

# ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised May 2018)



Gwinnett

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

JEDA GRAY  
2968 CREEK DR  
DULUTH, GA 30096-3848

## 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**

<b>A</b>	<p>The amount of your ad valorem tax bill for the year shown above will be based on the <b>Appraised</b> (100%) and <b>Assessed</b> (40%) values specified in <b>BOX 'B'</b> of this notice. <b>You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.</b> 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 <a href="http://www.gwinnett-assessor.com">www.gwinnett-assessor.com</a>.</p> <p style="text-align: center;"><b>To file an appeal online, visit <a href="http://www.gwinnett-assessor.com">www.gwinnett-assessor.com</a></b></p> <p>At the time of filing your appeal you must select one of the following appeal methods:</p> <ol style="list-style-type: none"> <li>(1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)</li> <li>(2) Arbitration (value)</li> <li>(3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued in excess of \$500,000)</li> </ol> <p>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.</p> <p style="text-align: center;"><b>Additional Information on the Appeal process may be obtained at <a href="http://www.gwinnett-assessor.com">www.gwinnett-assessor.com</a></b></p>																																																												
<b>B</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Neighborhood/Market Area</th> <th style="width: 20%;">Property ID Number</th> <th style="width: 10%;">Acreage</th> <th style="width: 20%;">Tax Dist</th> <th style="width: 10%;">Covenant Year</th> <th style="width: 10%;">Homestead</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">8004 M004</td> <td style="text-align: center;">R6262 281</td> <td style="text-align: center;">0.63</td> <td style="text-align: center;">COUNTY Unincorporated</td> <td></td> <td style="text-align: center;">S1R</td> </tr> <tr> <td style="background-color: #f2f2f2;">Property Description</td> <td colspan="5" style="text-align: center;">L1 BA RIGSBY FARM #1</td> </tr> <tr> <td style="background-color: #f2f2f2;">Property Address</td> <td colspan="5" style="text-align: center;">2968 CREEK DR, DULUTH 30096</td> </tr> <tr> <td></td> <td style="text-align: center;">Taxpayer Returned Value</td> <td style="text-align: center;">Previous Year Value</td> <td style="text-align: center;"><b>Current Year Value</b></td> <td colspan="2" style="text-align: center;">Current Year Other Value</td> </tr> <tr> <td style="background-color: #f2f2f2;">100% <b>Appraised</b> Value</td> <td style="text-align: center;">0</td> <td style="text-align: center;">262,700</td> <td style="text-align: center;">369,700</td> <td colspan="2" style="text-align: center;">0</td> </tr> <tr> <td style="background-color: #f2f2f2;">40% <b>Assessed</b> Value</td> <td style="text-align: center;">0</td> <td style="text-align: center;">105,080</td> <td style="text-align: center;">147,880</td> <td colspan="2" style="text-align: center;">0</td> </tr> <tr> <td colspan="6" style="text-align: center;">Reasons for Assessment Notice</td> </tr> <tr> <td colspan="6" style="text-align: center;">Adjusted for Market Conditions</td> </tr> </tbody> </table>							Neighborhood/Market Area	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead	8004 M004	R6262 281	0.63	COUNTY Unincorporated		S1R	Property Description	L1 BA RIGSBY FARM #1					Property Address	2968 CREEK DR, DULUTH 30096						Taxpayer Returned Value	Previous Year Value	<b>Current Year Value</b>	Current Year Other Value		100% <b>Appraised</b> Value	0	262,700	369,700	0		40% <b>Assessed</b> Value	0	105,080	147,880	0		Reasons for Assessment Notice						Adjusted for Market Conditions					
Neighborhood/Market Area	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																																								
8004 M004	R6262 281	0.63	COUNTY Unincorporated		S1R																																																								
Property Description	L1 BA RIGSBY FARM #1																																																												
Property Address	2968 CREEK DR, DULUTH 30096																																																												
