



BARROW COUNTY
BOARD OF ASSESSORS
Historic Courthouse
30 North Broad St.
Winder, GA 30680

Return Service Requested
OFFICIAL TAX MATTER

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 30680 \$ 000.69⁰
02 7W
0008036326 JUN. 04. 2025

SPEEDY BURRITO 59 W MAIN STREET
503 NOBLE FOREST DR
NORCROSS GA 30092

ANK

30680>1962

30092\$4715 0007

NIXIE

325 DE 3

0605/12/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 30680196299

*1991-03140-12-28



After 5 Days Return To

9048-5783-1-2

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

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

*****AUTO**5-DIGIT 30501

17529048 8247-RNA 5783 1 2 2



HUDAK TIMOTHY M JR
553 SADDLE RIDGE DR
BETHLEHEM GA 30620-2042



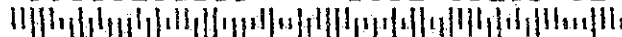
REF

30680-1962

NIXIE 326 DE 1270 0006/12/25

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

BC: 30680196299 *2091-03105-01-04



After 5 Days Return To

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

29048-5162-1-2

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

*****AUTO**5-DIGIT 30501

17529048 8247-RNA 5162 1 2 2



EDWARDS MARK AND
POWELL MICHELLE
551 SADDLE RIDGE DR
BETHLEHEM GA 30620-2032



.. 932509022555222

FREE

30620-2032

NIXIE 326 DE 1270 0005/12/25

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

BC: 30680196299 *2091-03106-01-04



After 5 Days Return To

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

9048-6985-1-2

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

*****AUTO**5-DIGIT 30501
17529048 8247-RNA 6985 1 2 2



RIVAS VALERO JOSUE D
78 SOMERSET WAY
BETHLEHEM GA 30620-1855



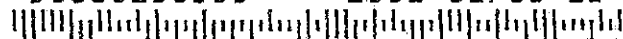
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30680>1962

~~NIXIE 326 DE 1278 0006/12/25~~

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

BC: 30680196299 *1991-01768-12-38



After 5 Days Return To

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

29048-4202-1-2

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

*****AUTO**5-DIGIT 30501
17529048 8247-RNA 4202 1 2 2



ADAMS RANDAL AND
ADAMS BARBARA ANN
152 MAYWEATHER DR
BETHLEHEM GA 30620-2730



REF

30680>1962

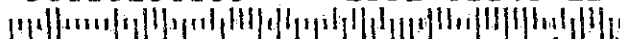
Wf

Return to
Sender

NIXIE 326 DE 1270 0006/12/25

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

BC: 30680196299 *1991-01849-12-38



9048-29166-1-2



17529048 8247-RNA 29168 1 2 2

MILLER JOY L AND
MILLER JASON
107 OVID DR
DUBLIN GA 31021-3708



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

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FWD

31021>3000

30580, 1052

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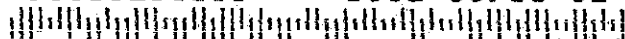
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143 144 145

0000/11/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *2091-00786-01-11



After 5 Days Return To

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

3048-3949-1-2

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

*****AUTO**5-DIGIT 30011

17520048 8247-RNA 3949 1 2 2



SHARP THERON III AND
SHARP CANDICE N
2701 MICHELLE LEE DR
DACULA GA 30019-6920



REFK1: 93270206540045

FW

REFK1: 9333189887

30019>607F

30580>1962

NIXIE

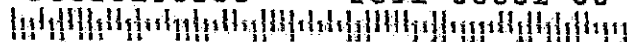
326 DE 1270

0006/12/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299

*2091-06601-06-02



FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

After 5 Days Return To

9048-28976-1-2

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

STEF430

*****ALL FOR AADC 300
17529048 8247-RNA 29976 1 2 2



STEFANONI OMAR AND
QUINTANILLA YOHENY EVELIN ROMERO
460 SOUTHRIDGE RD
WINDER GA 30680



9400920532154341

30680196299

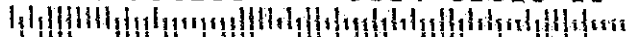
FWD

STEF430

NIXIE 328 FE 1310 0006/12/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *0824-02020-25-22





BARROW COUNTY
BOARD OF ASSESSORS
Historic Courthouse
30 North Broad St.
Winder, GA 30680

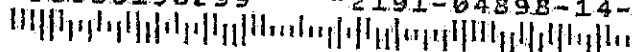
Return Service Requested

OFFICIAL TAX MATTER

MIXIE 326 EE 1 0006/14/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *2191-04898-14-34

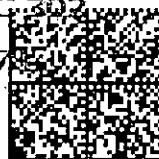


306801962
30620-014949

ATLANTA GA RPDG 302

5 JUN 2025

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 30680 \$ 000.69⁰
02 7W
0008036326 JUN. 04. 2025

Palla Geni

PO Box 149

Bethlehem, GA. 30660



After 5 Days Return To

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

*****AUTO**MIXED AADC 270

17529048 8247-RNA 917 1 4 4



RS RENTAL II LLC
31 HUDSON YARDS
NEW YORK NY 10001-2170



ANK

30680>1962

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

ANK

tenant moved out

RETURN TO
SENDER

NIXIE

100

DE 1270

0006/14/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

EC: 30680196299

*0774-05347-23-35



After 5 Days Return To

9048-28017-1-2

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

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

*****AUTO**ALL FOR AADC 300
17529048 8247-RNA 28017 1 2 2



MUSHCHAK TROIAN
919 ROCK OAK LN
LAWRENCEVILLE GA 30046-6184



.. 9326010923500102

BWD

30680-1962

NIXIE 326 FE 1276 0006/12/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *0532-04212-01-44



After 5 Days Return To

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

FIRST-CLASS MAIL
U.S. POSTAGE PAID
05G

*****AUTO**5-DIGIT 30501
17529048 8247-RNA 11493 1 2 2



DYE ERNEST III AND
DYE NITA
1958 TOWNSHIP DR
WINDER GA 30680-5636



FWD

30680>1962

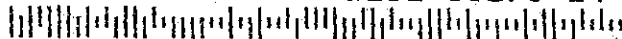
FWD

326 DEC 1270625C0006/14/25
RETURN TO SENDER

DYE

MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER

BC: 30680196299 *2191-06170-14-04



After 5 Days Return To

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

29048-27572-1-2

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

*****AUTO**5-DIGIT 30656
17529048 8247-RNA 27572 1 2 2



SLATON SHERIDA A
636 GATEWOOD WAY
MONROE GA 30656-1505



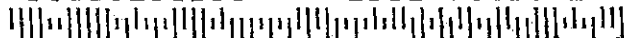
UTF

30680>1962

NIXIE 326 LIFE 1270 0006/11/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *1991-06056-11-26



After 5 Days Return To

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

79048-6436-1-2

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

*Return to
sender*

*****AUTO**5-DIGIT 30501
17529048 8247-RNA 6436 1 2 2



MOMENTUM COMPOUNDED LLC
1022 PRESERVE LN
BETHLEHEM GA 30620-2558



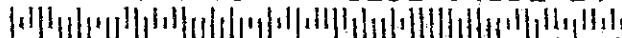
NIXIE 326 FE 1270 0006/14/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

