

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

WAHIDI ANISHA & MOHAMMED I
 553 GLEN LEVEL CIR
 SUGAR HILL, GA 30518-7876

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	<p>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.</p> <p style="text-align: center;">To file an appeal online, visit www.gwinnett-assessor.com</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"> (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) <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;">Additional Information on the Appeal process may be obtained at www.gwinnett-assessor.com</p>																																																																		
B	Neighborhood/Market Area	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																																													
	7242 M014	R7274 058	0.27	SUGAR HILL		S1R																																																													
	Property Description	L86 BA GLEN @ LEVEL CREEK #2																																																																	
	Property Address	553 GLEN LEVEL CIR, BUFORD 30518																																																																	
		Taxpayer Returned Value	Previous Year Value	Current Year Value		Current Year Other Value																																																													
	100% Appraised Value	0	415,800	512,900		0																																																													
	40% Assessed Value	0	166,320	205,160		0																																																													
	Reasons for Assessment Notice																																																																		
	Adjusted for Market Conditions																																																																		
C	<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="text-align: left;">Taxing Authority</th> <th style="text-align: center;">Other Exempt</th> <th style="text-align: center;">Homestead Exempt</th> <th style="text-align: center;">Net Taxable</th> <th style="text-align: center;">Millage</th> <th style="text-align: center;">Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>ECONOMIC DEVELOPMENT</td> <td style="text-align: center;">0</td> <td style="text-align: right;">139,880</td> <td style="text-align: right;">65,280</td> <td style="text-align: right;">0.3000</td> <td style="text-align: right;">19.58</td> </tr> <tr> <td>COUNTY GENERAL FUND</td> <td style="text-align: center;">0</td> <td style="text-align: right;">139,880</td> <td style="text-align: right;">65,280</td> <td style="text-align: right;">6.9500</td> <td style="text-align: right;">453.70</td> </tr> <tr> <td>DEVELOPMENT/CODE ENFORCEMENT</td> <td style="text-align: center;">0</td> <td style="text-align: right;">139,880</td> <td style="text-align: right;">65,280</td> <td style="text-align: right;">0.0000</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>FIRE & EMS</td> <td style="text-align: center;">0</td> <td style="text-align: right;">139,880</td> <td style="text-align: right;">65,280</td> <td style="text-align: right;">3.2000</td> <td style="text-align: right;">208.90</td> </tr> <tr> <td>POLICE</td> <td style="text-align: center;">0</td> <td style="text-align: right;">139,880</td> <td style="text-align: right;">65,280</td> <td style="text-align: right;">2.9000</td> <td style="text-align: right;">189.31</td> </tr> <tr> <td>RECREATION</td> <td style="text-align: center;">0</td> <td style="text-align: right;">136,880</td> <td style="text-align: right;">68,280</td> <td style="text-align: right;">1.0000</td> <td style="text-align: right;">68.28</td> </tr> <tr> <td>SCHOOL</td> <td style="text-align: center;">0</td> <td style="text-align: right;">4,000</td> <td style="text-align: right;">201,160</td> <td style="text-align: right;">19.2000</td> <td style="text-align: right;">3,862.27</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: right;">205,160</td> <td style="text-align: right;">1.4500</td> <td style="text-align: right;">297.48</td> </tr> <tr> <td>SUGAR HILL</td> <td style="text-align: center;">0</td> <td style="text-align: right;">2,000</td> <td style="text-align: right;">203,160</td> <td style="text-align: right;">3.8000</td> <td style="text-align: right;">772.01</td> </tr> </tbody> </table>							Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax	ECONOMIC DEVELOPMENT	0	139,880	65,280	0.3000	19.58	COUNTY GENERAL FUND	0	139,880	65,280	6.9500	453.70	DEVELOPMENT/CODE ENFORCEMENT	0	139,880	65,280	0.0000	0.00	FIRE & EMS	0	139,880	65,280	3.2000	208.90	POLICE	0	139,880	65,280	2.9000	189.31	RECREATION	0	136,880	68,280	1.0000	68.28	SCHOOL	0	4,000	201,160	19.2000	3,862.27	SCHOOL BOND	0	0	205,160	1.4500	297.48	SUGAR HILL	0	2,000	203,160	3.8000	772.01
Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax																																																														
ECONOMIC DEVELOPMENT	0	139,880	65,280	0.3000	19.58																																																														
COUNTY GENERAL FUND	0	139,880	65,280	6.9500	453.70																																																														
DEVELOPMENT/CODE ENFORCEMENT	0	139,880	65,280	0.0000	0.00																																																														
FIRE & EMS	0	139,880	65,280	3.2000	208.90																																																														
POLICE	0	139,880	65,280	2.9000	189.31																																																														
RECREATION	0	136,880	68,280	1.0000	68.28																																																														
SCHOOL	0	4,000	201,160	19.2000	3,862.27																																																														
SCHOOL BOND	0	0	205,160	1.4500	297.48																																																														
SUGAR HILL	0	2,000	203,160	3.8000	772.01																																																														