ANNUAL NOTICE OF ASSESSMENT



Gwinnett County Board of Assessors Office

75 Langley Drive Lawrenceville, GA 30046-6935 770.822.7200

ML MAGNOLIA GROUP LLC 55 SCOTT ST BUFORD, GA 30518-3056

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:

4/5/2024

Last date to file a written appeal: 5/20/2024

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

County property records are available online at: **www.gwinnett-assessor.com**

The amount of your ad valorem tax bill for the year shown above will be based on the <u>Appraised</u> (100%) and <u>Assessed</u> (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 <u>www.gwinnett-assessor.com</u>.

To file an appeal online, visit www.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)

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(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 Gregory Afflick.

Additional Information on the Appeal process may be obtained at www.gwinnett-assessor.com

Neighborhood/Market Area	Property ID Number	Acreage	eage Tax Dist		venant Year	Homestead		
9610 M	R7294 023	0.23	BUF	ORD		Elizabeth Carlo Carlo Mart Constanting and Carlo Ca		
Property Description	. Alex Andrea (C. P.). Antariq (C. Perryanina Interference (C. Perryanis (C. Perryania) (P.). Antariq (C. Perr	-kantarininken eti lii peele -luguuss jäätta väinet tee jää tä ejee tävistassitta, väjestä	SCOTT	ST	Attender Armendali ke kananasa sar yar sa saliy	aktivekenti ja kindek ja keelin miliita miliita miliita miliita keelin keelin keelin keelin keelin keelin keel Keelin keelin keeli		
Property Address	55 SCOTT ST, BUFORD 30518							
·	Taxpayer Returned Value	Previous Yea	ar Value	Current Year Value	e Curre	nt Year Other Value		
100% <u>Appraised Value</u>	uras nathritiin) enlandrita riin sad sõd sõd sõi endamaan indonesa val ei ora maan redjust O	1,293,	,000	1,293,000				
40% Assessed Value	anterior manifestra reconsidera del compresso del compresso del compresso del compresso del compresso del comp (1)	517,2	200	517,200		0		

No Change In Value - Value Reflects A Prior Appeal Decision

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 current value contained in this notice. This is not a tax bill. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions. The estimated tax below does not include fees (i.e. solid waste, storm water, street lights, speed bumps, etc.)

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
Economic Development	0	0	517,200	0.3000	155.16
County General Fund	0	0	517,200	6.9500	3,594.54
Development/Code Enforcement	0	0	517,200	0.0000	.00
Fire & EMS	0	0	517,200	3.2000	1,655.04
Police	0	0	517,200	2.9000	1,499.88
Recreation	0	0	517,200	1.0000	517.20
Buford	0	0	517,200	12.5000	6,465.00

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Lawrenceville. GA 30046-6935

770.822.7200

ML MAGNOLIA GROUP LLC 55 SCOTT ST BUFORD, GA 30518-3056

Official Tax Matter - 2023 Tax Year

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

Annual Assessment Notice Date:

4/7/2023

Last date to file a written appeal: 5/22/2023

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County property records are available online at: www.gwinnett-assessor.com

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Value Reflects a Prior Appeal Decision

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County General Fund	0	0	517,200	6.9500	3,594.54
Development/Code Enforcement	0	0	517,200	0.0000	.00
Fire & EMS	0	0	517,200	3.2000	1,655.04
Police	0	0	517,200	2.9000	1,499.88
Recreation	0	0	517,200	1.0000	517.20
Buford	0	0	517,200	12.5500	6,490.86



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Lawrenceville, GA 30046-6935

770.822.7200

ML MAGNOLIA GROUP LLC 55 SCOTT ST BUFORD, GA 30518-3056

Official Tax Matter - 2022 Tax Year

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

Annual Assessment Notice Date:

4/22/2022

Last date to file a written appeal: 6/6/2022

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Property Description	and agus girin an air agus taga agus agus agus agus agus agus agus a	ikas 1900 siliyaya silaki bir bari kurul sagasi iki malaya iki keripani bagi birir sulatana yalika daji	SCOTT ST	त्राच्याः । स्थापाद्यक्षार्थः स्थापः स्थापः स्थापः स्थापः स्थापः स्थापः । स्थापः स्थापः स्थापः स्थापः स्थापः स स्थापः	inag turi Rammuda (Anomemina Romania) sa 1972 (ku ki ku baran 1960) turi n	12 PM (4-13-15-15)		
Property Address	55 SCOTT ST, BUFORD 30518							
	Taxpayer Returned Value	Previous Yea	r Value Cu i	rrent Year Value	Current Year Other \	Value		
100% <u>Appraised</u> Value		528,5	00 1	1,293,000	***Color herrestaviski ener veneralit om om energen.	anighter of ng rist		
40% <u>Assessed V</u> alue	O single of the contract of th	211,4	00	517,200	0	rajepodnie o podpie rida		
		Reasons for Ass	essment Notice					

Adjusted for Market Conditions

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Fire & EMS	0	0	517,200	3.2000	1,655.04
Police	0	0	517,200	2.9000	1,499.88
Recreation	0	0	517,200	1.0000	517.20
Buford	0	0	517,200	12.6000	6,516.72