


FULTON COUNTY ASSESSORS OFFICE

235 Peachtree St. NE, Suite 1400

Atlanta, GA 30303

(404) 612-6440

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: 06/17/2025
Last date to file a written appeal: 08/01/2025

G & S INVESTMENT PROPERTIES LLC

1451 US HWY 82

LEESBURG GA 31763-5813

*****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:

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 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>

B

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% <u>Appraised</u> Value		440,100	440,100		
40% <u>Assessed</u> Value		176,040	176,040		

* 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 Assessment Notice

Annual Notice-No Change In Fair Market Value

C

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)(i).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate	
FULTON OPER			176,040	.008870	
ATLANTA GENERAL			176,040	.008520	
ATL SCHOOL OPER			176,040	.019693	

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