

# 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

B2 PROPERTY SOLUTIONS LLC  
 1138 CHRISTIANA XING  
 LAWRENCEVILLE, GA 30043-7026

## 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](http://Gwinnett-Assessor.com).

**To file an appeal online, visit [Gwinnett-Assessor.com](http://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](http://Gwinnett-Assessor.com)**

**B**

Neighborhood/Market Area	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
21212006 M2121	R6322B129	0.04	DULUTH		
<b>Property Description</b>	BLDG23 UNC WOODHAVEN @ CHATTAHOOCHEE CROSSING PH3				
<b>Property Address</b>	3515 NUTMEG DR, DULUTH 30096				
	Taxpayer Returned Value	Previous Year Value	<b>Current Year Value</b>	Current Year Other Value*	
<b>100% Appraised Value</b>	0	248,600	262,500	0	
<b>40% Assessed Value</b>	0	99,440	105,000	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	105,000	6.5840
SCHOOL	0	0	105,000	17.9700
DULUTH	0	0	105,000	6.5510

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