

# 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

GERALD A ABRAHAM  
2200 HYSSOP WAY  
BUFORD, GA 30519-7731

## 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**

| <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>7366 M001</td> <td>R7178 462</td> <td>0.01</td> <td>COUNTY Unincorporated</td> <td></td> <td>S1R</td> </tr> <tr> <td>Property Description</td> <td colspan="5" style="text-align: center;">UNIT 3 BLDG 20 MILL CREEK LAKES PH 2</td> </tr> <tr> <td>Property Address</td> <td colspan="5" style="text-align: center;">2200 HYSSOP WAY, BUFORD 30519</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>100% <b>Appraised</b> Value</td> <td style="text-align: center;">0</td> <td style="text-align: center;">301,300</td> <td style="text-align: center;">287,900</td> <td colspan="2" style="text-align: center;">0</td> </tr> <tr> <td>40% <b>Assessed</b> Value</td> <td style="text-align: center;">0</td> <td style="text-align: center;">120,520</td> <td style="text-align: center;">115,160</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     | 7366 M001            | R7178 462 | 0.01   | COUNTY Unincorporated |        | S1R   | Property Description | UNIT 3 BLDG 20 MILL CREEK LAKES PH 2 |        |        |        |        | Property Address             | 2200 HYSSOP WAY, BUFORD 30519 |        |        |        |       |            | Taxpayer Returned Value | Previous Year Value | <b>Current Year Value</b> | Current Year Other Value |        | 100% <b>Appraised</b> Value | 0 | 301,300 | 287,900 | 0      |        | 40% <b>Assessed</b> Value | 0 | 120,520 | 115,160 | 0      |       | Reasons for Assessment Notice |   |       |         |         |          | Adjusted for Market Conditions |   |   |         |        |        |
| Neighborhood/Market Area       | Property ID Number  | Acreage             | Tax Dist                  | Covenant Year            | Homestead     |  |  |                          |                    |                  |             |               |               |                      |           |        |                       |        |       |                      |                                      |        |        |        |        |                              |                               |        |        |        |       |            |                         |                     |                           |                          |        |                             |   |         |         |        |        |                           |   |         |         |        |       |                               |   |       |         |         |          |                                |   |   |         |        |        |
| 7366 M001                      | R7178 462   | 0.01                | COUNTY Unincorporated     |                          | S1R           |  |  |                          |                    |                  |             |               |               |                      |           |        |                       |        |       |                      |                                      |        |        |        |        |                              |                               |        |        |        |       |            |                         |                     |                           |                          |        |                             |   |         |         |        |        |                           |   |         |         |        |       |                               |   |       |         |         |          |                                |   |   |         |        |        |
| Property Description           | UNIT 3 BLDG 20 MILL CREEK LAKES PH 2  |                     |                           |                          |               |  |  |                          |                    |                  |             |               |               |                      |           |        |                       |        |       |                      |                                      |        |        |        |        |                              |                               |        |        |        |       |            |                         |                     |                           |                          |        |                             |   |         |         |        |        |                           |   |         |         |        |       |                               |   |       |         |         |          |                                |   |   |         |        |        |
| Property Address               | 2200 HYSSOP WAY, BUFORD 30519   |                     |                           |                          |               |  |  |                          |                    |                  |             |               |               |                      |           |        |                       |        |       |                      |                                      |        |        |        |        |                              |                               |        |        |        |       |            |                         |                     |                           |                          |        |                             |   |         |         |        |        |                           |   |         |         |        |       |                               |   |       |         |         |          |                                |   |   |         |        |        |
|                                | Taxpayer Returned Value   | Previous Year Value | <b>Current Year Value</b> | Current Year Other Value |               |  |  |                          |                    |                  |             |               |               |                      |           |        |                       |        |       |                      |                                      |        |        |        |        |                              |                               |        |        |        |       |            |                         |                     |                           |                          |        |                             |   |         |         |        |        |                           |   |         |         |        |       |                               |   |       |         |         |          |                                |   |   |         |        |        |
| 100% <b>Appraised</b> Value    | 0   | 301,300             | 287,900                   | 0                        |               |  |  |                          |                    |                  |             |               |               |                      |           |        |                       |        |       |                      |                                      |        |        |        |        |                              |                               |        |        |        |       |            |                         |                     |                           |                          |        |                             |   |         |         |        |        |                           |   |         |         |        |       |                               |   |       |         |         |          |                                |   |   |         |        |        |
| 40% <b>Assessed</b> Value      | 0   | 120,520             | 115,160                   | 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;">62,040</td> <td style="text-align: center;">53,120</td> <td style="text-align: center;">0.3000</td> <td style="text-align: center;">15.94</td> </tr> <tr> <td>COUNTY GENERAL FUND</td> <td style="text-align: center;">0</td> <td style="text-align: center;">62,040</td> <td style="text-align: center;">53,120</td> <td style="text-align: center;">6.9500</td> <td style="text-align: center;">369.18</td> </tr> <tr> <td>DEVELOPMENT/CODE ENFORCEMENT</td> <td style="text-align: center;">0</td> <td style="text-align: center;">62,040</td> <td style="text-align: center;">53,120</td> <td style="text-align: center;">0.3600</td> <td style="text-align: center;">19.12</td> </tr> <tr> <td>FIRE &amp; EMS</td> <td style="text-align: center;">0</td> <td style="text-align: center;">62,040</td> <td style="text-align: center;">53,120</td> <td style="text-align: center;">3.2000</td> <td style="text-align: center;">169.98</td> </tr> <tr> <td>POLICE</td> <td style="text-align: center;">0</td> <td style="text-align: center;">62,040</td> <td style="text-align: center;">53,120</td> <td style="text-align: center;">2.9000</td> <td style="text-align: center;">154.05</td> </tr> <tr> <td>RECREATION</td> <td style="text-align: center;">0</td> <td style="text-align: center;">59,040</td> <td style="text-align: center;">56,120</td> <td style="text-align: center;">1.0000</td> <td style="text-align: center;">56.12</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;">111,160</td> <td style="text-align: center;">19.2000</td> <td style="text-align: center;">2,134.27</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: center;">115,160</td> <td style="text-align: center;">1.4500</td> <td style="text-align: center;">166.98</td> </tr> </tbody> </table> |                     |                           |                          |               |  |  | Taxing Authority         | Other Exempt       | Homestead Exempt | Net Taxable | Millage       | Estimated Tax | ECONOMIC DEVELOPMENT | 0         | 62,040 | 53,120                | 0.3000 | 15.94 | COUNTY GENERAL FUND  | 0                                    | 62,040 | 53,120 | 6.9500 | 369.18 | DEVELOPMENT/CODE ENFORCEMENT | 0                             | 62,040 | 53,120 | 0.3600 | 19.12 | FIRE & EMS | 0                       | 62,040              | 53,120                    | 3.2000                   | 169.98 | POLICE                      | 0 | 62,040  | 53,120  | 2.9000 | 154.05 | RECREATION                | 0 | 59,040  | 56,120  | 1.0000 | 56.12 | SCHOOL                        | 0 | 4,000 | 111,160 | 19.2000 | 2,134.27 | SCHOOL BOND                    | 0 | 0 | 115,160 | 1.4500 | 166.98 |
