appeal no later than 45 days after the date of this notice, or your right to file an appeal will be lost. Forms and additional information on the appeal process may be obtained at www.gwinnett-assessor.com.

To file an appeal online, visit www.gwinnett-assessor.com

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, records and methods 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 75 Langley Drive, Lawrenceville, GA 30046 or by telephone at 770.822.7200. Your staff contact is Renee Boswell.

Additional Information on the Appeal process may be obtained at www.gwinnett-assessor.com

B

Neighborhood/Market Area	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
5215 M009	R5229 026	0.62	COUNTY Unincorporated		

Property Description	L3A BA EMERALD SPRINGS #1
Property Address	2830 EMERALD SPRINGS DR, LAWRENCEVILLE 30045

	Taxpayer Returned Value	Previous Year Value	**Current Year Value**	Current Year Other Value
100% Appraised Value	0	285,900	344,600	0
40% Assessed Value	0	114,360	137,840	0

Reasons for Assessment Notice

Adjusted for Market Conditions

C

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the current value contained in this notice. This is not a tax bill. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions. The estimated tax below does not include fees (i.e. solid waste, storm water, street lights, speed bumps, etc.)

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
ECONOMIC DEVELOPMENT	0	0	137,840	0.3000	41.35
COUNTY GENERAL FUND	0	0	137,840	6.9500	957.99
DEVELOPMENT/CODE ENFORCEMENT	0	0	137,840	0.3600	49.62
FIRE & EMS	0	0	137,840	3.2000	441.09
POLICE	0	0	137,840	2.9000	399.74
RECREATION	0	0	137,840	1.0000	137.84
SCHOOL	0	0	137,840	19.2000	2,646.53
SCHOOL BOND	0	0	137,840	1.4500	199.87