BC: 30680196299 *2191-04851-14-34

30680>1962



After 5 Days Return To

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

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

*****AUTO**5-DIGIT 30680
15394158 8247-RNA 6828 1 1 2



CASTILLO CHRISTHIAN D ANDINO
399 LOKEYS RIDGE RD
BETHLEHEM GA 30620-2541



UTF

30680>1962

Please Forward

NIXIE 325 FEB 12 70 0506/14/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *2191-04837-14-34



After 5 Days Return To

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

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

*****AUTO**MIXED AADC 270
17529048 8247-RNA 28993 1 2 2



RS RENTAL I LLC
31 HUDSON YARDS
NEW YORK NY 10001-2170



ANK

30680>1962

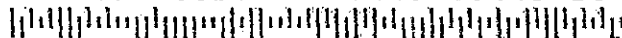
ANK

RETURN TO
SENDER
tenant moved

NIXIE 100 DE 1270 0006/14/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 30680196299 *0445-03249-26-31



After 5 Days Return To

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

79048 8443-1-2

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

*****AUTO**5-DIGIT 30501
17529048 8247-RNA 8443 1 2 2



ATKINSON JOYCE
PO BOX 1214
WINDER GA 30680-1214



UTF
30680>1962

NIXIE 325 FE 1270 0006/14/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *2191-03844-14-30



After 5 Days Return To

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

9048-20656-1-2

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

*****AUTO**5-DIGIT 30501
17529048 8247-RNA 20658 1 2 2

TREADWELL WILLIE C JR AND
LAWRENCE DONNA M
PO BOX 59
WINDER GA 30680-0059

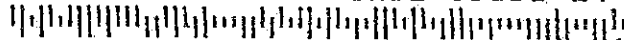


UTF
30680>1962

NIXIE 326 FE 1270 0005/14/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *2191-03832-14-30



After 5 Days Return To

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

9048-29145-1-2

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

*****AUTO**MIXED AADC 270

17529048 8247-RNA 29145 1 2 2



MCDANIEL THOMAS R AND
MCDANIEL SUZANNE M
814 PRAIRIE LN
EVANS GA 30809-4263



ANK

30680>1962

NIXIE 326 FE 1270 0006/14/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BL: 30680196299 *1338-02763-26-18



After 5 Days Return To

9046-28184-1-2

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

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

*****AUTO**ALL FOR AADC 300
17529048 8247-RNA 28184 1 2 2



RM1 SFR PROPCO B LP
1850 PARKWAY PL SE STE 1600
MARIETTA GA 30067-4439



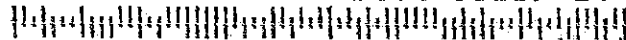
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30680>1962
30067>821

NIXIE 326 DE 1270 0006/14/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *2191-00287-14-34



After 5 Days Return To

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

048-4773-1-2

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

*****AUTO**5-DIGIT 30501
17529048 8247-RNA 4773 1 2 2



CASTILLO CHRISTHIAN D ANDINO
399 LOKEYS RIDGE RD
BETHLEHEM GA 30620-2541



UTF

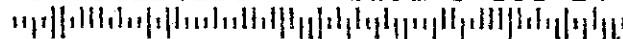
30680>1962

*Please
Forward*

NIXIE 326 FE 1270 0006/14/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *2191-04852-14-34



After 5 Days Return To

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

29048-950-1-4

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

RTS

*****AUTO**MIXED AADC 270
17529048 8247-RNA 950 1 4 4



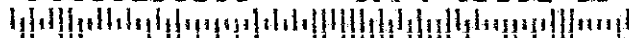
GLOSS OF WINDER LLC
6075 BARFIELD RD
SANDY SPRINGS GA 30328-4402



MAIL 326 FEB 12/0 0000/13/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 30680196299 *0774-05291-23-35



ANK

30680>1962

After 5 Days Return To

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

29048-10020-1-2

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

*****AUTO**5-DIGIT 30501

17529048 8247-RNA 10020 1 2 2



CASH MICHEAL J
60 SAINT IVES CIR
WINDER GA 30680-7475



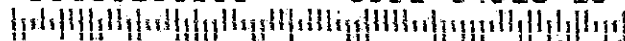
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30680>1962

NIXIE 326 FE 1270 0006/13/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *0532-04318-13-34



After 5 Days Return To

28048-28408-1-2

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

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

*****AUTO**ALL FOR AADC 300
17529048 8247-RNA 28408 1 2 2



BOWER SARAH E STILL (ESTATE)
248 GREEN HILL CIR NW
GAINESVILLE GA 30504-4122



1: 93141899328629

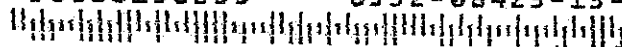
ANK
30680-1962

ANK

NIXIE 326 FE 1270 0006/13/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

SC: 30680196299 *0532-08423-13-33





BARROW COUNTY
BOARD OF ASSESSORS
Historic Courthouse
30 North Broad St.
Winder, GA 30680

Return Service Requested
OFFICIAL TAX MATTER

ATLANTA GA 30302

5 JUN 2025 10:11 AM

FIRST-CLASS



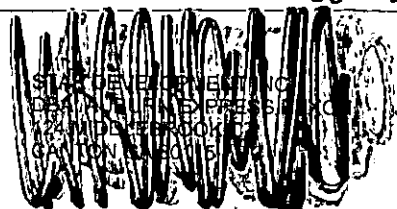
US POSTAGE MARTINEY BOWES



ZIP 30680 \$ 000.69⁰⁰
02 7W
0008036326 JUN 04. 2025

*Return to
sender*

No address



35FK1: 9333189887

UTF

30135-#5222

NIXIE

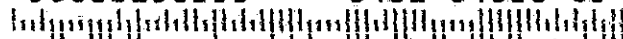
326 DE 1

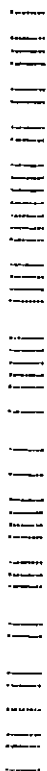
0006/14/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299

*0491-04028-05-21





After 5 Days Return To

329048-3834-1-2

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

*****AUTO**5-DIGIT 30011
17529048 8247-RNA 3834 1 2 2

ZEIGLER JEB S AND
ZEIGLER JENNIFER
315 WYNGATE RD
AUBURN GA 30011-2930



REFK1: 9333189887

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FIRST-CLASS MAIL
U.S. POSTAGE PAID
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Return to
Sender
Do not live at
address

326 NFE 1270A24F0006/14/25
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ZEIGLER
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RETURN TO SENDER
BC: 30680196299 *0532-01751-14-35



**BARROW COUNTY
BOARD OF ASSESSORS**

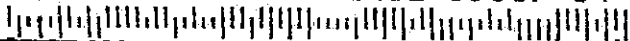
Historic Courthouse
30 North Broad St.
Winder, GA 30680

Return Service Requested
OFFICIAL TAX MATTER

NIXIE 430 DE 1 0006/12/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *0491-03067-04-27



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ATLANTA GA RPDC 302

4 JUN 2025

FIRST-CLASS

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US POSTAGE PAID PITNEY BOWES



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0008036326 JUN 03, 2025

UTK

WhiteFoot Laura Diamm
PO BOX 2
New Carlisle, OH 45344



After 5 Days Return To

529048-928-1-4

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

*****AUTO**MIXED AADC 270
17529048 8247-RNA 928 1 4 4



BRYAN SEAN
33 HARBOUR HEIGHTS DR
HAYESVILLE NC 28904-9282



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FIRST-CLASS MAIL
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NIXIE 296 FE 1270 0006/15/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 30680196299 *0774-05313-23-35