	Taxpayer Returned Value	Previous Year Value	<b>Current Year Value</b>	Current Year Other Value																																																									
100% <b>Appraised</b> Value	0	262,700	369,700	0																																																									
40% <b>Assessed</b> Value	0	105,080	147,880	0																																																									
Reasons for Assessment Notice																																																													
Adjusted for Market Conditions																																																													
<b>C</b>	<p>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.)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Taxing Authority</th> <th style="width: 10%;">Other Exempt</th> <th style="width: 10%;">Homestead Exempt</th> <th style="width: 10%;">Net Taxable</th> <th style="width: 10%;">Millage</th> <th style="width: 10%;">Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>ECONOMIC DEVELOPMENT</td> <td style="text-align: center;">0</td> <td style="text-align: center;">86,600</td> <td style="text-align: center;">61,280</td> <td style="text-align: center;">0.3000</td> <td style="text-align: center;">18.38</td> </tr> <tr> <td>COUNTY GENERAL FUND</td> <td style="text-align: center;">0</td> <td style="text-align: center;">86,600</td> <td style="text-align: center;">61,280</td> <td style="text-align: center;">6.9500</td> <td style="text-align: center;">425.90</td> </tr> <tr> <td>DEVELOPMENT/CODE ENFORCEMENT</td> <td style="text-align: center;">0</td> <td style="text-align: center;">86,600</td> <td style="text-align: center;">61,280</td> <td style="text-align: center;">0.3600</td> <td style="text-align: center;">22.06</td> </tr> <tr> <td>FIRE &amp; EMS</td> <td style="text-align: center;">0</td> <td style="text-align: center;">86,600</td> <td style="text-align: center;">61,280</td> <td style="text-align: center;">3.2000</td> <td style="text-align: center;">196.10</td> </tr> <tr> <td>POLICE</td> <td style="text-align: center;">0</td> <td style="text-align: center;">86,600</td> <td style="text-align: center;">61,280</td> <td style="text-align: center;">2.9000</td> <td style="text-align: center;">177.71</td> </tr> <tr> <td>RECREATION</td> <td style="text-align: center;">0</td> <td style="text-align: center;">83,600</td> <td style="text-align: center;">64,280</td> <td style="text-align: center;">1.0000</td> <td style="text-align: center;">64.28</td> </tr> <tr> <td>SCHOOL</td> <td style="text-align: center;">0</td> <td style="text-align: center;">4,000</td> <td style="text-align: center;">143,880</td> <td style="text-align: center;">19.2000</td> <td style="text-align: center;">2,762.50</td> </tr> <tr> <td>SCHOOL BOND</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">147,880</td> <td style="text-align: center;">1.4500</td> <td style="text-align: center;">214.43</td> </tr> </tbody> </table>							Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax	ECONOMIC DEVELOPMENT	0	86,600	61,280	0.3000	18.38	COUNTY GENERAL FUND	0	86,600	61,280	6.9500	425.90	DEVELOPMENT/CODE ENFORCEMENT	0	86,600	61,280	0.3600	22.06	FIRE & EMS	0	86,600	61,280	3.2000	196.10	POLICE	0	86,600	61,280	2.9000	177.71	RECREATION	0	83,600	64,280	1.0000	64.28	SCHOOL	0	4,000	143,880	19.2000	2,762.50	SCHOOL BOND	0	0	147,880	1.4500	214.43
Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax																																																								
ECONOMIC DEVELOPMENT	0	86,600	61,280	0.3000	18.38																																																								
COUNTY GENERAL FUND	0	86,600	61,280	6.9500	425.90																																																								
DEVELOPMENT/CODE ENFORCEMENT	0	86,600	61,280	0.3600	22.06																																																								
FIRE & EMS	0	86,600	61,280	3.2000	196.10																																																								
POLICE	0	86,600	61,280	2.9000	177.71																																																								
RECREATION	0	83,600	64,280	1.0000	64.28																																																								
SCHOOL	0	4,000	143,880	19.2000	2,762.50																																																								
SCHOOL BOND	0	0	147,880	1.4500	214.43																																																								