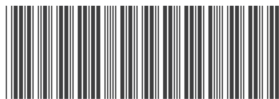


**COBB COUNTY
BOARD OF TAX ASSESSORS**

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



C3
2025



*****AUTO**5-DIGIT 30080 7 178 1329 1 AV 0.545

GUNN CLAIRE A
PO BOX 1182
SMYRNA GA 30081-1182

**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: 05/23/2025

Last date to file a written appeal: 07/07/2025

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

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

A

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 736 Whitlock Avenue, Suite 200, Marietta, GA 30064 and which may be contacted by telephone at: (770) 528-3100. Your staff contacts are Appraiser Cornelius and Christine Stinchcomb.

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

B

Account Number		Property ID Number		Acreage	Tax District	Covenant Year	Homestead
		17034700570		.28	Smyrna		YES - 223
Property Description	C3 - COMMERCIAL LOTS		NBHD - 19C				
Property Address	2305 VENTURA RD						
	Taxpayer Returned Value		Previous Year Fair Market Value		Current Year Fair Market Value		Current Year Other Value *
100% <u>Appraised Value</u>			153,520				153,620
40% <u>Assessed Value</u>			61,408				61,448
* 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							
Structure value adjusted to reflect current market							

C

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
COUNTY GENERAL		40,419	21,029	0.0081318
SCHOOL GENERAL		61,448	0	0.01811
SMYRNA		40,378	21,070	0.00899

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.