

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

FYR SFR BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261-4090

Official Tax Matter - 2024 Tax Year

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

Annual Assessment Notice Date:
4/5/2024

Last date to file a written appeal:
5/20/2024

***** 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	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Neighborhood/Market Area</th> <th style="width: 15%;">Property ID Number</th> <th style="width: 10%;">Acreage</th> <th style="width: 15%;">Tax Dist</th> <th style="width: 15%;">Covenant Year</th> <th style="width: 15%;">Homestead</th> </tr> </thead> <tbody> <tr> <td>25131033 M2513</td> <td>R5036 239</td> <td>0.47</td> <td>SNELLVILLE</td> <td></td> <td></td> </tr> <tr> <td colspan="7" style="text-align: center;">Property Description L43 BA THE STATION #1</td> </tr> <tr> <td colspan="7" style="text-align: center;">Property Address 3240 GRAND CENTRAL DR, SNELLVILLE 30078</td> </tr> <tr> <td></td> <td style="text-align: center;">Taxpayer Returned Value</td> <td style="text-align: center;">Previous Year Value</td> <td colspan="2" style="text-align: center;">Current Year Value</td> <td style="text-align: center;">Current Year Other Value</td> </tr> <tr> <td>100% Appraised Value</td> <td style="text-align: center;">0</td> <td style="text-align: center;">269,100</td> <td colspan="2" style="text-align: center;">270,500</td> <td style="text-align: center;">0</td> </tr> <tr> <td>40% Assessed Value</td> <td style="text-align: center;">0</td> <td style="text-align: center;">107,640</td> <td colspan="2" style="text-align: center;">108,200</td> <td style="text-align: center;">0</td> </tr> <tr> <td colspan="7" style="text-align: center;">Reasons for Assessment Notice</td> </tr> <tr> <td colspan="7" style="text-align: center;">Adjusted for Market Conditions</td> </tr> </tbody> </table>							Neighborhood/Market Area	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead	25131033 M2513	R5036 239	0.47	SNELLVILLE			Property Description L43 BA THE STATION #1							Property Address 3240 GRAND CENTRAL DR, SNELLVILLE 30078								Taxpayer Returned Value	Previous Year Value	Current Year Value		Current Year Other Value	100% Appraised Value	0	269,100	270,500		0	40% Assessed Value	0	107,640	108,200		0	Reasons for Assessment Notice							Adjusted for Market Conditions								
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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="width: 35%;">Taxing Authority</th> <th style="width: 10%;">Other Exempt</th> <th style="width: 10%;">Homestead Exempt</th> <th style="width: 15%;">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;">0</td> <td style="text-align: right;">108,200</td> <td style="text-align: right;">0.3000</td> <td style="text-align: right;">32.46</td> </tr> <tr> <td>COUNTY GENERAL FUND</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: right;">108,200</td> <td style="text-align: right;">6.9500</td> <td style="text-align: right;">751.99</td> </tr> <tr> <td>DEVELOPMENT/CODE ENFORCEMENT</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: right;">108,200</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: center;">0</td> <td style="text-align: right;">108,200</td> <td style="text-align: right;">3.2000</td> <td style="text-align: right;">346.24</td> </tr> <tr> <td>POLICE</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: right;">108,200</td> <td style="text-align: right;">0.0000</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>RECREATION</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: right;">108,200</td> <td style="text-align: right;">1.0000</td> <td style="text-align: right;">108.20</td> </tr> <tr> <td>SCHOOL</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: right;">108,200</td> <td style="text-align: right;">19.2000</td> <td style="text-align: right;">2,077.44</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;">108,200</td> <td style="text-align: right;">1.4500</td> <td style="text-align: right;">156.89</td> </tr> <tr> <td>SNELLVILLE</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: right;">108,200</td> <td style="text-align: right;">4.0000</td> <td style="text-align: right;">432.80</td> </tr> </tbody> </table>							Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax	ECONOMIC DEVELOPMENT	0	0	108,200	0.3000	32.46	COUNTY GENERAL FUND	0	0	108,200	6.9500	751.99	DEVELOPMENT/CODE ENFORCEMENT	0	0	108,200	0.0000	0.00	FIRE & EMS	0	0	108,200	3.2000	346.24	POLICE	0	0	108,200	0.0000	0.00	RECREATION	0	0	108,200	1.0000	108.20	SCHOOL	0	0	108,200	19.2000	2,077.44	SCHOOL BOND	0	0	108,200	1.4500	156.89	SNELLVILLE	0	0	108,200	4.0000	432.80
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