

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

USCMF SN GEORGIA A LLC
 8390 E VIA DE VENTURA STE 303
 SCOTTSDALE, AZ 85258-3188

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 |
|-----------------------------|-------------------------------------|---------------------|---------------------------|---------------------------|-----------|
| 23132053 M2313 | R7133 294 | 0.21 | COUNTY Unincorporated | | |
| Property Description | L14 BA WINDRIDGE POINTE | | | | |
| Property Address | 2623 WINSLOW RIDGE DR, BUFORD 30519 | | | | |
| | Taxpayer Returned Value | Previous Year Value | Current Year Value | Current Year Other Value* | |
| 100% Appraised Value | 0 | 358,200 | 358,200 | 0 | |
| 40% Assessed Value | 0 | 143,280 | 143,280 | 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

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 | 143,280 | 6.5840 |
| SCHOOL | 0 | 0 | 143,280 | 17.9700 |

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