

RETURN SERVICE REQUESTED

****THIS IS NOT A BILL****

VURAY SURESH K &
VURAY SWATHIKAMALA
4540 ESSEN LN
CUMMING GA 30041-2094

Official Tax Matter - 2023 Tax Year

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

Annual Assessment Notice Date:
May 26, 2023

Last date to file a written appeal:
July 10, 2023

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

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

**Official Tax Matter
2023 Real Assessment**

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 county Board of Tax Assessors which is located at 110 East Main Street, Suite 260, Cumming, GA 30040 and which may be contacted by telephone at: (770) 781-2106. Your staff contacts are EVAN MULLER and JASON BUICE.

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
000000170438	156 278	.13	County	-	YES - S1
Property Description	R1 - RESIDENTIAL BUILDING		NBHD - 00482		
Property Address	4540 ESSEN LN 30041				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		467,750	660,020		
40% Assessed Value		187,100	264,008		

Reasons for Assessment Notice

VALUE ADJUSTED TO REFLECT 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	Millage	Estimated Tax
SCHOOL-OPER		2,000	262,008	.017300	4,532.74
SCHOOL-BOND			264,008	.001418	374.36
COUNTY-OPER		163,792	100,216	.004791	480.13
COUNTY-BOND			264,008	.000930	245.53
FIRE-OPER		163,792	100,216	.002175	217.97
TOTAL COUNTY					5,850.73
STATE-OPER		2,000	262,008	.000000	.00
TOTAL ESTIMATE					5,850.73

Total Estimated Tax: \$5,850.73