

Crestview Village Tract 1 Rezoning CI District– Legal Description

A parcel of land lying in Land Lot 69 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Begin at a point on the southerly right-of-way of U.S. Hwy. 78 (A.K.A. Athens Highway)(Variable right-of-way), said point also being the northern corner common to Tract 2 & Tract 3 of that subdivision recorded in Plat Book 140, Page 113, Gwinnett County Records; Thence leaving said right-of-way, run South 19 Degrees 34 Minute 34 Seconds East for a distance of 576.70 feet to a point; Thence run South 70 Degrees 40 Minutes 16 Seconds West for a distance of 204.00 feet to a point; Thence run South 25 Degrees 40 Minutes 16 Seconds West for a distance of 42.43 feet to a point; Thence run North 20 Degrees 58 Minutes 41 Seconds West for a distance of 68.81 Feet to a point; Thence run South 82 Degrees 52 Minutes 20 Seconds West for a distance of 209.11 feet to a point; Thence run South 82 Degrees 24 Minutes 17 Seconds West for a distance of 118.34 feet to a point; Thence run North 35 Degrees 55 Minutes 18 Seconds West for a distance of 201.84 feet to a point; Thence run North 73 Degrees 48 Minutes 27 Seconds West for a distance of 156.77 feet to a point lying on the southeasterly right-of-way of South Crestview Drive (Apparent 60' right-of-way); Thence run North 15 Degrees 50 Minutes 59 Seconds East along said right-of-way for a distance of 50.85 feet to a found 1/2 inch rebar; Thence run North 15 Degrees 56 Minutes 08 Seconds East along said right-of-way for a distance of 147.02 feet to a found concrete right-of-way monument being the southerly mitered corner between said easterly right-of-way and the aforementioned southerly right-of-way of U.S. Hwy. 78; Thence run North 54 Degrees 13 Minutes 40 Seconds East along said mitered right-of-way for a distance of 74.63 feet to a found concrete right-of-way being the northerly mitered corner of said right-of-way; Thence leaving said mitered right-of-way, run North 70 Degrees 25 Minutes 00 Seconds East along said right-of-way of U.S. Hwy. 78 for a distance of 118.09 feet to a found 1/2 inch rebar; Thence run North 70 Degrees 25 Seconds 25 Minutes East along said right-of-way for a distance of 435.15 feet to the POINT OF BEGINNING.

Said Parcel Contains 334,489 square feet, or 7.679 acres.

Crestview Village Tract 2 Rezoning RO District– Legal Description

A parcel of land lying in Land Lot 69 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a point on the southerly right-of-way of U.S. Hwy. 78 (A.K.A. Athens Highway)(Variable right-of-way), said point also being the northern corner common to Tract 2 & Tract 3 of that subdivision recorded in Plat Book 140, Page 113, Gwinnett County Records; Thence leaving said right-of-way, run South 19 Degrees 34 Minute 34 Seconds East for a distance of 576.70 feet to a point; Thence run South 70 Degrees 40 Minutes 16 Seconds West for a distance of 204.00 feet to a point; Thence run South 25 Degrees 40 Minutes 16 Seconds West for a distance of 42.43 feet to the POINT OF BEGINNING of the parcel herein described; Thence run South 20 Degrees 58 Minutes 41 Seconds East for a distance of 202.15 feet to a point lying on the northerly right-of-way of South Crestview Drive (Apparent 60' right-of-way); Thence run South 82 Degrees 14 Minutes 31 Seconds West along said right-of-way for a distance of 664.53 feet to a point; Thence run North 71 Degrees 39 Minutes 24 Seconds West along said right-of-way for a distance of 99.34 feet to a point; Thence run North 26 Degrees 02 Minutes 31 Seconds West along said right-of-way for a distance of 106.25 feet to a point; Thence run North 15 Degrees 53 Minutes 15 Seconds East along said right-of-way for a distance of 396.72 feet to a point; Thence leaving said right of way run South 73 Degrees 48 Minutes 27 Seconds East for a distance of 156.77 feet to a point; Thence run South 35 Degrees 55 Minutes 18 Seconds East for a distance of 201.84 feet to a point; Thence run North 82 Degrees 24 Minutes 17 Seconds East for a distance of 118.34 feet to a point; Thence run North 82 Degrees 52 Minutes 20 Seconds East for a distance of 209.11 feet to a point; Thence run South 20 Degrees 58 Minutes 41 Seconds East for a distance of 68.81 feet to the POINT OF BEGINNING.

Said parcel containing 243,993 square feet, or 5.601 acres.

BK 55018 PG 0447

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

AFTER RECORDING RETURN TO:
Strickland and Lindsay, LLP
Attn. Kathy Hopkins
76 W Candler Street
Winder, GA 30680
170008R1

2017 MAR 30 AM 8:00

RICHARD ALEXANDER, CLERK

GEORGIA INTANGIBLE TAX PAID

\$ None

RICHARD T. ALEXANDER, JR.
SUPERIOR COURT GWINNETT
COUNTY, GEORGIA

(Space Above This Line For Recording Data)

LOAN NUMBER. 400420700

**COMMERCIAL REAL ESTATE DEED TO SECURE DEBT
FUTURE ADVANCES AND FUTURE OBLIGATIONS ARE SECURED BY THIS REAL ESTATE
SECURITY DEED**

