



ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised May 2018)

FULTON COUNTY ASSESSORS OFFICE

235 Peachtree St. NE, Suite 1400
Atlanta, GA 30303
(404) 612-6440

G & S INVESTMENT PROPERTIES LLC
1451 US HWY 82
LEESBURG GA 31763-5813

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: 06/18/2024

Last date to file a written appeal: 08/02/2024

This is not a tax bill - Do not send payment

County property records are available online at:
www.fultonassessor.org

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.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice.

If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at :
<http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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 and records 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 235 Peachtree St. NE, Ste. 1400, Atlanta and which may be contacted by telephone at: 404-612-6440. **Your staff contact is Myles Ammons.**

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
7039745	17 -0009-0003-094-5	.03	ATLANTA		NO
Property Description	R1 - Residential Improvement NBHD - 17093				
Property Address	3635 EAST PACES CIR UNIT 1101				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		400,100	440,100		
40% Assessed Value		160,040	176,040		

Reasons for Assessment Notice

Value adjusted to reflect current market or uniformity

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 fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
FULTON OPER			176,040	.008870	1,561.47
FULTON BONDS			176,040	.000180	31.69
Total County Tax					1,593.16
ATLANTA GENERAL			176,040	.008520	1,499.86
ATL BONDS			176,040	.001880	330.96
ATL SCHOOL OPER			176,040	.020500	3,608.82
ATLANTA PARKS			176,040	.001000	176.04
Total City Tax					5,615.68
STATE			176,040	.000000	.00
Total Estimated Tax					7,208.84