

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

CBPIC GA OWNER I LLC
 27452 CALLE ARROYO
 SAN JUAN CAPISTRANO, CA 92675-2748

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

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:

A

- (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
25121002 M2512	R6005 093	0.46	COUNTY Unincorporated		
Property Description	L13 BA BRANDINGTON FOREST #2				
Property Address	4031 WREXHAM DR, SNELLVILLE 30039				
	Taxpayer Returned Value	Previous Year Value	Current Year Value	Current Year Other Value*	
100% Appraised Value	0	204,600	261,600	0	
40% Assessed Value	0	81,840	104,640	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 under "Other Exemption Value".

Reasons for Assessment Notice

Adjusted for Market Conditions

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	104,640	6.5840
SCHOOL	0	0	104,640	17.9700

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