BARROW COUNTY
BOARD OF ASSESSORS
Historic Courthouse
30 North Broad St.
Winder, GA 30680

ATLANTA GA RPDC 307

5 JUN 2025 AM 11

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 30680 \$ 000.69⁰
02 7W
0008036326 JUN. 04. 2025

Return Service Requested
OFFICIAL TAX MATTER

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SANCHEZ SKYLER

2138 MASSEY LN

WINDER GA 30680-5626

NIXIE 326 FE 1 0006/11/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

SC: 30680196200 *0447-01050-05-22



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30680-562638



BARROW COUNTY
BOARD OF ASSESSORS
Historic Courthouse
30 North Broad St.
Winder, GA 30680

ATLANTA GA RPDC 302

5 JUN 2025 AM 2

FIRST-CLASS



US POSTAGESM PITNEY BOWES



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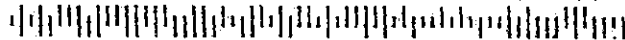
Return Service Requested
OFFICIAL TAX MATTER

MEHEK BUSINESS INC
1141 ATLANTA HWY
AUBURN GA 30011

VAC
NIXIE 326 DE 1 0006/11/25

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 30680196299 *0491-03648-05-21



306801962
30011-32784

After 5 Days Return To

29048-2983-1-2

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

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

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17529048 8247-RNA 2983 1 2 2



ROOPNARINE DAVE AND
BHIMDASS NAVISHA KERRYANN
1900 LILY STEM TRL
AUBURN GA 30011-2150



.. 9327820011631294

.. 9400920532154341

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H

NIXIE 526 FE 1270 0006/11/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *2091-03573-01-02



After 5 Days Return To

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

9048-11576-1-2

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

Not at this Address
return to
Sender

*****AUTO**5-DIGIT 30501
17529048 8247-RNA 11576 1 2 2



EKETE EMELDA C
96 CLIFTON DR
WINDER GA 30680-2009



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MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER

BC: 30680196299 *2091-04674-11-28





BARROW COUNTY

BOARD OF ASSESSORS

Historic Courthouse

30 North Broad St.

Winder, GA 30680

ATLANTA GA RPDC 3032

5 JUN 2025 PM 2

FIRST-CLASS



US POSTAGE PAID BY PITNEY BOWES



ZIP 30680 \$ 000.69⁰
02 7W
0008036326 JUN. 04. 2025

Return Service Requested

OFFICIAL TAX MATTER

NSN

REDBOX AUTOMATED RETAIL LLC

c/o ALTUS GROUP US INC
P O BOX 1339
CROWNSVILLE MD, 21032

93060000000000000000

21032-9306

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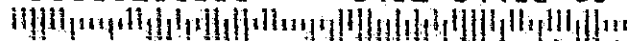
171 FE 1

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299

*0491-04462-05-33





BARROW COUNTY
BOARD OF ASSESSORS
Historic Courthouse
30 North Broad St.
Winder, GA 30680

ATLANTA GA RPDC 332

5 JUN 2025 PM 2

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 30680 \$ 000.69⁰
02 7W
0008036326 JUN. 04. 2025

Return Service Requested

OFFICIAL TAX MATTER

NSN

REDBOX AUTOMATED RETAIL LLC

c/o ALTUS GROUP US INC
P O BOX 1339
CROWNSVILLE MD 21032

NIXIE 172 FE 1 0006/13/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *0491-00030-05-34



2 30680196299



BARROW COUNTY
BOARD OF ASSESSORS
Historic Courthouse
30 North Broad St.
Winder, GA 30680

ATLANTA GA RPDC 302

5 JUN 2025 PM 2

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 30680 \$ 000.69⁰
02 7W
0008036326 JUN. 04. 2025.

-Return Service Requested

OFFICIAL TAX MATTER

NSN

-REDBOX AUTOMATED RETAIL LLC

c/o ALTUS GROUP US INC
P O BOX 1339
CROWNSVILLE MD 21032

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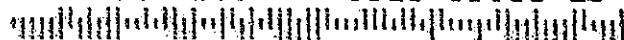
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0000/13/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299

*0319-05088-13-11





BARROW COUNTY
BOARD OF ASSESSORS
Historic Courthouse
30 North Broad St.
Winder, GA 30680

Return Service Requested
OFFICIAL TAX MATTER

ATLANTA GA RPDC 302

5 JUN 2025 PM 3 L

FIRST-CLASS



US POSTAGE IM PITNEY BOWES



ZIP 30680 \$ 000.69⁰
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0008036326 JUN. 04. 2025

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REDBOX AUTOMATED RETAIL LLC

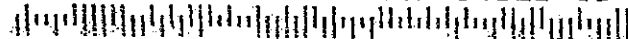
c/o ALTUS GROUP US INC
P O BOX 1339
CROWNSVILLE MD 21032



NIXIE 171 FE 1 0006/13/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *0447-04812-05-33



21032-9999982

After 5 Days Return To

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

9048-28989-1-2

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

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17529048 8247-RNA 28989 1 2 2

OBODE XAVIER
2 RALEIGH WAY
FREEHOLD NJ 07728-7906

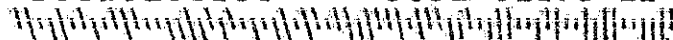


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30680>1962

NIXIE 076 FE 1270 0806/11/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

SC: 30680196299 *3051-01279-11-34





BARROW COUNTY
BOARD OF ASSESSORS
Historic Courthouse
30 North Broad St.
Winder, GA 30680

Return Service Requested
OFFICIAL TAX MATTER

NSN

REDBOX AUTOMATED RETAIL LLC

c/o ALTUS GROUP US INC
P O BOX 1339
CROWNSVILLE MD 21032

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21032-1339-1332

ATLANTA GA RPDC 302

5 JUN 2025 PM 3 L

FIRST-CLASS



US POSTAGETM PITNEY BOWES

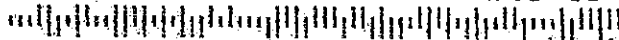


ZIP 30680 \$ 000.69⁰
02 7W
0008036326 JUN 04. 2025

NIXIE 171 FE 1 0006/13/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *0447-03228-05-33





BARROW COUNTY
BOARD OF ASSESSORS
Historic Courthouse
30 North Broad St.
Winder, GA 30680

Return Service Requested
OFFICIAL TAX MATTER

ATLANTA GA RPDC 302

5 JUN 2025 PM 3 L

FIRST-CLASS



US POSTAGE PAID BY PITNEY BOWES



ZIP 30680 **\$ 000.69⁰**
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REDBOX AUTOMATED RETAIL LLC

c/o ALTUS GROUP US INC
P O BOX 1339
CROWNSVILLE MD 21032

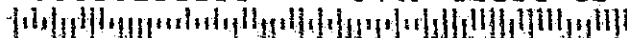
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21032-5555555552

NIXIE 171 FE 1 0006/13/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD


BC: 30680196299 *0447-02856-05-33



After 5 Days Return To

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

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

 **REASON CHECKED**
Unclaimed _____
Attempted - Not Known _____
Insufficient Address _____
No Such Street _____
No Such Office In State _____
Do Not Remail This Envelope _____
Refused ☒ _____
Number _____

*****MIXED AADC 270
17529048 8247-RNA 30057 1 2 2



RUMPH NICOLE

PSC 76 BOX 2025

NIXIE 100 DC 1 0006/12/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *1583-04043-12-26



