

Forsyth County
Board of Assessors
110 East Main Street, Suite 260
Cumming, GA 30040
770-781-2106

PT-306R (revised April 2025)



RETURN SERVICE REQUESTED

*****AUTO**5-DIGIT 30040 102 222 28401 1 AV 0.545

DEPACE MITCHELL &
DEPACE ALLISON
3910 CAMERON CT
CUMMING GA 30040-6757



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:

June 17, 2025

Last date to file a written appeal:

August 01, 2025

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

County property records are available online at:
www.qpublic.net/ga/forsyth

Official Tax Matter 2025 Real Assessment

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 110 East Main Street, Suite 260, Cumming, GA 30040 and which may be contacted by telephone at: (770) 781-2106. Your staff contacts are Jonathan Nance and Jason Buice.

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
000000147267	061 115	.23	County		YES - S1
Property Description	R1 - RESIDENTIAL BUILDING NBHD - 00799				
Property Address	3910 CAMERON CT 30040				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% <u>Appraised Value</u>		868,510			
40% <u>Assessed Value</u>		347,404		378,892	
* 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 Fair Market Value" assessed values for these types of properties are provided under "Other Exemption Value".					
Reasons for Change of Assessment Notice					
Value adjusted to reflect market value					

The following Taxing Authority provided a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment pursuant to O.C.G.A. § 48-5-306(b)(1)(l)(i).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Rate
SCHOOL-OPER		19,592	359,300	0.015208
COUNTY-OPER		133,420	245,472	0.004581

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