

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 10 17529048 8247-RNA 222 1 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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

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

- A**
- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
 - (2) Arbitration (value)
 - (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the Barrow County Board of Assessors which is located at 30 North Broad Street, Historic Courthouse, Winder, GA 30680 and which may be contacted by telephone at: (770) 307-3108. Your staff contacts are STEPHANIE E/307-3108 EX 3508 and REGGIE SPEARMAN/307-3108EX3813.

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39457	XX103F 001	0.00	06		NO-S0
Property Description	LOT # 1 PLEASANT HILL ESTATES				
Property Address	63 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	50,000	50,000	0	
40% Assessed Value	0	20,000	20,000	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).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	20,000	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	20,000	0.004424	88.48
School Bond	0	0	20,000	0.000000	0.00
County Fire Tax	0	0	20,000	0.002940	58.80
GO Bond Debt Collect	0	0	20,000	0.001077	21.54

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	Property Address					
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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39461	XX103F 005	0.00	06		NO-S0
Property Description	LOT # 5 PLEASANT HILL ESTATES				
Property Address	203 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
40% <u>Assessed</u> Value	0	20,000	20,000	0	

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Property Description	LOT # 6 PLEASANT HILL ESTATES				
Property Address	253 DELIGHTFUL WAY				
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8247PRNA-H 5/9/25 C.K

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17529048-222-7-46

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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	20,000	0.004424	88.48
School Bond	0	0	20,000	0.000000	0.00
County Fire Tax	0	0	20,000	0.002940	58.80
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8247PRNA-H 5/9/25 C K



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 10 17529048 8247-RNA 222 8 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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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 STEPHANIE E/307-3108 EX 3508 and REGGIE SPEARMAN/307-3108EX3813.

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39463	XX103F 007	0.00	06		NO-S0
Property Description	LOT # 7 PLEASANT HILL ESTATES				
Property Address	281 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
40% <u>Assessed</u> Value	0	20,000	20,000	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
Economic Developme	0	0	20,000	0.000259	5.18

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SP 10 17529048 8247-RNA 222 9 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39464	XX103F 008	0.00	06		NO-S0
Property Description	LOT # 8 PLEASANT HILL ESTATES				
Property Address	301 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
40% <u>Assessed</u> Value	0	20,000	20,000	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	20,000	15.500000

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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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SP 10 17529048 8247-RNA 222 10 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
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B	Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
	39464	XX103F 008	0.00	06		NO-S0
	Property Description	LOT # 8 PLEASANT HILL ESTATES				
	Property Address	301 DELIGHTFUL WAY				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
	100% <u>Appraised</u> Value	0	50,000	50,000	0	
	40% <u>Assessed</u> Value	0	20,000	20,000	0	

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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
39465	XX103F 009	0.00	06		NO-S0
Property Description					
LOT # 9 PLEASANT HILL ESTATES					
Property Address					
327 DELIGHTFUL WAY					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
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39466	XX103F 010	0.00	06		NO-S0
Property Description	LOT # 10 PLEASANT HILL ESTATES				
Property Address	353 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised Value</u>	0	50,000	50,000	0	
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	100% <u>Appraised</u> Value	0	50,000	50,000	0	
	40% <u>Assessed</u> Value	0	20,000	20,000	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	20,000	0.000259	5.18

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 10 17529048 8247-RNA 222 15 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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 STEPHANIE E/307-3108 EX 3508 and REGGIE SPEARMAN/307-3108EX3813.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>.

Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39467	XX103F 011	0.00	06		NO-S0
Property Description	LOT # 11 PLEASANT HILL ESTATES				
Property Address	377 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised Value</u>	0	50,000	50,000	0	
40% <u>Assessed Value</u>	0	20,000	20,000	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	20,000	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	20,000	0.004424	88.48
School Bond	0	0	20,000	0.000000	0.00
County Fire Tax	0	0	20,000	0.002940	58.80
GO Bond Debt Collect	0	0	20,000	0.001077	21.54

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

SP 10 17529048 8247-RNA 222 16 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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B	Property Description	LOT # 11 PLEASANT HILL ESTATES				
	Property Address	377 DELIGHTFUL WAY				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
	100% <u>Appraised</u> Value	0	50,000	50,000	0	
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8247PRNA-H 5/9/25 C.K