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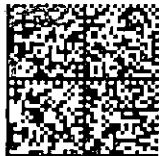
BARROW COUNTY
BOARD OF ASSESSORS
Historic Courthouse
30 North Broad St.
Winder, GA 30680

Return Service Requested
OFFICIAL TAX MATTER

ATLANTA GA RPDC

5 JUN 2025 6 AM '6

FIRST-CLASS



US POSTAGE PAID BY PITNEY BOWES



ZIP 30680 \$ 000.69⁰
02 7W
0008036326 JUN 04 2025

SERVICE FIRST PROS, LLC

1393 DUNCAN LANE, SUITE 600

AUBURN GA 30011

UA

30680>1962

NIXIE

326 DE 1

0006/11/25

RETURN TO SENDER

REFUSED

UNABLE TO FORWARD

BC: 30680196299

*0871-02280-05-33





BARROW COUNTY
BOARD OF ASSESSORS
Historic Courthouse
30 North Broad St.
Winder, GA 30680

Return Service Requested

OFFICIAL TAX MATTER

ATLANTA GA RPDC

5 JUN 2025 PM 6

FIRST-CLASS



US POSTAGE MPITNEY BOWES



ZIP 30680 \$ 000.69⁰
02 7W
0008036326 JUN 04, 2025

JOHN E. FOX INC

1540 UNIVERSITY DR

AUBURN GA 30011

JA A

3011-33889

30680>1962

NIXIE

326 DE 1

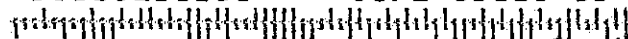
0005/11/25

RETURN TO SENDER
REFUSED

UNABLE TO FORWARD

BC: 30680196299

*0871-03889-05-33



After 5 Days Return To

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

8048-28419-1-2

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

*****AUTO**ALL FOR AADC 300
17529048 8247-RNA 28419 1 2 2



FRINK CLAYTON
3934 CLEVELAND HWY APT 33
GAINESVILLE GA 30506-7104



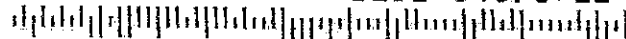
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30680>1962

NIXIE 326 FE 1270 0006/11/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *2191-04076-11-26





BARROW COUNTY
BOARD OF ASSESSORS
Historic Courthouse
30 North Broad St.
Winder, GA 30680

Return Service Requested

OFFICIAL TAX MATTER

ATLANTA GA RDC

5 JUN 2025 PM 6

FIRST-CLASS



US POSTAGE PAID BY PITNEY BOWES



ZIP 30680 \$ 000.69⁰
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0008036326 JUN. 04. 2025

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AIR HIGHWAY, LLC.

1281 SNOWS MILL RD

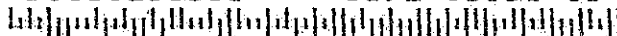
BOGART, GA 30621

30680>1962

NIXIE 326 DE 1 0005/11/25

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

EC: 30680196299 *0871-02958-05-33



After 5 Days Return To

3048-30066-1-2

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

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

*****MIXED AADC 270
17529048 8247-RNA 30066 1 2 2



NANDREAN SAMUEL
919 151ST ST SW
LYNNWOOD WA 98087-6431



WIAEE 988 FE 1516 0000717/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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RC: 35580195299

*0425-04220-25-15



After 5 Days Return To

SAN FRANCISCO CA 940

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

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

2 JUN 2025 PM 3 L

return to sender

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address*

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17529048 8247-RNA 10311 4 4



MDS CONSULTING GROUP LLC
3993 24TH ST APT C
SAN FRANCISCO CA 94114-3723



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0005/12/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299

*0774-05324-23-35



RWD

94114-3723

After 5 Days Return To

BARROW COUNTY BOARD OF ASSESSOR
30 N BROAD ST - HISTORIC COURT HOUSE
WINDER GA 30680-1962
770-307-3108



*****AUTO**MIXED AADC 270
17529048 8247-RNA 29201 1 2 2



PASLEY THRESA J
180 SALEM WOODS DR
AMERICUS GA 31709-7916



FIRST-CLASS MAIL
U.S. POSTAGE PAID
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Declassed
Not at this address

OFFICIAL TAX MATTER

After 5 Days Return To

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

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

UTP
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*****AUTO**ALL FOR AADC 300
17529048 8247-RNA 801 1 4 4



SAPPHIRE PROPERTIES LC
149 BEN BURTON CIR
BOGART GA 30622-1791



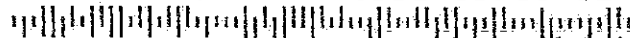
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30622>1791

NIXIE 326 FE 1 0006/09/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *0532-05780-01-47



After 5 Days Return To

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

FIRST-CLASS MAIL
U.S. POSTAGE PAID
OSG

*****AUTO**5-DIGIT 30656

17529048 8247-RNA 27381 1 2 2



WOLF KATHERINE D
1335 HIGHWAY 138
MONROE GA 30655-5659



ANRR1: 9400920532

FWT

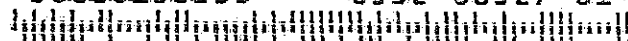
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WTP

NIXIE 326 FE 1270 0006/09/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 *0532-08527-01-47-



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 07 17529048 8247-RNA 148 1 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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

Page 1 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 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
29253	WN06 003Z	0.37	01		NO-S0
Property Description	OPEN SPACE				
Property Address	0 BOX CIR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	10	10	0	
40% <u>Assessed</u> Value	0	4	4	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

08 -Parcel 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)(i)(i).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	4	15.500000
Winder	0	0	4	4.963000

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
County M & O	0	0	4	0.005994	0.02
School Bond	0	0	4	0.000000	0.00
GO Bond Debt Collect	0	0	4	0.001077	0.00
Economic Developme	0	0	4	0.000259	0.00

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 07 17529048 8247-RNA 148 2 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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

Page 2 of 2

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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
29253	WN06 003Z	0.37	01		NO-S0
Property Description	OPEN SPACE				
Property Address	0 BOX CIR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	10	10	0	
40% <u>Assessed</u> Value	0	4	4	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)(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
xWinder Library Fee	0	0	4	0.000000	32.00
xWinder Storm Water	0	0	4	0.000000	5.00

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.

