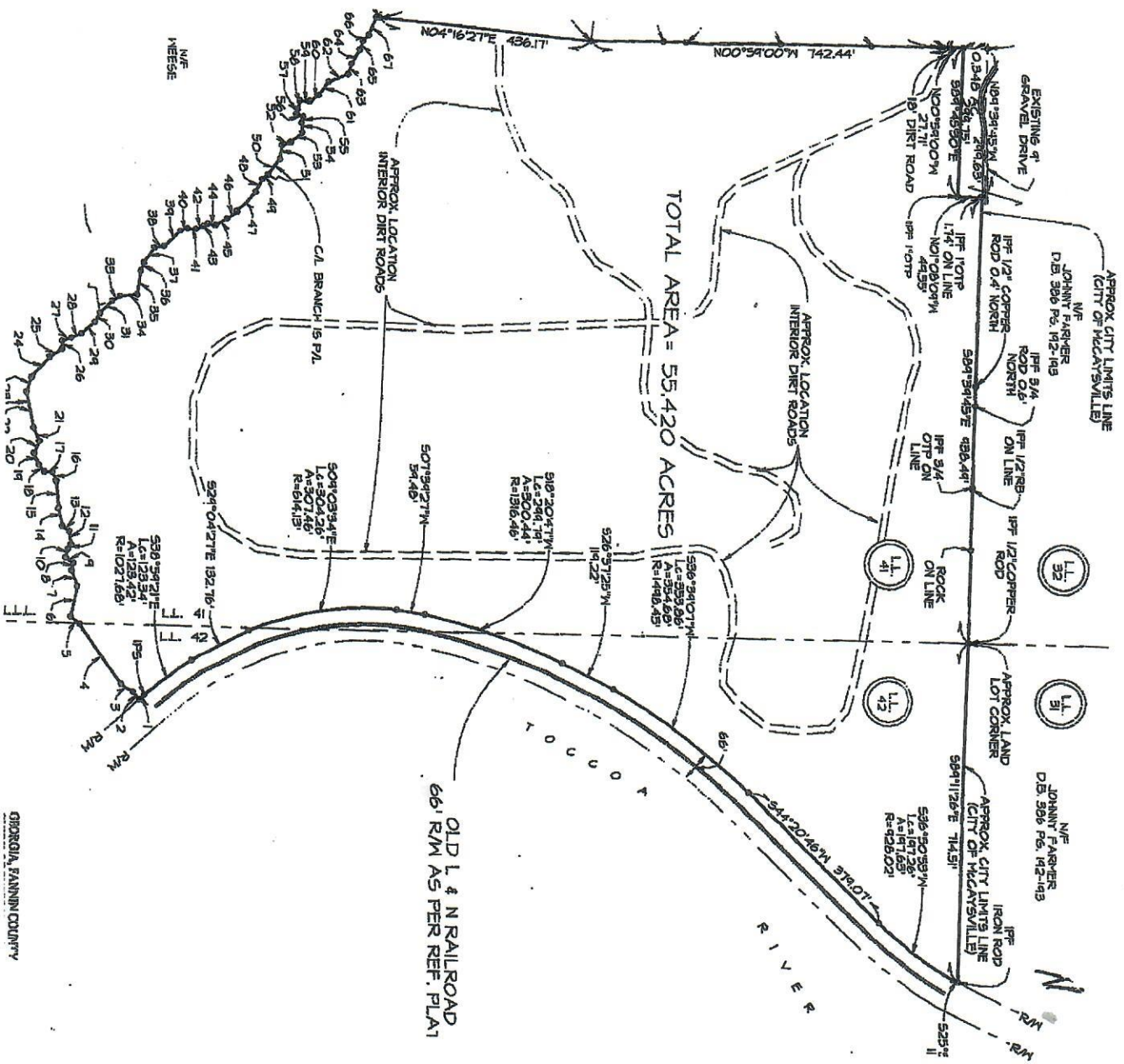


LIE WITHIN A FLOOD HAZARD ZONE AND THE  
 FANNIN COUNTY FIRM PANELS S1 & S5 OF THE  
 MAP NUMBERS BILCOOSI P & BILCOOSIS P  
 RESPECTIVELY, BOTH DATED JULY 19, 2000.  
 REFERENCE PLAT  
 LIE WITHIN DT 212, COLE FOR MS. JOSEPHINE WILLSON  
 DATED JULY 1, 1851ST 1853.



*Shemaris Property*

*Todd River Estate  
 Fannin County  
 55 Acres*

*Sold for 300k  
 land on Pilgrim Mill  
 and camp 400 - South*

**Official Tax Matter - 2022 Tax Year**

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

RETURN SERVICE REQUESTED

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

Annual Assessment Notice Date:

May 27, 2022

Last date to file a written appeal:

July 11, 2022

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

County property records are available online at:  
[www.qpublic.net/ga/forsyth](http://www.qpublic.net/ga/forsyth)

**Official Tax Matter  
 2022 Real Assessment**



\*\*\*\*\*AUTO\*\*ALL FOR AADC 300 198 295 71948 1 AB 0.461

PILGRIM MILL ASSOC LLC  
 C/O MERRILL SHEMARIA  
 1020 CLUB COVE DR  
 GREENSBORO GA 30642-3705



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 110 East Main Street, Suite 260, Cumming, GA 30040 and which may be contacted by telephone at: (770) 781-2106. Your staff contacts are CHRIS SEAY and KEVIN REAM.

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 Dist	Covenant Year	Homestead
000000232782	194 022	6.83		-	NO
Property Description	NBHD - 02500				
Property Address	PILGRIM MILL RD 30040				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		329,890	540,890		
40% Assessed Value		131,956	216,356		

Reasons for Assessment Notice

VALUE ADJUSTED TO REFLECT MARKET VALUE

**C**

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			216,356	.017300	3,742.96
SCHOOL-BOND			216,356	.002418	523.15
COUNTY-OPER			216,356	.004791	1,036.56
COUNTY-BOND			216,356	.000930	201.21
FIRE-OPER			216,356	.002175	470.57
TOTAL COUNTY					5,974.45
STATE-OPER			216,356	.000000	.00
TOTAL ESTIMATE					5,974.45

Total Estimated Tax: \$5,974.45