

**ANNUAL NOTICE OF ASSESSMENT**

PT-306 (revised May 2018)

**COBB COUNTY  
BOARD OF TAX ASSESSORS**

P.O. Box 649  
Marietta, GA 30061-0649  
(770) 528-3100



**Official Tax Matter - 2021 Tax Year**

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

**Annual Assessment Notice Date: 05/13/2021**

**Last date to file a written appeal: 06/28/2021**

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

County property records are available online at:  
**www.cobbassessor.org**

R3  
2021

MERCHANT CHARLOTTE  
754 HELEN ST NW  
MARIETTA GA 30064-2148

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 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:

- (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 736 Whitlock Avenue, Suite 200, Marietta, GA 30064 and which may be contacted by telephone at: (770) 528-3100. Your staff contacts are Appraiser Griggers and Appraiser J. Smith.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	16115400150		Marietta	-	YES - 410
Property Description	R3 - RESIDENTIAL LOTS		NBHD - 04011863		
Property Address	754 HELEN ST				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		243,890	258,050		
40% Assessed Value		97,556	103,220		

**Reasons for Assessment Notice**

Structure value adjusted to reflect current market  
Land value adjusted to reflect current market value

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 Value	Millage	Estimated Tax
COUNTY GENERAL		66,415	36,805	.008460	311.37
COUNTY BOND			103,220	.000130	13.42
TOTAL COUNTY					324.79
MARIETTA		34,896	68,324	.005117	349.61
MARIETTA SCHOOL		103,220	0	.017970	.00
TOTAL CITY TAX					349.61
STATE TOTAL		103,220	0	.000000	.00
TOTAL ESTIMATE					674.40

**Total Estimated Tax      \$674.40**