

BARROW COUNTY BOARD OF ASSESSORS
30 N BROAD ST - HISTORIC COURTHOUSE
WINDER GA 30680-1962
770-307-3108



PT-306H (revised April 2025)

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: qpublic.net/ga/barrow/

SP 03 17529048 8247-RNA 240 1 6 8



R-DUB LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



Appeal online via the Barrow County Qpublic site; search for your property then follow the instructions for appealing.

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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 Barrow County Board of Assessors which is located at 30 North Broad Street, Historic Courthouse, Winder, GA 30680 and which may be contacted by telephone at: (770) 307-3108. Your staff contacts are BRENT PAUL/307-3108 EX 8970 and SARAH REED/307-3108 EX 3511.

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 District	Covenant Year	Homestead
1040	AU10 207	0.39	02		NO-S0
Property Description	OFF COUNTY LINE RD				
Property Address	180 COUNTY LINE-AUBURN R				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% Appraised Value	0	168,288	172,683	0	
40% Assessed Value	0	67,315	69,073	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 Fair Market Value" assessed values for these types of properties are provided under "Other Exemption Value"

REASONS FOR ASSESSMENT NOTICE

61 -STRUCTURE/LAND TABLES ADJUSTED TO REFLECT FMV

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
School M & O	0	0	69,073	15.500000

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County M & O	0	0	69,073	0.005994	414.02
School Bond	0	0	69,073	0.000000	0.00
Auburn	0	0	69,073	0.004931	340.60
County Fire Tax	0	0	69,073	0.002940	203.07

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
GO Bond Debt Collect	0	0	69,073	0.001077	74.39
Economic Developme	0	0	69,073	0.000259	17.89

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
3471	XX064 126	0.49	06		NO-S0
Property Description	MEARS ST				
Property Address	128 MEARS ST				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	135,642	157,024	0	
40% <u>Assessed</u> Value	0	54,257	62,810	0	

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School M & O	0	0	62,810	15.500000

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County M & O	0	0	62,810	0.004424	277.87
School Bond	0	0	62,810	0.000000	0.00
County Fire Tax	0	0	62,810	0.002940	184.66
GO Bond Debt Collect	0	0	62,810	0.001077	67.65

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
Economic Developme	0	0	62,810	0.000259	16.27
xStorm Water Fee	0	0	62,810	0.000000	48.00

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
6137	XX115 023	0.00	06		NO-S0
Property Description	CARRUTH RD				
Property Address	310 HARDIGREE DR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised Value</u>	0	127,848	140,718	0	
40% <u>Assessed Value</u>	0	51,139	56,287	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County M & O	0	0	56,287	0.004424	249.01
School Bond	0	0	56,287	0.000000	0.00
County Fire Tax	0	0	56,287	0.002940	165.48
GO Bond Debt Collect	0	0	56,287	0.001077	60.62

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xStorm Water Fee	0	0	56,287	0.000000	48.00

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10795	ST06A 051	0.00	04		NO-S0
Property Description	VENTURA ST				
Property Address	2022 VENTURA ST				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	146,044	159,424	0	
40% <u>Assessed</u> Value	0	58,418	63,770	0	

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County M & O	0	0	63,770	0.005994	382.24
School Bond	0	0	63,770	0.000000	0.00
Statham	0	0	63,770	0.004003	255.27
County Fire Tax	0	0	63,770	0.002940	187.48

The "Estimated Tax" provides only an estimate of your current year's taxes for that Taxing Authority using your "Net Taxable Value" multiplied by the "Previous Year's Millage Rate" and may not be reflective of your actual tax bill.

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

8247PRNA-H 5/9/25 C.K

BARROW COUNTY BOARD OF ASSESSORS
30 N BROAD ST - HISTORIC COURTHOUSE
WINDER GA 30680-1962
770-307-3108



PT-306H (revised April 2025)

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: qpublic.net/ga/barrow/

SP 03 17529048 8247-RNA 240 8 6 8



R-DUB LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



Appeal online via the Barrow County Qpublic site; search for your property then follow the instructions for appealing.

Page 2 of 2

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 Barrow County Board of Assessors which is located at 30 North Broad Street, Historic Courthouse, Winder, GA 30680 and which may be contacted by telephone at: (770) 307-3108. Your staff contacts are STEPHANIE E/307-3108 EX 3508 and REGGIE SPEARMAN/307-3108EX3813.

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 District	Covenant Year	Homestead
	10795	ST06A 051	0.00	04		NO-S0
B	Property Description		VENTURA ST			
	Property Address		2022 VENTURA ST			
			Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value
	100% <u>Appraised</u> Value		0	146,044	159,424	0
B	40% <u>Assessed</u> Value		0	58,418	63,770	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 Fair Market Value" assessed values for these types of properties are provided under "Other Exemption Value"

REASONS FOR ASSESSMENT NOTICE

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

C The following Taxing Authority did not provide 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)(ii), the Taxing Authority must include the Previous Year's Millage Rate and an Estimated Tax.

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
GO Bond Debt Collect	0	0	63,770	0.001077	68.68
Economic Developme	0	0	63,770	0.000259	16.52

The "Estimated Tax" provides only an estimate of your current year's taxes for that Taxing Authority using your "Net Taxable Value" multiplied by the "Previous Year's Millage Rate" and may not be reflective of your actual tax bill.

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

8247PRNA-H 5/9/25 C.K



00680 30680 EMDANF3 2.0



NIXIE 326 FE 1270 0008/21/25

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