

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

FYR SFR BORROWER LLC
 3505 KOGER BLVD STE 400
 DULUTH, GA 30096-7672

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

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

Neighborhood/Market Area	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
7947 M002	R7257 002I	0.49	SUGAR HILL		
Property Description					
L17 BC OLD SUWANEE ESTATES					
Property Address					
4435 EMORY DR, SUGAR HILL 30518					
	Taxpayer Returned Value	Previous Year Value	Current Year Value	Current Year Other Value	
100% Appraised Value	0	233,000	292,000	0	
40% Assessed Value	0	93,200	116,800	0	

Reasons for Assessment Notice

Adjusted for Market Conditions

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	116,800	0.3000	35.04
COUNTY GENERAL FUND	0	0	116,800	6.9500	811.76
DEVELOPMENT/CODE ENFORCEMENT	0	0	116,800	0.0000	0.00
FIRE & EMS	0	0	116,800	3.2000	373.76
POLICE	0	0	116,800	2.9000	338.72
RECREATION	0	0	116,800	1.0000	116.80
SCHOOL	0	0	116,800	19.2000	2,242.56
SCHOOL BOND	0	0	116,800	1.4500	169.36
SUGAR HILL	0	0	116,800	3.8000	443.84