

ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised May 2018)

Fayette County Board of Assessors
 140 Stonewall Ave West, Suite 108
 Fayetteville, GA 30214
 (770)305-5402

Official Tax Matter - 2021 Tax Year

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

Annual Assessment Notice Date: 05/14/2021
Last date to file a written appeal: 06/28/2021

This is not a tax bill - Do not send payment

County property records are available online at:
fayettcountyga.gov/assessors_office

SELLS JAMES O
 SELLS [REDACTED]
 [REDACTED] WYN WAY
 PEACHTREE CITY GA 30269-6642



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 6 - 32630

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 140 Stonewall Ave West, Suite 108 Fayetteville, GA 30214 and which may be contacted by telephone at: (770)305-5402. **Your staff contact is Denise West.**

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
	07-1918-019		05 Peachtree City		YES - L1,L7
Property Description	R1 - Residential Improvement NBHD - 07R27094				
Property Address	[REDACTED]				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		424,300	461,600		
40% Assessed Value		169,720	184,640		

Reasons for Assessment Notice

Revaluation of Property

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
Fayette Oper		5,000	179,640	.004277	768.32
BOE Oper		11,246	173,394	.019150	3,320.50
BOE Bond			184,640	.001180	217.88
E911 Services		5,000	179,640	.000210	37.72
Total County Tax					4,344.42
PTC Oper			184,640	.006232	1,150.68
PTC Bond			184,640	.000000	.00
Total City Tax					1,150.68
Georgia Oper		2,000	182,640	.000000	.00
Total Estimated Tax					5,495.10