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8247PRNAH 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

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Annual Assessment Notice Date: 5/23/2025

Last date to file a written appeal: 7/7/2025

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

SP 07 17529048 8247-RNA 148 3 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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Page 1 of 2

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29254	WN06 002Z	0.48	01		NO-S0
Property Description	OPEN SPACE				
Property Address	0 BOX CIR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	10	10	0	
40% <u>Assessed</u> Value	0	4	4	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

08 -Parcel Value adjusted to reflect market value

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	4	15.500000
Winder	0	0	4	4.963000

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
County M & O	0	0	4	0.005994	0.02
School Bond	0	0	4	0.000000	0.00
GO Bond Debt Collect	0	0	4	0.001077	0.00
Economic Developme	0	0	4	0.000259	0.00

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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

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Annual Assessment Notice Date: 5/23/2025

Last date to file a written appeal: 7/7/2025

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

SP 07 17529048 8247-RNA 148 4 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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Page 2 of 2

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29254	WN06 002Z	0.48	01		NO-S0
Property Description	OPEN SPACE				
Property Address	0 BOX CIR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	10	10	0	
40% Assessed Value	0	4	4	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
xWinder Library Fee	0	0	4	0.000000	32.00
xWinder Storm Water	0	0	4	0.000000	5.00

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8247RNA-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

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Annual Assessment Notice Date: 5/23/2025

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SP 07 17629048 8247-RNA 148 5 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29255	WN06 001Z	0.47	01		NO-S0
Property Description	OPEN SPACE				
Property Address	0 BOX CIR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised Value</u>	0	10	10	0	
40% <u>Assessed Value</u>	0	4	4	0	

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REASONS FOR ASSESSMENT NOTICE

08 -Parcel Value adjusted to reflect market value

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	4	15.500000
Winder	0	0	4	4.963000

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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	4	0.005994	0.02
School Bond	0	0	4	0.000000	0.00
GO Bond Debt Collect	0	0	4	0.001077	0.00
Economic Developme	0	0	4	0.000259	0.00

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8247RNA-H 5/19/25 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

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Annual Assessment Notice Date: 5/23/2025

Last date to file a written appeal: 7/7/2025

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

SP 07 17529048 8247-RNA 148 6 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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Page-2 of 2

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29255	WN06 001Z	0.47	01		NO-S0
Property Description	OPEN SPACE				
Property Address	0 BOX CIR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% Appraised Value	0	10	10	0	
40% Assessed Value	0	4	4	0	

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PT-306H (revised April 2025)

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SP 07 17529048 8247-RNA 148 7 6 32
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TURTLE CREEK VILLAS
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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29256	WN06 010Z	0.30	01		NO-S0
Property Description	0 TURTLE CREEK DR				
Property Address					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% Appraised Value	0	10	10	0	
40% Assessed Value	0	4	4	0	

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8247/RNA-H 5/6/25 C.K



Official Tax Matter - 2025 TAX YEAR

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SP 07 17529048 8247-RNA 148 8 6 32
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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29256	WN06 010Z	0.30	01		NO-S0
Property Description	0 TURTLE CREEK DR				
Property Address					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised Value</u>	0	10	10	0	
40% <u>Assessed Value</u>	0	4	4	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)(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
xWinder Library Fee	0	0	4	0.000000	32.00
xWinder Storm Water	0	0	4	0.000000	5.00

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



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 07 17529048 8247-RNA 148 9 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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

Page-1 of 2

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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
29257	WN06 009Z	0.25	01		NO-S0
Property Description	0 TURTLE CREEK DR				
Property Address					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% Appraised Value	0	10	10	0	
40% Assessed Value	0	4	4	0	

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REASONS FOR ASSESSMENT NOTICE

08 -Parcel Value adjusted to reflect market value

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	4	15.500000
Winder	0	0	4	4.963000

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
County M & O	0	0	4	0.005994	0.02
School Bond	0	0	4	0.000000	0.00
GO Bond Debt Collect	0	0	4	0.001077	0.00
Economic Developme	0	0	4	0.000259	0.00

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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

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Annual Assessment Notice Date: 5/23/2025

Last date to file a written appeal: 7/7/2025

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

SP 07 17529048 8247-RNA 148 10 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29257	WN06 009Z	0.25	01		NO-S0
Property Description	0 TURTLE CREEK DR				
Property Address					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	10	10	0	
40% Assessed Value	0	4	4	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
xWinder Library Fee	0	0	4	0.000000	32.00
xWinder Storm Water	0	0	4	0.000000	5.00

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



SP 07 17529048 8247-RNA 148 11 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



Official Tax Matter - 2025 TAX YEAR

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Last date to file a written appeal: 7/7/2025

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Page 1 of 2

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29258	WN06 006Z	0.21	01		NO-S0
Property Description					
Property Address					
0 BOX CIR					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	10	10	0	
40% Assessed Value	0	4	4	0	

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REASONS FOR ASSESSMENT NOTICE

08 -Parcel Value adjusted to reflect market value

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	4	15.500000
Winder	0	0	4	4.963000

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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	4	0.005994	0.02
School Bond	0	0	4	0.000000	0.00
GO Bond Debt Collect	0	0	4	0.001077	0.00
Economic Developme	0	0	4	0.000259	0.00

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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

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Annual Assessment Notice Date: 5/23/2025

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

SP 07 17529048 8247-RNA 148 12 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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Page 2 of 2

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29258	WN06 006Z	0.21	01		NO-S0
Property Description	0 BOX CIR				
Property Address					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	10	10	0	
40% <u>Assessed</u> Value	0	4	4	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
xWinder Library Fee	0	0	4	0.000000	32.00
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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)

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SP 07 17529048 8247-RNA 148 13 6 32
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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29259	WN06 005Z	0.18	01		NO-S0
Property Description	OPEN SPACE				
Property Address	0 BOX CIR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% Appraised Value	0	10	10	0	
40% Assessed Value	0	4	4	0	

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PT-306H (revised April 2025)

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SP 07 17529048 8247-RNA 148 14 6 32
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8247PRNAH 5/9/25 C.K

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SP 07 17529048 8247-RNA 148 15 6 32

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Page 1 of 2

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- 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
29260	WN06 004Z	0.15	01		NO-S0
Property Description	OPEN SPACE				
Property Address	0 BOX CIR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	10	10	0	
40% <u>Assessed</u> Value	0	4	4	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

08 -Parcel 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)(I)(i).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	4	15.500000
Winder	0	0	4	4.963000

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
County M & O	0	0	4	0.005994	0.02
School Bond	0	0	4	0.000000	0.00
GO Bond Debt Collect	0	0	4	0.001077	0.00
Economic Developme	0	0	4	0.000259	0.00

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 07 17529048 8247-RNA 148 16 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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

Page-2 of 2

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	Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
	29260	WN06 004Z	0.15	01		NO-S0
B	Property Description	OPEN SPACE				
	Property Address	0 BOX CIR				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
	100% <u>Appraised</u> Value	0	10	10	0	
B	40% <u>Assessed</u> Value	0	4	4	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"

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
xWinder Library Fee	0	0	4	0.000000	32.00
xWinder Storm Water	0	0	4	0.000000	5.00

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.

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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

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Annual Assessment Notice Date: 5/23/2025

Last date to file a written appeal: 7/7/2025

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SP 07 17529048 8247-RNA 148 17 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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Page-1 of 2

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29261	WN06 011Z	0.31	01		NO-S0
Property Description					
Property Address					
0 TURTLE CREEK DR					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	10	10	0	
40% Assessed Value	0	4	4	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

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	4	15.500000
Winder	0	0	4	4.963000

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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	4	0.005994	0.02
School Bond	0	0	4	0.000000	0.00
GO Bond Debt Collect	0	0	4	0.001077	0.00
Economic Developme	0	0	4	0.000259	0.00

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8247PRNA-H 5/8/25 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 07 17529048 8247-RNA 148 18 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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Page-2 of 2

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A

B

Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29261	WN06 011Z	0.31	01		NO-S0
Property Description	0 TURTLE CREEK DR				
Property Address					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% <u>Appraised</u> Value	0	10	10	0	
40% <u>Assessed</u> Value	0	4	4	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
xWinder Library Fee	0	0	4	0.000000	32.00
xWinder Storm Water	0	0	4	0.000000	5.00

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8247PRNA-H 5/19/25 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

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Annual Assessment Notice Date: 5/23/2025

Last date to file a written appeal: 7/7/2025

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

SP 07 17529048 8247-RNA 148 19 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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Page 4 of 2

