

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

SCHARLE RALPH M & JEAN O
 9610 MIAMI VALLEY RD
 FORT VALLEY, GA 31030-5339

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:

- (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

Neighborhood/Market Area	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
22114006 M2211	R7231 142	0.19	COUNTY Unincorporated		
Property Description	L4 BA MORNINGBROOKE #1				
Property Address	4106 CREEKVIEW RIDGE DR, BUFORD 30518				
	Taxpayer Returned Value	Previous Year Value	Current Year Value	Current Year Other Value*	
100% Appraised Value	0	624,000	646,900	0	
40% Assessed Value	0	249,600	258,760	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

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	258,760	6.5840
SCHOOL	0	0	258,760	17.9700

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