| Taxing Authority               | Other Exempt  | Homestead Exempt    | Net Taxable               | Millage                  | Estimated Tax |  |  |                          |                    |                  |             |               |               |                      |           |        |                       |        |       |                      |                                      |        |        |        |        |                              |                               |        |        |        |       |            |                         |                     |                           |                          |        |                             |   |         |         |        |        |                           |   |         |         |        |       |                               |   |       |         |         |          |                                |   |   |         |        |        |
| ECONOMIC DEVELOPMENT           | 0   | 62,040              | 53,120                    | 0.3000                   | 15.94         |  |  |                          |                    |                  |             |               |               |                      |           |        |                       |        |       |                      |                                      |        |        |        |        |                              |                               |        |        |        |       |            |                         |                     |                           |                          |        |                             |   |         |         |        |        |                           |   |         |         |        |       |                               |   |       |         |         |          |                                |   |   |         |        |        |
| COUNTY GENERAL FUND            | 0   | 62,040              | 53,120                    | 6.9500                   | 369.18        |  |  |                          |                    |                  |             |               |               |                      |           |        |                       |        |       |                      |                                      |        |        |        |        |                              |                               |        |        |        |       |            |                         |                     |                           |                          |        |                             |   |         |         |        |        |                           |   |         |         |        |       |                               |   |       |         |         |          |                                |   |   |         |        |        |
| DEVELOPMENT/CODE ENFORCEMENT   | 0   | 62,040              | 53,120                    | 0.3600                   | 19.12         |  |  |                          |                    |                  |             |               |               |                      |           |        |                       |        |       |                      |                                      |        |        |        |        |                              |                               |        |        |        |       |            |                         |                     |                           |                          |        |                             |   |         |         |        |        |                           |   |         |         |        |       |                               |   |       |         |         |          |                                |   |   |         |        |        |
| FIRE & EMS                     | 0   | 62,040              | 53,120                    | 3.2000                   | 169.98        |  |  |                          |                    |                  |             |               |               |                      |           |        |                       |        |       |                      |                                      |        |        |        |        |                              |                               |        |        |        |       |            |                         |                     |                           |                          |        |                             |   |         |         |        |        |                           |   |         |         |        |       |                               |   |       |         |         |          |                                |   |   |         |        |        |
| POLICE                         | 0   | 62,040              | 53,120                    | 2.9000                   | 154.05        |  |  |                          |                    |                  |             |               |               |                      |           |        |                       |        |       |                      |                                      |        |        |        |        |                              |                               |        |        |        |       |            |                         |                     |                           |                          |        |                             |   |         |         |        |        |                           |   |         |         |        |       |                               |   |       |         |         |          |                                |   |   |         |        |        |
| RECREATION                     | 0   | 59,040              | 56,120                    | 1.0000                   | 56.12         |  |  |                          |                    |                  |             |               |               |                      |           |        |                       |        |       |                      |                                      |        |        |        |        |                              |                               |        |        |        |       |            |                         |                     |                           |                          |        |                             |   |         |         |        |        |                           |   |         |         |        |       |                               |   |       |         |         |          |                                |   |   |         |        |        |
| SCHOOL                         | 0   | 4,000               | 111,160                   | 19.2000                  | 2,134.27      |  |  |                          |                    |                  |             |               |               |                      |           |        |                       |        |       |                      |                                      |        |        |        |        |                              |                               |        |        |        |       |            |                         |                     |                           |                          |        |                             |   |         |         |        |        |                           |   |         |         |        |       |                               |   |       |         |         |          |                                |   |   |         |        |        |
| SCHOOL BOND                    | 0   | 0                   | 115,160                   | 1.4500                   | 166.98        |  |  |                          |                    |                  |             |               |               |                      |           |        |                       |        |       |                      |                                      |        |        |        |        |                              |                               |        |        |        |       |            |                         |                     |                           |                          |        |                             |   |         |         |        |        |                           |   |         |         |        |       |                               |   |       |         |         |          |                                |   |   |         |        |        |