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 10 17529048 8247-RNA 222 17 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39468	XX103F 012	0.00	06		NO-S0
Property Description	LOT # 12 PLEASANT HILL ESTATES				
Property Address	417 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
40% <u>Assessed</u> Value	0	20,000	20,000	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	20,000	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	20,000	0.004424	88.48
School Bond	0	0	20,000	0.000000	0.00
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SP 10 17529048 8247-RNA 222 18 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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/

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Property Description	LOT # 12 PLEASANT HILL ESTATES				
Property Address	417 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
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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

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

SP 10 17529048 8247-RNA 222 19 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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	Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
	39469	XX103F 013	0.00	06		NO-S0
B	Property Description	LOT # 13 PLEASANT HILL ESTATES				
	Property Address	467 DELIGHTFUL WAY				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
	100% <u>Appraised</u> Value	0	50,000	50,000	0	
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SP 10 17529048 8247-RNA 222 20 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
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SP 10 17529048 8247-RNA 222 21 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39470	XX103F 014	0.00	06		NO-S0
Property Description	LOT # 14 PLEASANT HILL ESTATES				
Property Address	483 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
40% <u>Assessed</u> Value	0	20,000	20,000	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).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
School M & O	0	0	20,000	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	20,000	0.004424	88.48
School Bond	0	0	20,000	0.000000	0.00
County Fire Tax	0	0	20,000	0.002940	58.80
GO Bond Debt Collect	0	0	20,000	0.001077	21.54

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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SP 10 17529048 8247-RNA 222 22 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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 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 STEPHANIE E/307-3108 EX 3508 and REGGIE SPEARMAN/307-3108 EX 3813.

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
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Property Description	LOT # 14 PLEASANT HILL ESTATES				
Property Address	483 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised Value</u>	0	50,000	50,000	0	
40% <u>Assessed Value</u>	0	20,000	20,000	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	20,000	0.000259	5.18

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SP 10 17529048 8247-RNA 222 23 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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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
39471	XX103F 015	0.00	06		NO-S0
Property Description	LOT # 15 PLEASANT HILL ESTATES				
Property Address	482 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
40% <u>Assessed</u> Value	0	20,000	20,000	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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School Bond	0	0	20,000	0.000000	0.00
County Fire Tax	0	0	20,000	0.002940	58.80
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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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SP 10 17529048 8247-RNA 222 24 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
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Property Description	LOT # 15 PLEASANT HILL ESTATES				
Property Address	482 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
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8247PRNAH 5/9/25 C.K



SP 10 17529048 8247-RNA 222 25 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



Official Tax Matter - 2025 TAX YEAR

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Annual Assessment Notice Date: 5/23/2025

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39472	XX103F 016	0.00	06		NO-S0
Property Description	LOT # 16 PLEASANT HILL ESTATES				
Property Address	472 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
40% <u>Assessed</u> Value	0	20,000	20,000	0	

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SP 10 17529048 8247-RNA 222 26 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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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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SP 10 17529048 8247-RNA 222 27 6 46



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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39473	XX103F 017	0.00	06		NO-S0
Property Description	LOT # 17 PLEASANT HILL ESTATES				
Property Address	454 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
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8247PRNA-H 5/9/25 C.K



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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 STEPHANIE E/307-3108 EX 3508 and REGGIE SPEARMAN/307-3108 EX 3813.

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39473	XX103F 017	0.00	06		NO-S0
Property Description	LOT # 17 PLEASANT HILL ESTATES				
Property Address	454 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
40% <u>Assessed</u> Value	0	20,000	20,000	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

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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	20,000	0.000259	5.18

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

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

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

SP 10 17529048 8247-RNA 222 29 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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

Page 1 of 2

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39474	XX103F 018	0.00	06		NO-S0
Property Description	LOT # 18 PLEASANT HILL ESTATES				
Property Address	428 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
40% <u>Assessed</u> Value	0	20,000	20,000	0	

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Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
County M & O	0	0	20,000	0.004424	88.48
School Bond	0	0	20,000	0.000000	0.00
County Fire Tax	0	0	20,000	0.002940	58.80
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8247PRNA-H 5/9/25 C.K



SP 10 17529048 8247-RNA 222 30 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



Official Tax Matter - 2025 TAX YEAR

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Annual Assessment Notice Date: 5/23/2025

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PT-306H (revised April 2025)

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Page 1 of 2

SP 10 17529048 8247-RNA 222 31 6 46

PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39475	XX103F 019	0.00	06		NO-S0
Property Description	LOT # 19 PLEASANT HILL ESTATES				
Property Address	396 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised Value</u>	0	50,000	50,000	0	
40% <u>Assessed Value</u>	0	20,000	20,000	0	

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SP 10 17529048 8247-RNA 222 32 6 46



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PT-306H (revised April 2025)



SP 10 17529048 8247-RNA 222 33 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39476	XX103F 020	0.00	06		NO-S0
Property Description	LOT # 20 PLEASANT HILL ESTATES				
Property Address	376 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
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8247PRNA-H 5/9/25 C.K



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SP 10 17529048 8247-RNA 222 34 6 46



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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 STEPHANIE E/307-3108 EX 3508 and REGGIE SPEARMAN/307-3108EX3813.

