

**Date:** 1/15/2026

**Parcel:** 15024A000018  
**Owner:** Julio C. Madrigal Manzo  
**Date of Request:** 1/15/2026  
**Prepared By:** Trey Bowers

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Julio C. Manzo emailed a refund request for his property at 3601 Baker Rd, Gainesville, GA 30507 due to a duplicate tract of land. He was billed for 3.16 acres instead of 1.58 acres. We reviewed parcel 15024A000018 and determined the acreage of the parcel was in fact 1.58 acres. After correcting the property record card and removing the duplicated land tract, the value of the property has decreased, and I recommend a refund for the last 2 years (2023 & 2024). 2025 has been issued a 45-day corrective notice.

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**Refund Recommended?** YES  
**If yes, for year(s):** 2023 & 2024

Parcel 15024A000018

Year	Original Value	Corrected Value	Difference	Estimated County Refund *
2024	\$143,300	\$74,100	\$69,200	\$659.13
2023	\$144,400	\$74,700	\$69,700	\$687.79

\* Estimated County Refund provided by Tax Commissioners office.

Hello Good Morning,

I am writing to request a refund of my property tax payments for the years 2023 and 2024 because my property at 3601 Baker Rd, Gainesville, GA 30507 was measured incorrectly. Thank you for your attention.

Sincerely, Julio C Manzo

Haa Buenos dias Disculpe nada  
mas para pedir mi devolucion de Pago  
de taxas del años anteriores

2023 y 2024 porque midieron mal  
de mi Propiedad 3601 Baker RD  
Gainesville GA 30507.

Sin mas por el momento agradezco  
sus atenciones.

Att. JULIA C MANZO

JAN 05 2026





**Overview**



**Legend**

- Parcels
- Roads**
  - Interstate
  - Arterial
  - Collector
  - Local

<b>Parcel ID</b>	15024A000018	<b>Owner</b>	JULIO C MADRIGAL MANZO	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		MADRIGAL CRISTAL MANZO	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		3609 BAKER RD	8/12/2019	0	99	U
<b>Acres</b>	1.58		GAINESVILLE, GA 30507	1/6/2015	0	98	U
		<b>Physical Address</b>	3601 BAKER RD				
		<b>Assessed Value</b>	Value \$201100				

(Note: Not to be used on legal documents)

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PRIVATE  
PROPERTY  
NO TRESPASSING





1/16/26, 3:37:40 PM

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