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29262	WN06 012Z	0.32	01		NO-S0
Property Description	0 TURTLE CREEK DR				
Property Address					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% Appraised Value	0	10	10	0	
40% Assessed Value	0	4	4	0	

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REASONS FOR ASSESSMENT NOTICE

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8247RNA-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

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Annual Assessment Notice Date: 5/23/2025

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SP 07 17529048 8247-RNA 148 20 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
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LAWRENCEVILLE GA 30046-4043



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	Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
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B	Property Description	0 TURTLE CREEK DR				
	Property Address					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
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SP 07 17529048 8247-RNA 148 21 6 32
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TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
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29263	WN06 013Z	0.39	01		NO-S0
Property Description	0 TURTLE CREEK DR				
Property Address					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	4	15.500000
Winder	0	0	4	4.963000

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
County M & O	0	0	4	0.005994	0.02
School Bond	0	0	4	0.000000	0.00
GO Bond Debt Collect	0	0	4	0.001077	0.00
Economic Developme	0	0	4	0.000259	0.00

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 07 17529048 8247-RNA 148 22 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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

Page 2 of 2

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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
29263	WN06 013Z	0.39	01		NO-S0
Property Description	0 TURTLE CREEK DR				
Property Address					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised Value</u>	0	10	10	0	
40% <u>Assessed Value</u>	0	4	4	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

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
xWinder Library Fee	0	0	4	0.000000	32.00
xWinder Storm Water	0	0	4	0.000000	5.00

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.

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8247PRNAH 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)

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

SP 07 17529048 8247-RNA 148 23 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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Page 1 of 2

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29264	WN06 014Z	0.18	01		NO-S0
Property Description	0 TURTLE CREEK DR				
Property Address					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised Value</u>	0	10	10	0	
40% <u>Assessed Value</u>	0	4	4	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

08 -Parcel Value adjusted to reflect market value

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	4	15.500000
Winder	0	0	4	4.963000

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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	4	0.005994	0.02
School Bond	0	0	4	0.000000	0.00
GO Bond Debt Collect	0	0	4	0.001077	0.00
Economic Developme	0	0	4	0.000259	0.00

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.

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

BARROW COUNTY BOARD OF ASSESSORS
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WINDER GA 30680-1962
770-307-3108



PT-306H (revised April 2025)

Official Tax Matter - 2025 TAX YEAR

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Annual Assessment Notice Date: 5/23/2025

Last date to file a written appeal: 7/7/2025

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

SP 07 17529048 8247-RNA 148 24 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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Page-2 of 2

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29264	WN06 014Z	0.18	01		NO-S0
Property Description	0 TURTLE CREEK DR				
Property Address					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	10	10	0	
40% Assessed Value	0	4	4	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
xWinder Library Fee	0	0	4	0.000000	32.00
xWinder Storm Water	0	0	4	0.000000	5.00

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

BARROW COUNTY BOARD OF ASSESSORS
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WINDER GA 30680-1962
770-307-3108



PT-306H (revised April 2025)

Official Tax Matter - 2025 TAX YEAR

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Annual Assessment Notice Date: 5/23/2025

Last date to file a written appeal: 7/7/2025

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

SP 07 17529048 8247-RNA 148 25 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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Page-1 of 2

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29265	WN06 007Z	0.00	01		NO-S0
Property Description	114 TURTLE CREEK DR				
Property Address					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% Appraised Value	0	18	18	0	
40% Assessed Value	0	7	7	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

08 -Parcel Value adjusted to reflect market value

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	7	15.500000
Winder	0	0	7	4.963000

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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	7	0.005994	0.04
School Bond	0	0	7	0.000000	0.00
GO Bond Debt Collect	0	0	7	0.001077	0.01
Economic Developme	0	0	7	0.000259	0.00

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.

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

BARROW COUNTY BOARD OF ASSESSORS
30 N BROAD ST - HISTORIC COURTHOUSE
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PT-306H (revised April 2025)

Official Tax Matter - 2025 TAX YEAR

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SP 07 17529048 8247-RNA 148 26 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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Page 2 of 2

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	Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
	29265	WN06 007Z	0.00	01		NO-S0
B	Property Description					
	Property Address	114 TURTLE CREEK DR				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
	100% <u>Appraised</u> Value	0	18	18	0	
	40% <u>Assessed</u> Value	0	7	7	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
xWinder Library Fee	0	0	7	0.000000	32.00
xWinder Library Fee	0	0	7	0.000000	32.00
xWinder Storm Water	0	0	7	0.000000	562.00

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PT-306H (revised April 2025)

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SP 07 17529048 8247-RNA 148 27 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
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LAWRENCEVILLE GA 30046-4043



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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
29266	WN06 008Z	10.51	01		NO-S0
Property Description	open space				
Property Address	0 TURTLE CREEK DR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% Appraised Value	0	10	10	0	
40% Assessed Value	0	4	4	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	4	15.500000
Winder	0	0	4	4.963000

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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	4	0.005994	0.02
School Bond	0	0	4	0.000000	0.00
GO Bond Debt Collect	0	0	4	0.001077	0.00
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SP 07 17529048 8247-RNA 148 28 6 32
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TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
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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 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
29266	WN06 008Z	10.51	01		NO-S0
Property Description	open space				
Property Address	0 TURTLE CREEK DR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	10	10	0	
40% <u>Assessed</u> Value	0	4	4	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)(I), 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
xWinder Library Fee	0	0	4	0.000000	32.00
xWinder Storm Water	0	0	4	0.000000	90.00

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

8247PRNAH 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 07 17529048 8247-RNA 148 29 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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

Page 1 of 2

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At the time of filing your appeal you must select one of the following appeal methods:

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(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>.

A

B

Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
32279	WN06 015Z	0.34	01		NO-S0
Property Description	0 BOX CIR				
Property Address					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	10	10	0	
40% Assessed Value	0	4	4	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

08 -Parcel 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)(I)(i).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	4	15.500000
Winder	0	0	4	4.963000

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
County M & O	0	0	4	0.005994	0.02
School Bond	0	0	4	0.000000	0.00
GO Bond Debt Collect	0	0	4	0.001077	0.00
Economic Developme	0	0	4	0.000259	0.00

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 07 17529048 8247-RNA 148 30 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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

Page 2 of 2

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- 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
32279	WN06 015Z	0.34	01		NO-S0
Property Description					
Property Address					
0 BOX CIR					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	10	10	0	
40% Assessed Value	0	4	4	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

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate

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
xWinder Library Fee	0	0	4	0.000000	32.00
xWinder Storm Water	0	0	4	0.000000	5.00

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-308H (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/

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

Page 1 of 2

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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
	32282	WN06 016Z	2.19	01		NO-S0
	Property Description	Open Space 2.19 Ac				
	Property Address	0 OPEN SPACE 2.19 AC				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B	100% <u>Appraised</u> Value	0	10	10	0	
	40% <u>Assessed</u> Value	0	4	4	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						
08	-Parcel Value adjusted to reflect market value					

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	4	15.500000
Winder	0	0	4	4.963000

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
County M & O	0	0	4	0.005994	0.02
School Bond	0	0	4	0.000000	0.00
GO Bond Debt Collect	0	0	4	0.001077	0.00
Economic Developme	0	0	4	0.000259	0.00

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.

