

ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised Jan 2016)

**COBB COUNTY
BOARD OF TAX ASSESSORS**

P.O. Box 649
Marietta, GA 30061-0649
(770) 528-3100



Official Tax Matter - 2017 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: **04/21/2017**

Last date to file a written appeal: **06/05/2017**

C4
2017

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

County property records are available online at:
www.cobbassessor.org



*****AUTO**5-DIGIT 30101 15 74

LAIRD AT CREEKSIDE LLC
3310 DOGWOOD LN NW
ACWORTH, GA 30101-3941

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 \$750,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 736 Whitlock Avenue, Suite 200, Marietta, GA 30064 and which may be contacted by telephone at: (770) 528-3100. Your staff contacts are Appraiser Corbin and Dave Shelley.

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

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	20012401150	1.18	1	-	NO
Property Description	C4 - Commercial Small Tracts NBHD - 31C				
Property Address	3162 ACWORTH FOREST DR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		221,060	265,520		
40% Assessed Value		88,424	106,208		

Reasons for Assessment Notice

Land value adjusted to reflect current market value

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Previous Millage	Estimated Tax
County General			106,208	.006660	707.35
County Bond			106,208	.000230	24.43
County Fire			106,208	.002960	314.38
School General			106,208	.018900	2,007.33
School Bond			106,208	.000000	.00
Total County Tax					3,053.49
Acworth			106,208	.007600	807.18
Total City Tax					807.18
State Total			106,208	.000000	.00

Total Estimated Tax \$3,860.67

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C3
2017



*****AUTO**5-DIGIT 30101 15 73

CREEKSID POND LLC
3310 DOGWOOD LN NW
ACWORTH, GA 30101-3941



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B

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	20012401160	.70	1	-	NO
Property Description	C3 - Commercial Lots NBHD - 31C				
Property Address	ACWORTH FOREST DR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		15,010	18,010		
40% Assessed Value		6,004	7,204		
Reasons for Assessment Notice					
Land value adjusted to reflect current market value					

C

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Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Previous Millage	Estimated Tax
County General			7,204	.006660	47.98
County Bond			7,204	.000230	1.66
County Fire			7,204	.002960	21.32
School General			7,204	.018900	136.16
School Bond			7,204	.000000	.00
Total County Tax					207.12
Acworth			7,204	.007600	54.75
Total City Tax					54.75
State Total			7,204	.000000	.00

Total Estimated Tax **\$261.87**