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

VM MASTER ISSUER LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746-1053

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

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
25121013 M2512	R6028 069	0.52	COUNTY Unincorporated		

Property Description	L21 BA HIDDEN BLUFF S/D
Property Address	3269 HIDDEN BLUFF TRL, SNELLVILLE 30039

	Taxpayer Returned Value	Previous Year Value	**Current Year Value**	Current Year Other Value
100% Appraised Value	0	235,200	252,900	0
40% Assessed Value	0	94,080	101,160	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	101,160	0.3000	30.35
COUNTY GENERAL FUND	0	0	101,160	6.9500	703.06
DEVELOPMENT/CODE ENFORCEMENT	0	0	101,160	0.3600	36.42
FIRE & EMS	0	0	101,160	3.2000	323.71
POLICE	0	0	101,160	2.9000	293.36
RECREATION	0	0	101,160	1.0000	101.16
SCHOOL	0	0	101,160	19.2000	1,942.27
SCHOOL BOND	0	0	101,160	1.4500	146.68