

2022 Property Tax Statement

Darla Eden
Hall County Tax Commissioner
P.O. Box 1579
Gainesville, GA 30503
propertytax@hallcounty.org

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Hall County Tax Commissioner

FLOWERY BRANCH PARTNERS, LLC
3840 WINDERMERE PARKWAY, SUITE 402
CUMMING, GA 30041

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	TOTAL DUE
2022-24575		.00

Map : 08111 003002

Last payment made on: 03/02/2023

Printed: 03/05/2024

Location: GAINESVILLE ST

Complete info and return by mail, email or driveup drop box.

Amount: \$ _____ Exp Date: _____

Credit Card # _____

Billing Zip Code: _____

Card Holder Printed Name: _____

Card Holder Signature: _____

Phone Number: _____

* Credit Card Fee: 2.49% Debit Card Fee: 1.5%

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Tax Payer: FLOWERY BRANCH PARTNERS, LLC
Map Code: 08111 003002 **REAL**
Description: KAHAWI DRIVE
Location: GAINESVILLE ST
Bill No: 2022-24575
District: 016 FLOWERY BRANCH TAD

Phone: (770) 531-6950 Fax: (770) 297-2311

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
0	203,800	9.9500	203,800					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE	203,800	81,520	0.00	81,520	.0000			.00
GROSS COUNTY M&O	203,800	81,520	0.00	81,520	7.0720	576.51		337.57
SALES TAX CREDIT			0.00	81,520	-2.9310		-238.94	
SCHOOL M&O	203,800	81,520	0.00	81,520	15.9900	1,303.50		1,303.50
SCHOOL BOND	203,800	81,520	0.00	81,520	1.0000	81.52		81.52
GROSS INC FIRE	203,800	81,520	0.00	81,520	4.0800	332.60		332.60
EMERGENCY SERVICES	203,800	81,520	0.00	81,520	.5710	46.55		46.55
PARKS & LEISURE SERVICES	203,800	81,520	0.00	81,520	.3640	29.67		29.67
FLRY BR (CITY EXEMPTIONS)	203,800	81,520	0.00	81,520	.0000			.00
TOTALS					26.1460	2,370.35	-238.94	2,131.41

5 Easy Ways to Pay:
Mail: P.O. Box 1579 | Gainesville GA 30503
Online: www.hallcountytax.org
Phone: 770-531-6950 Fax: 770-531-7111
In Person: Hall County Government Center (HCGC) | 2875 Browns Bridge Rd
Drive Up Drop Box across from front doors under the breezeway

Current Due	2,131.41
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	2,131.41
Back taxes	0.00
TOTAL DUE	.00

Printed: 03/05/2024

08111 003002

2023 HALL County Board of Assessors

3/5/2024 3:12:36 PM
Acct # 18797
jtsmith

Owner Information		General Property Information		Values	
FLOWERY BRANCH PARTNERS, LLC 1630 MILITARY CUT OFF RD. STE: 218 WILMINGTON, NC 28403		SITUS	0 GAINESVILLE ST	Imp Val	0
		LEGAL	KAHAWI DRIVE	Acc Val	
		Tax District	FLOWERY BRANCH-TAD	Land Val	208,400
		Total Acres	9.95 LL	Total Value	208,400
		Zoning	PUD	2022 : 203,800	2021 : 915,200
		Unit	Return Value	2020 : 915,200	2019 : 1,079,396

Topographical - .80	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	7th/8th Acreage 5 to 25 08000 - 1.15
2023 CHANGE ADDRESS PER SILVERLEAF MANAGEMENT GROUP SENT BY E-MAIL. 10-3-2022 KL; SCANNED 2022 APPEAL ON 06-14-2022 EM; TY2022 62.398 AC BEGINNING FOR TAX PARCEL 08111 003002 PER PRC; (-) 36.099 AC FROM TAX PARCEL 08111 003002 TO CREATE SUMMIT LAKE PHASE2 SUBDIVISION PER PB 879 PG 291-312. NOT SUBTRACTED FROM TY2021 PROPERTY RECORD CARD.; (-)						

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
FLOWERY BRANCH PARTNERS, LLC	CONNER C HANNIE	09/28/2018	8158 678		4,713,100	A1	0	50

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A4	Small Tract	1	9.95	18,500	184,075

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
00241	MISC	250	12,739	11/02/2018	05/01/2022	2018	FBD	RETAINING WALLS Still not complete. 1/8/21 DM Not sure if this is complete yet

ENTITY	ADJUSTED FMV	NET ASSESSMENT	CUVA EXEMPT	FAIR MARKET VALUE	TAXABLE VALUE	MILLAGE RATE	EXEMPTIONS	NET TAX
	0	0	0	203,800				
Gross county M&O	203,800	81,520	0	81,520	81,520	0.007072	576.51	
School	203,800	81,520	0	81,520	81,520	0.01599	1,303.50	
School Bond	203,800	81,520	0	81,520	81,520	0.001	81.52	
GROSS FIRE	203,800	81,520	0	81,520	81,520	0.00408	332.60	
EMS	203,800	81,520	0	81,520	81,520	0.000571	46.55	
Parks & Leisure	203,800	81,520	0	81,520	81,520	0.000364	29.67	
Sales Tax Credit	203,800	81,520	0	81,520	81,520	-0.002931	-238.94	
						0.026146	2,131.42	

2022 Billing and digest information was correct. HOA paid developer's tax bill in error and is now requesting a refund of what they paid. Refund is over \$1,000 limit so Board of Commissioner's must approve. We can neither recommend or deny this refund since the billing information and ownership was correct on our records.

	2022	TOTAL
NET PAID	2,131.42	2,131.42
REFUND REQUESTED	2,131.42	\$2,131.42