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39477	XX103F 021	0.00	06		NO-S0
Property Description	LOT # 21 PLEASANT HILL ESTATES				
Property Address	342 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
40% <u>Assessed</u> Value	0	20,000	20,000	0	

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REASONS FOR ASSESSMENT NOTICE

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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	20,000	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	20,000	0.004424	88.48
School Bond	0	0	20,000	0.000000	0.00
County Fire Tax	0	0	20,000	0.002940	58.80
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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

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

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

SP 10 17529048 8247-RNA 222 36 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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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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SP 10 17529048 8247-RNA 222 37 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
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WINDER GA 30680-3349



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	Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
	39478	XX103F 022	0.00	06		NO-S0
B	Property Description	LOT # 22 PLEASANT HILL ESTATES				
	Property Address	296 DELIGHTFUL WAY				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
	100% <u>Appraised</u> Value	0	50,000	50,000	0	
	40% <u>Assessed</u> Value	0	20,000	20,000	0	

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SP 10 17529048 8247-RNA 222 38 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



Official Tax Matter - 2025 TAX YEAR

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Annual Assessment Notice Date: 5/23/2025

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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)



SP 10 17529048 8247-RNA 222 39 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
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Property Description	LOT # 23 PLEASANT HILL ESTATES				
Property Address	230 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
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8247PRNA-H 5/9/25 C.K



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SP 10 17529048 8247-RNA 222 40 6 46



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SP 10 17529048 8247-RNA 222 41 6 46



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39484	XX103F 028	0.00	06		NO-S0
Property Description	LOT # 28 PLEASANT HILL ESTATES				
Property Address	162 DELIGHTFUL WAY				
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B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
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SP 10 17529048 8247-RNA 222 42 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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

Page 2 of 2

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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 STEPHANIE E/307-3108 EX 3508 and REGGIE SPEARMAN/307-3108EX3813.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>.

Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39484	XX103F 028	0.00	06		NO-S0
Property Description	LOT # 28 PLEASANT HILL ESTATES				
Property Address	162 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
40% <u>Assessed</u> Value	0	20,000	20,000	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

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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	20,000	0.000259	5.18

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

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 10 17529048 8247-RNA 222 43 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39485	XX103F 029	0.00	06		NO-S0
Property Description	LOT # 29 PLEASANT HILL ESTATES				
Property Address	120 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised Value</u>	0	50,000	50,000	0	
40% <u>Assessed Value</u>	0	20,000	20,000	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	20,000	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	20,000	0.004424	88.48
School Bond	0	0	20,000	0.000000	0.00
County Fire Tax	0	0	20,000	0.002940	58.80
GO Bond Debt Collect	0	0	20,000	0.001077	21.54

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



SP 10 17529048 8247-RNA 222 44 6 46



PLEASANT HILL ESTATES INVESTMENTS LLC
29 SWEET APPLE LN
WINDER GA 30680-3349



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

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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39485	XX103F 029	0.00	06		NO-S0
Property Description	LOT # 29 PLEASANT HILL ESTATES				
Property Address	120 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% <u>Appraised</u> Value	0	50,000	50,000	0	
40% <u>Assessed</u> Value	0	20,000	20,000	0	

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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)

SP 10 17529048 8247-RNA 222 45 6 46



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Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
39486	XX103F 001Z	0.00	06		NO-S0
Property Description	LOT # 30 PLEASANT HILL ESTATES				
Property Address	0 DELIGHTFUL WAY				
	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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School M & O	0	0	4	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	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

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Property Description	LOT # 30 PLEASANT HILL ESTATES				
Property Address	0 DELIGHTFUL WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
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8247PRNA-H 5/9/25 C.K



024 DIXTAFO 30680

NIXIE 326 DE 1270 0008/15/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 30680196299 2175N227044-02367

