

HALL County Board of Assessors
 P O BOX 2895
 Gainesville GA 30503
 (770)531-6720

Official Tax Matter - 2020 Tax Year

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

Annual Assessment Notice Date: 5/8/2020

Last date to file a written appeal: 6/22/2020

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at: www.qpublic.schneider.net

THOMPSON JENNIFER WINTERS
 117 TIMBERLOST TRAIL
 SUWANEE GA 30024

06/15/2020
Acq. Price Reflected in Valp

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

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

A

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

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at P O BOX 2895 Gainesville, GA 30503 and which may be contacted by telephone at: (770) 531-6720. **Your staff contacts are TRACY GILREATH and ERIKA VARGAS.**

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
46162	15018 000029	33.53	01	CUV:2019	None
Property Description		4051 HYDE MILL ROAD			
Property Address		4057 HYDE MILL RD			
B	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% <u>Appraised Value</u>	0	321,469	194,000	24,490	
40% <u>Assessed Value</u>	0	128,588	77,600	9,796	
Reasons for Assessment Notice					
Value adj for 1-year Arms Length Transaction cap; CONSERVATION USE COVENANT APPLICATION APPROVED; Ownership Change;					

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's 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	Millage	Estimated Tax
C NET COUNTY 120	54.980	0	22,620	5.098000	115.32
SCHOOL140	54.980	0	22,620	17.550000	396.98
NET UNINC FIRE 160	54.980	0	22,620	2.650000	59.94
SOLID WASTE FEE	0	0	0	0.000000	75.00
EMERGENCY SERVI	54.980	0	22,620	0.571000	12.92
DEVELOPMENT SER	54.980	0	22,620	1.005000	22.73
PARKS & LEISURE	54.980	0	22,620	0.364000	8.23
Total Estimated Tax					\$691.12

No Change

3/25/2020

HALL County Tax Assessors Office

P O BOX 2895,

Gainesville, GA 30503

Digest Yr: 2020

Phone: (770) 531-6720

NOTICE: THIS IS NOT A BILL.

Conservation Use Assessment Approved

THOMPSON JENNIFER WINTERS
117 TIMBERLOST TRAIL
SUWANEE, GA 30024

(Regulation 560-11-6-.08) You have the right to file an appeal contesting the Board of Assessor's initial determination or subsequent change of the qualifying use of the property, the soil classification of any part or all of the qualified property, the valuation of any qualified improvements, the assessment ratio utilized with regard to the qualified property; as well as with regard to any alleged errors that may have been made by the assessors in the application of the tables and standards of value prescribed by the Commissioner. An appeal, however, may not be made concerning the tables or standards of value prescribed by the Commissioner pursuant to Regulation 560-11-6-.09 to the county Board of Assessors followed by an appeal either to the county Board of Equalization or to Arbitration and in either case, to appeal to Superior Court.

Mailing Date: 3/25/2020

Account Number: 46162

Homestead S0

Tax District: COUNTY

Acres 32.03

Parcel Number 15018 000029

Property 4051 HYDE MILL ROAD

Beginning Covenant Year 2019

DESC	PROD	ACRES
Timberland 93	5	5.54
Timberland 93	6	7.82
Timberland 93	7	18.67

LETTER TO TAXPAYER

Dear Property Owner,

The HALL Board of Tax Assessors, having reviewed the application for the above referenced parcel, has determined the property meets the qualifications for the Conservation Use Assessment. The assessment will appear on your tax bill for this year's digest in the form of an exemption.

During the ten (10) year covenant period any change in usage or ownership of the property could result in a breach of the covenant. Please advise us in writing of any changes.

The staff of the HALL County Tax Assessors office will conduct periodic checks of the property.

Should you have any questions, please call our office and we will be glad to assist you.

Sincerely,

HALL County Tax Assessors' Office

IMPORTANT NOTICE

Due to the national state of emergency related to the COVID-19 virus, we have created additional appeal options. If you wish to appeal your valuation and in order to maximize social distancing, one of the following appeal options below may be more suitable. This will significantly reduce person-to-person contact and continue our desire to give you excellent customer service. Of course, as always, you can mail your appeal via regular mail to the Hall County Board of Assessors, P.O. Box 2895, Gainesville, GA, 30503. For details about this or to speak with an appraiser, contact us at **770.531.6720** or assessor@hallcounty.org.

Permanent Online Appeal option – Real Property Only

1. Go to gpublic.net/ga/hall – also see url in top right corner of assessment notice.
2. Search for your property using the Account Number or Property ID Number found on your assessment notice.
3. Once the parcel data is open select the “Appeal to Board of Assessors” link under “Assessment Appeals Process”. This is just above the Summary at the top of the page. *Please note that a copy of your assessment notice can be located at the bottom of the parcel summary.*
4. Enter your email address to start the process. A special secure code will be emailed to you so that if you want to resume the appeal later, you can pick up where you left off.
5. Follow the instructions, make your selections, fill out the form completely. You then can submit or discontinue your appeal.
6. If you submit an appeal, an email will be transmitted to the Board of Tax Assessors office with a link to all of your appeal documents. Download and keep your copies for your records.

Temporary Appeal Options for 2020 only – Real and Personal Property

- Email to assessor@hallcounty.org using the PT-311A form located at www.hallcounty.org/appealform.
- Fax to 770.531.3968 using the PT-311A form located at www.hallcounty.org/appealform.
- Drop Box: You can drop your appeal, in writing, in the Hall County Tax Commissioner’s Drop Box located at the front entrance to the Hall County Government Center at 2875 Browns Bridge Road.

In all cases, be sure to sign and date your appeal.

Be sure to use the PT-311A form located at www.hallcounty.org/appealform when using the temporary options. You are not required to use the appeal form if submitting via regular mail; however, it is required when appealing via email or fax. The appeal form will be automatically generated when using the online option. If appealing via regular mail or drop box, the appeal form is not required but is recommended.

When appealing, specify the reason for appeal. Reason(s) for appeal can only be one or more of the following: Value, Uniformity or Taxability, Denial of Exemption or Covenant. Additionally, be sure to include any helpful details about the property. Also, include your value assertion, which is what you think the property is worth. Current valuations are as of 1/1/2020 and based on calendar year 2019 sales comparables as required by law. Any sales activity or changes in the market after 1/1/2020 will be considered in valuations for 2021.

Respectfully,



Steve Watson, Director/Chief Appraiser
Hall County Board of Tax Assessors