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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

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Annual Assessment Notice Date: 5/23/2025

Last date to file a written appeal: 7/7/2025

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

SP 07 17529048 8247-RNA 148 32 6 32
HOMEOWNERS ASSOCIATION OF
TURTLE CREEK VILLAS
C/O G W & ASSOCIATES
1585 OLD NORCROSS RD STE 101
LAWRENCEVILLE GA 30046-4043



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

Page 2 of 2

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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
32282	WN06 016Z	2.19	01		NO-S0
Property Description	Open Space 2.19 Ac				
Property Address	0 OPEN SPACE 2.19 AC				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	10	10	0	
40% <u>Assessed</u> Value	0	4	4	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

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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
xWinder Library Fee	0	0	4	0.000000	32.00
xWinder Storm Water	0	0	4	0.000000	24.00

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.

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8247PRNAH 5/9/25 C.K

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



SP 03 17529048 8247-RNA 316 1 6 10

WDG WINDER LLC
3715 NORTHSIDE PKWY NW
BLD 400
STE 515
ATLANTA GA 30327



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/

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

Page 1 of 2

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- (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 KEVIN PIRKLE/307-3108 EX 8983 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>.

A	Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
	37731	XX053 031P	0.77	06		NO-S0
B	Property Description	TRACT 1				
	Property Address	0 CARL-BETHLEHEM RD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
	100% Appraised Value	0	1,921,331	311,850	0	
	40% Assessed Value	0	768,532	124,740	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

71 -ACREAGE CHANGE

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)(i).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	124,740	15.500000

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
County M & O	0	0	124,740	0.004424	551.85
School Bond	0	0	124,740	0.000000	0.00
County Fire Tax	0	0	124,740	0.002940	366.74
GO Bond Debt Collect	0	0	124,740	0.001077	134.34

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.

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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

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Annual Assessment Notice Date: 5/23/2025

Last date to file a written appeal: 7/7/2025

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

Page-2 of 2

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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 KEVIN PIRKLE/307-3108 EX 8983 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
37731	XX053 031P	0.77	06		NO-S0
Property Description	TRACT 1				
Property Address	0 CARL-BETHLEHEM RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% Appraised Value	0	1,921,331	311,850	0	
40% Assessed Value	0	768,532	124,740	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)(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
Economic Developme	0	0	124,740	0.000259	32.31

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

8247F/RNA-H 5/9/25 C.K

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



SP 03 17529048 8247-RNA 316 3 6 10

WDG WINDER LLC
3715 NORTHSIDE PKWY NW
BLD 400
STE 515
ATLANTA GA 30327



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/

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

Page 1 of 2

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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 KEVIN PIRKLE/307-3108 EX 8983 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
	81171	XX053 031Q	0.85	06		NO-S0
B	Property Description	TRACT 2A				
	Property Address	0 CARL-BETHLEHEM RD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
	100% <u>Appraised</u> Value	0	0	344,250	0	
	40% <u>Assessed</u> Value	0	0	137,700	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

70 -NEW PARCEL

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)(ii).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	137,700	15.500000

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
County M & O	0	0	137,700	0.004424	609.18
School Bond	0	0	137,700	0.000000	0.00
County Fire Tax	0	0	137,700	0.002940	404.84
GO Bond Debt Collect	0	0	137,700	0.001077	148.30

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.

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

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PT-306H (revised April 2025)

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Annual Assessment Notice Date: 5/23/2025

Last date to file a written appeal: 7/7/2025

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
81171	XX053 031Q	0.85	06		NO-S0
Property Description	TRACT 2A				
Property Address	0 CARL-BETHLEHEM RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	0	344,250	0	
40% <u>Assessed</u> Value	0	0	137,700	0	

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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	137,700	0.000259	35.66

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PT-306H (revised April 2025)

Official Tax Matter - 2025 TAX YEAR

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B	Account Number	Property ID Number		Acreage	Tax District	Covenant Year	Homestead
	81172		XX053 031R	0.70	06		NO-S0
	Property Description	TRACT 3					
	Property Address	0 CARL-BETHLEHEM RD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value		
	100% <u>Appraised</u> Value	0	0	283,500	0		
	40% <u>Assessed</u> Value	0	0	113,400	0		

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REASONS FOR ASSESSMENT NOTICE

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	113,400	15.500000

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
County M & O	0	0	113,400	0.004424	501.68
School Bond	0	0	113,400	0.000000	0.00
County Fire Tax	0	0	113,400	0.002940	333.40
GO Bond Debt Collect	0	0	113,400	0.001077	122.13

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PT-306H (revised April 2025)

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
81172	XX053 031R	0.70	06		NO-S0
Property Description	TRACT 3				
Property Address	0 CARL-BETHLEHEM RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% <u>Appraised</u> Value	0	0	283,500	0	
40% <u>Assessed</u> Value	0	0	113,400	0	

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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	113,400	0.000259	29.37

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

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PT-306H (revised April 2025)

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
81173	XX053 031S	0.94	06		NO-S0
Property Description	TRACT 4				
Property Address	0 CARL-BETHLEHEM RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	0	380,700	0	
40% <u>Assessed</u> Value	0	0	152,280	0	

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REASONS FOR ASSESSMENT NOTICE

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	152,280	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	152,280	0.004424	673.69
School Bond	0	0	152,280	0.000000	0.00
County Fire Tax	0	0	152,280	0.002940	447.70
GO Bond Debt Collect	0	0	152,280	0.001077	164.01

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B	Account Number	Property ID Number		Acreage	Tax District	Covenant Year	Homestead
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	Property Description	TRACT 4					
	Property Address	0 CARL-BETHLEHEM RD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value		
	100% <u>Appraised</u> Value	0	0	380,700	0		
	40% <u>Assessed</u> Value	0	0	152,280	0		

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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	152,280	0.000259	39.44

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
81174	XX053 031T	0.49	06		NO-S0
Property Description	TRACT 2B				
Property Address	0 CARL-BETHLEHEM RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% <u>Appraised</u> Value	0	0	198,450	0	
40% <u>Assessed</u> Value	0	0	79,380	0	

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REASONS FOR ASSESSMENT NOTICE

70 -NEW PARCEL

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	79,380	15.500000

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
County M & O	0	0	79,380	0.004424	351.18
School Bond	0	0	79,380	0.000000	0.00
County Fire Tax	0	0	79,380	0.002940	233.38
GO Bond Debt Collect	0	0	79,380	0.001077	85.49

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

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 316 10 6 10

WDG WINDER LLC
3715 NORTHSIDE PKWY NW
BLD 400
STE 515
ATLANTA GA 30327



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

Page-2 of 2

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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 KEVIN PIRKLE/307-3108 EX 8983 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
81174	XX053 031T	0.49	06		NO-S0
Property Description	TRACT 2B				
Property Address	0 CARL-BETHLEHEM RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	0	198,450	0	
40% <u>Assessed</u> Value	0	0	79,380	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

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate

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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	79,380	0.000259	20.56

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

17529048-59-1-14

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



PT-306H (revised April 2025)

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SP 04 17529048 8247-RNA 59 1 6 14



CBD INVESTMENTS LLC
2 RAVINIA DR STE 850
ATLANTA GA 30346-2126



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Page 1 of 2

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
31516	XX026G 087	7.19	06		NO-S0
Property Description	OPEN SPACE 7.19 Ac BLK A PH 2 THE SPRINGS U				
Property Address	0 OPEN SPACE 7.19 AC				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	10	10	0	
40% Assessed Value	0	4	4	0	

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REASONS FOR ASSESSMENT NOTICE

08 --Parcel Value adjusted to reflect market value

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	4	15.500000

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
County M & O	0	0	4	0.004424	0.02
School Bond	0	0	4	0.000000	0.00
County Fire Tax	0	0	4	0.002940	0.01
GO Bond Debt Collect	0	0	4	0.001077	0.00

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.

