ANNUAL NOTICE OF ASSESSMENT

PT-306R (revised April 2025)

Gwinnett County
Board of Assessors Office
75 Langley Drive
Lawrenceville, GA 30046-6935
770.822.7200

AMNL ASSET COMPANY 2 LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746-1053

Official Tax Matter - 2025 Tax Year

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

Annual Assessment Notice Date:
5/23/2025

Last date to file a written appeal:
7/7/2025

***** This is not a tax bill - Do not send payment *****

County property records are available online at:
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 Gwinnett-Assessor.com.

To file an appeal online, visit 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 Gwinnett-Assessor.com

B

Neighborhood/Market Area	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
26112029 M2611	R5187 075	0.53	COUNTY Unincorporated		

Property Description	L23 BA TRIBBLE MILL CREEK #2
Property Address	454 CREEK CROSSING CT, GRAYSON 30017

	Taxpayer Returned Value	Previous Year Value	**Current Year Value**	Current Year Other Value*
100% Appraised Value	0	287,000	287,000	0
40% Assessed Value	0	114,800	114,800	0

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Value" assessed values for these types of properties are provided uner "Other Exemption Value".

Reasons for Assessment Notice

No Change In Value - Value Reflects A Prior Appeal Decision

C

The following Taxing Authority provided a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operating and maintenance fund to the county board of tax assessors for inclusion on your annual notice assessment. Pursuant to O.C.G.A. 48-5-306(b)(1)(I)(i).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
COUNTY GENERAL FUND	0	0	114,800	6.5840
SCHOOL	0	0	114,800	17.9700

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.