

Janene Smith (Real Property)

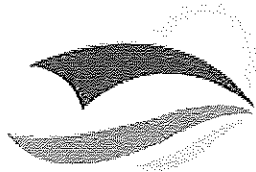
From: Marion Meeks (Tax Assessors)
Sent: Wednesday, June 12, 2024 2:19 PM
To: Steve Watson (Real Property)
Cc: Janene Smith (Real Property)
Subject: Jeff Skorput-01036 003028A-3 U Ventures LLC-1296A Sims Street

Steve,

This is a medical office owned and occupied by Jeff Skorput, physical therapist. The original structure (4,313sf) was built in 1988. An addition (2,167sf) was added in 2013. In 2015 the addition sketch (Impr 1/2) was combined with the original sketch (Impr. 1/1). When the square footage of the original structure and the addition were combined, the addition sketch Impr. 1/2) was never deleted. Consequently, this parcel has been valued with an extra 2,167sf since 2015. There are no notes as to who made the combination.

Mr. Skorput request a review of the improvements. The valuation was corrected to reflect the correct square footage for 2023. Prior year refunds are for over estimate of the total square footage of the structure.

Marion L. Meeks, SRA
Appraisal Manager
770-297-2634
mlmeeks@Hallcounty.org
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HALL COUNTY
G E O R G I A
We have it all in Hall

John Smith (Tax Assessors)

From: Jeff Skorput <jskorput@bellsouth.net>
Sent: Monday, February 12, 2024 2:21 PM
To: John Smith (Tax Assessors)
Cc: jeff skorput; Georgia APTA
Subject: Fw: 3 U Ventures LLC Tax refund

You don't often get email from jskorput@bellsouth.net. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John

Thank you for your conversation today regarding the error in valuation of my office space at 1296 Sims Street, Suite A 30501.

At this time I request to set in motion the process of a 3 year refund. You will find attached Ashley's email directed to me regarding the same subject matter.

In addition, I am inquiring if there is a similar matter with 1296 Suite B office space.

Also, if Ashley could forward to me the property record cards for Suite A and Suite B.

Please let me know if you need anything else from me.

Jeff Skorput
3U Ventures LLC

----- Forwarded Message -----

From: Jeff <jskorput@bellsouth.net>
To: "rswatson@hallcounty.org" <rswatson@hallcounty.org>
Sent: Friday, February 9, 2024 at 07:37:54 PM EST
Subject: 3 U Ventures LLC Tax refund

Steve

I would like a conversation with you regarding the email from Ashley attached below, and discuss the method of refund.

I will call you this coming week to discuss. Perhaps you could offer some convenient times for me to call you.

Jeff

Good Morning Jeff

Hope you are doing well. After my site visit, we discovered an error in the county's valuation of your property. The original 2023 value was \$1,718,150; The new Tax Year 2023 value is \$1,279,250. You can request a three year refund. To do so, please submit an email to the Chief Appraiser Steve Watson. Steve's email is isrswatson@hallcounty.org . Thank You very much

From Jeff Skorput

3 U Ventures LLC
1286 Sims Street, Suite A
Gainesville 30501

<i>Parcel 01036 003028A</i>	Beginning Value	Corrected Value
TY 2023	\$ 1,718,150	\$ 1,279,250
TY 2022	\$ 1,373,850	\$ 1,106,050
TY 2021	\$ 1,373,850	\$ 1,106,050

Property owner requested a review of this parcel. Ashley Smith completed a field review, including remeasuring the structure, and discovered a sketch related to an addition had been generating a value since approximately 2015. The addition had been sketched separately, and then at some point was incorporated into the original sketch. The addition sketch was not deleted, generating the excess square footage. The actual values above demonstrate the difference for the last 3 years.

Parcel	01036 003028A			Estimated County	Estimated Gainesville
Year	Original Value	Corrected Value	Difference	Refund	Refund
2021	1,373,850	1,106,050	267,800	558	2,424
2022	1,373,850	1,106,050	267,800	505	2,370
2023	1,373,850	1,718,150	438,900	704	4,324
				1,767	9,118