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

BARROW COUNTY BOARD OF ASSESSORS
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WINDER GA 30680-1962
770-307-3108



PT-306H (revised April 2025)

Official Tax Matter - 2025 TAX YEAR

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Annual Assessment Notice Date: 5/23/2025

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

SP 04 17529048 8247-RNA 59 2 6 14



CBD INVESTMENTS LLC
2 RAVINIA DR STE 850
ATLANTA GA 30346-2126



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Page-2 of 2

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
31516	XX026G 087	7.19	06		NO-S0
Property Description	OPEN SPACE 7.19 Ac BLK A PH 2 THE SPRINGS U				
Property Address	0 OPEN SPACE 7.19 AC				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% <u>Appraised</u> Value	0	10	10	0	
40% <u>Assessed</u> Value	0	4	4	0	

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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. § 48-5-305(b)(1)(I)(i).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate

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. § 48-5-305(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
Economic Developme	0	0	4	0.000259	0.00

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.

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

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PT-306H (revised April 2025)

Official Tax Matter - 2025 TAX YEAR

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SP 04 17529048 8247-RNA 59 3 6 14



CBD INVESTMENTS LLC
2 RAVINIA DR STE 850
ATLANTA GA 30346-2126



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Page 1 of 2

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
31517	XX026G 088	0.00	06		NO-S0
Property Description	LOT 10 BLK B PH 2 THE SPRINGS UNIT 2				
Property Address	872 CHAMPAGNE LN				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	74,400	74,400	0	
40% Assessed Value	0	29,760	29,760	0	

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REASONS FOR ASSESSMENT NOTICE

08 -Parcel Value adjusted to reflect market value

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	29,760	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	29,760	0.004424	131.66
School Bond	0	0	29,760	0.000000	0.00
County Fire Tax	0	0	29,760	0.002940	87.49
GO Bond Debt Collect	0	0	29,760	0.001077	32.05

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.

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Official Tax Matter - 2025 TAX YEAR

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SP 04 17529048 8247-RNA 59 4 6 14



CBD INVESTMENTS LLC
2 RAVINIA DR STE 850
ATLANTA GA 30346-2126



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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
31517	XX026G 088	0.00	06		NO-S0
Property Description	LOT 10 BLK B PH 2 THE SPRINGS UNIT 2				
Property Address	872 CHAMPAGNE LN				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	74,400	74,400	0	
40% <u>Assessed</u> Value	0	29,760	29,760	0	

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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	29,760	0.000259	7.71

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PT-306H (revised April 2025)

SP 04 17529048 8247-RNA 59 5 6 14



CBD INVESTMENTS LLC
2 RAVINIA DR STE 850
ATLANTA GA 30346-2126



Official Tax Matter - 2025 TAX YEAR

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
31520	XX026G 091	0.00	06		NO-S0
Property Description	LOT 13 BLK B PH 2 THE SPRINGS UNIT 2				
Property Address	884 CHAMPAGNE LN				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	74,400	74,400	0	
40% <u>Assessed</u> Value	0	29,760	29,760	0	

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County M & O	0	0	29,760	0.004424	131.66
School Bond	0	0	29,760	0.000000	0.00
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8247PRNA-H 59/25 C.K



SP 04 17529048 8247-RNA 59 6 6 14



CBD INVESTMENTS LLC
2 RAVINIA DR STE 850
ATLANTA GA 30346-2126



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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)

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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
31520	XX026G 091	0.00	06		NO-S0
Property Description	LOT 13 BLK B PH 2 THE SPRINGS UNIT 2				
Property Address	884 CHAMPAGNE LN				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	74,400	74,400	0	
40% <u>Assessed</u> Value	0	29,760	29,760	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 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)(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
Economic Developme	0	0	29,760	0.000259	7.71

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



SP 04 17529048 8247-RNA 59 7 6 14



CBD INVESTMENTS LLC
2 RAVINIA DR STE 850
ATLANTA GA 30346-2126



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/

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

Page 1 of 2

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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 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.

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Account Number	Property ID Number		Acreage	Tax District	Covenant Year	Homestead
	31553	XX026G 124	0.00	06		NO-S0
Property Description	LOT 46 BLK B. PH 2 THE SPRINGS UNIT 2					
Property Address	1040 MONTROSE WAY					
100% Appraised Value	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value		
	0	74,400	74,400	0		
	0	29,760	29,760	0		
40% Assessed Value	0	29,760	29,760	0		

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REASONS FOR ASSESSMENT NOTICE

08 -Parcel Value adjusted to reflect market value

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	29,760	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	29,760	0.004424	131.66
School Bond	0	0	29,760	0.000000	0.00
County Fire Tax	0	0	29,760	0.002940	87.49
GO Bond Debt Collect	0	0	29,760	0.001077	32.05

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



PT-306H (revised April 2025)

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SP 04 17529048 8247-RNA 59 8 6 14



CBD INVESTMENTS LLC
2 RAVINIA DR STE 850
ATLANTA GA 30346-2126



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	31553	XX026G 124		0.00	06		NO-S0
	Property Description	LOT 46 BLK B PH 2 THE SPRINGS UNIT 2					
	Property Address	1040 MONTROSE WAY					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value	
	100% <u>Appraised</u> Value	0	74,400	74,400		0	
	40% <u>Assessed</u> Value	0	29,760	29,760		0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
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17529048-59-9-14

BARROW COUNTY BOARD OF ASSESSORS
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PT-306H (revised April 2025)

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
31590	XX026G 161	0.00	06		NO-S0
Property Description	LOT 83 BLK B PH 2 THE SPRINGS UNIT 2				
Property Address	1844 SAUTERNE DR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	74,400	74,400	0	
40% Assessed Value	0	29,760	29,760	0	

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REASONS FOR ASSESSMENT NOTICE

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

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PT-306H (revised April 2025)

Official Tax Matter - 2025 TAX YEAR

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SP 04 17529048 8247-RNA 59 10 6 14



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	31590	XX026G 161	0.00	06		NO-S0
B	Property Description	LOT 83 BLK B PH 2 THE SPRINGS UNIT 2				
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		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
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PT-306H (revised April 2025)

SP 04 17529048 8247-RNA 59 11 6 14



CBD INVESTMENTS LLC
2 RAVINIA DR STE 850
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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
31591	XX026G 162	0.00	06		NO-S0
Property Description	LOT 84 BLK B PH 2 THE SPRINGS UNIT 2				
Property Address	1846 SAUTERNE DR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	74,400	74,400	0	
40% Assessed Value	0	29,760	29,760	0	

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2 RAVINIA DR STE 850
ATLANTA GA 30346-2126



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:

- (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
31595	XX026G 166	4.89	06		NO-S0
Property Description	OPEN SPACE 4.89 Ac BLK B PH 2 THE SPRINGS 2				
Property Address	0 OPEN SPACE 4.89 AC				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% <u>Appraised</u> Value	0	10	10	0	
40% <u>Assessed</u> Value	0	4	4	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

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)(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
Economic Developme	0	0	4	0.000259	0.00

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

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