



STUDDARD, GLISSON & SMITH, INC.
STATE & LOCAL TAX CONSULTING SINCE 1991

January 19, 2024

HALL COUNTY TAX ASSESSORS
PERSONAL PROPERTY DIVISION
PO BOX 1780
GAINESVILLE, GA 30503

RE: COTRELL PROPERTIES, LP, Account #104782
2023 REQUEST FOR REFUND
PER 2023 AMENDED PERSONAL PROPERTY RETURN PREVIOUSLY SUBMITTED

ATTENTION: Rebecca Rainey, Interim PP Manager

Dear Board:

As agent on behalf of Cottrell Properties, Inc., please accept this letter as Cotrell's written request for a refund of a portion of the property taxes for the above account. We have also included our Statement of Authorization authorizing us to act on their behalf.

There were amounts reported in CIP that were not physically located at the facility on 1/1/23, as they we deposits on the construction of the new building (CIP report with explanation attached). A deposit is not a tangible asset nor is real property taxable as CIP on the Business Personal Property Return. The cost of the CIP to be removed is \$17,369,669 at 75% depreciation is \$13,027,252. Please remove \$13,027,252 from the depreciated value. Enclosed are sections from the tax code in support of our request for this refund.

The depreciated final depreciated value, after adjustments should be \$22,878,464. The tax refund using the current 2023 tax rate should be \$128,553.

If you have any questions, please feel free to contact me at 770-815-6005 or at pamfredebeil@gmail.com We appreciate your assistance in correcting this error and look forward to hearing from you soon.

Sincerely,

STUDDARD, GLISSON & SMITH, INC.

Pamela Studdard Fredebeil
Enclosures

361 TAMARACK DR #20104
JASPER, GA 30143

770-815-6005
PAMFREDEBEIL@GMAIL.COM



STATEMENT OF AGENCY

COTRELL PROPERTIES, LP hereby appoints STUDDARD, GLISSON & SMITH, INC. as agent for the purpose of filing personal property statements, renditions, or returns and/or assessment appeals applications or petitions for review of valuation with all counties, appraisal districts and/or Assessment Appeal Boards, Boards of Review or Boards of Equalization, appearing on our behalf before said Boards, examining any records, and discussing with the appropriate government authority the assessment of any property owned by COTRELL PROPERTIES, LP.

This agency shall remain in effect until written notice of termination is issued by an officer of COTRELL PROPERTIES, LP.

COTRELL PROPERTIES, LP

Mark Wright

Signature

Agent

Title

August 31, 2023

DATE

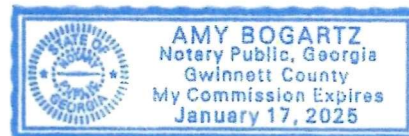
Subscribed and sworn to before me this 31st day of August 2023

Amy Bogartz
Notary Public

Hall Co, Georgia
in and for the County of

State of Georgia

My commission expires 1/17/25



Account 104782

Cotrell Properties LP

2125 Candler Rd

Gainesville GA 30507

2023 Return worked and accepted as returned therefore no notice of assessment was sent to be appealed. Construction in progress was returned in error to us that did not fall under the taxable assets.

Refund for tax year 2023 in the amount of \$128,552.92 is requested.

Documents attached.

- On the first presentation, the incorrect value was used to calculate the refund amount on the spreadsheet. When the correction notice was filled out the correct fair market value was used resulting in the difference of the refund.

ORIGINAL VALUE TAX YEAR 2023

ACCOUNT

104782

BUILDING VALUE	LAND VALUE	ACRES		FAIR MARKET VALUE			EXEMPTIONS
				35,905,716			
ENTITY	ADJUSTED FMV	NET ASSESSMENT	CUVA EXEMPT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	NET TAX
Gross county M&O	35,905,716	14,362,286			14,362,286	0.006009	86,302.98
School	35,905,716	14,362,286			14,362,286	0.01564	224,626.16
School Bond	35,905,716	14,362,286			14,362,286	0.001	14,362.29
GROSS FIRE	35,905,716	14,362,286			14,362,286	0.003887	55,826.21
EMS	35,905,716	14,362,286			14,362,286	0.000571	8,200.87
Development	35,905,716	14,362,286			14,362,286	0.001005	14,434.10
Parks & Leisure	35,905,716	14,362,286			14,362,286	0.000364	5,227.87
Ins Prem Credit	35,905,716	14,362,286			14,362,286	-0.001237	-17,766.15
Sales Tax Credit	35,905,716	14,362,286			14,362,286	-0.002569	-36,896.71
						0.024670	354,317.61

	2023	TOTAL
NET PAID	354,317.61	354,317.61
CORRECTED NET DUE	225,764.68	225,764.68
REFUND REQUESTED	128,552.92	128,552.92

FMV	35,905,716
Corrected FMV	22,878,464
Diff in val	13,027,252

CORRECTED VALUE TAX YEAR 2023

BUILDING VALUE	LAND VALUE	ACRES		FAIR MARKET VALUE			EXEMPTIONS
				22,878,464			0.00
ENTITY	ADJUSTED FMV	NET ASSESSMENT	CUVA EXEMPT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	NET TAX
Gross county M&O	22,878,464	9,151,386			9,151,386	0.006009	54,990.68
School	22,878,464	9,151,386			9,151,386	0.01564	143,127.67
School Bond	22,878,464	9,151,386			9,151,386	0.001	9,151.39
GROSS FIRE	22,878,464	9,151,386			9,151,386	0.003887	35,571.44
EMS	22,878,464	9,151,386			9,151,386	0.000571	5,225.44
Development	22,878,464	9,151,386			9,151,386	0.001005	9,197.14
Parks & Leisure	22,878,464	9,151,386			9,151,386	0.000364	3,331.10
Ins Prem Credit	22,878,464	9,151,386			9,151,386	-0.001237	-11,320.26
Sales Tax Credit	22,878,464	9,151,386			9,151,386	-0.002569	-23,509.91
						0.024670	225,764.68

P104782

ORIGINAL

ORIGINAL FMV		35,905,716			
ASSESSED VALUE		14,362,286			
NON FILING PENALTY		0			
DISTRICT		1			
MILLAGE RATE		24.67			
ASSESSED VALUE	x		MILLAGE/1000	=	PROPERTY TAX PAID
		14,362,286			354,317.60
			0.02467		

ACO

FMV		241,181,599			
ASSESSED VALUE		9,672,640			
NON FILING PENALTY		0			
DISTRICT		1			
MILLAGE RATE		24.67			
ASSESSED VALUE	x		MILLAGE/1000	=	PROPERTY TAX NOW
		9,672,640			238,624.03
			0.02467		
				DIFFERENCE	115,693.57 REFUND