This COMMERCIAL REAL ESTATE SECURITY DEED ("Security Instrument") is made on March 27, 2017 by the grantor(s) Ridgecliff LLC, a Georgia Limited Liability Company, a non-individual entity, whose address is 4983 Rabbit Farm Road, Loganville, Georgia 30052 ("Grantor"). This Security Instrument is given to Liberty First Bank whose address is 1901 W. Spring Street, Monroe, Georgia 30655 ("Lender"), which is organized and existing under the laws of the State of Georgia. Grantor owes Lender the principal sum of Six Hundred Twenty-five Thousand and 00/100 Dollars (U.S. \$625,000.00), which is evidenced by the promissory note dated March 27, 2017. Grantor in consideration of this loan and any future loans extended by Lender up to a maximum principal amount of Six Hundred Twenty-five Thousand and 00/100 Dollars (U.S. \$625,000.00) ("Maximum Principal Indebtedness"), and for other valuable consideration, the receipt of which is acknowledged, hereby grants and conveys to Lender, its successors and assigns, forever, with power of sale, the following described property located in the County of Walton, State of Georgia:

Address: 1642 Athens Highway, Grayson, Georgia 30017
Legal Description: See Attached Exhibit A

Together with all easements, appurtenances abutting streets and alleys, improvements, buildings, fixtures, tenements, hereditaments, equipment, rents, income, profits and royalties, personal goods of whatever description and all other rights and privileges including all minerals, oil, gas, water (whether groundwater, subterranean or otherwise), water rights (whether riparian, appropriate or otherwise, and whether or not appurtenant to the above-described real property), wells, well permits, ditches, ditch rights, reservoirs, reservoir rights, reservoir sites, storage rights, dams and water stock that may now, or at any time in the future, be located on and/or used in connection with the above-described real property, payment awards, amounts received from eminent domain, amounts received from any and all insurance payments, and timber which may now or later be located, situated, or affixed on and used in connection therewith (hereinafter called the "Property").

This is a PURCHASE MONEY SECURITY DEED.

RELATED DOCUMENTS. The words "Related Documents" mean all promissory notes, security agreements, prior mortgages, prior deeds of trust, prior deeds to secure debt, business loan agreements, construction loan agreements, resolutions, guaranties, environmental agreements, subordination agreements, assignments of leases and rents and any other documents or agreements executed in connection with this Indebtedness and Security Instrument, whether now or hereafter existing, including any modifications, extensions, substitutions or renewals

[Handwritten Signature]
GCH



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of any of the foregoing. The Related Documents are hereby made a part of this Security Instrument by reference thereto, with the same force and effect as if fully set forth herein.

INDEBTEDNESS. This Security Instrument secures the principal amount shown above as may be evidenced by a promissory note or notes of even, prior or subsequent date hereto, including future advances and every other indebtedness of any and every kind now or hereafter owing from Ridgecliff LLC to Liberty First Bank, howsoever created or arising, whether primary, secondary or contingent, together with any interest or charges provided in or arising out of such indebtedness, as well as the agreements and covenants of this Security Instrument and all Related Documents (hereinafter all referred to as the "Indebtedness") It is the intention of the parties to create a perpetual or indefinite security interest in the real property described herein pursuant to O.C.G.A §44-14-80(a)(1) and to agree that title shall not revert to the Grantor until the later of seven years from the maturity date of the debt or 20 years from the date of this conveyance.

MATURITY DATE. The Indebtedness, if not paid earlier, shall be due on April 1, 2018.

FUTURE ADVANCES. To the extent permitted by law, this Security Instrument will secure future advances as if such advances were made on the date of this Security Instrument regardless of the fact that from time to time there may be no balance due under the note and regardless of whether Lender is obligated to make such future advances.

WARRANTIES. Grantor, for itself, its heirs, personal representatives, successors, and assigns, represents, warrants, covenants and agrees with Lender, its successors and assigns, as follows:

Performance of Obligations. Grantor promises to perform all terms, conditions, and covenants of this Security Instrument and Related Documents in accordance with the terms contained therein.

Defense and Title to Property. At the time of execution and delivery of this instrument, Grantor is lawfully seized of the estate hereby conveyed and has the exclusive right to mortgage, grant, convey and assign the Property. Grantor covenants that the Property is unencumbered and free of all liens, except for encumbrances of record acceptable to Lender. Further, Grantor covenants that Grantor will warrant and defend generally the title to the Property against any and all claims and demands whatsoever, subject to the easements, restrictions, or other encumbrances of record acceptable to Lender, as may be listed in the schedule of exceptions to coverage in any abstract of title or title insurance policy insuring Lender's interest in the Property.

Condition of Property. Grantor promises at all times to preserve and to maintain the Property and every part thereof in good repair, working order, and condition and will from time to time, make all needful and proper repairs so that the value of the Property shall not in any way be impaired.

Removal of any Part of the Property. Grantor promises not to remove any part of the Property from its present location, except for replacement, maintenance and relocation in the ordinary course of business

Alterations to the Property. Grantor promises to abstain from the commission of any waste on or in connection with the Property. Further, Grantor shall make no material alterations, additions or improvements of any type whatsoever to the Property, regardless of whether such alterations, additions or improvements would increase the value of the Property, nor permit anyone to do so except for tenant improvements and completion of items pursuant to approved plans and specifications, without Lender's prior written consent, which consent may be withheld by Lender in its sole discretion. Grantor will comply with all laws and regulations of all public authorities having jurisdiction over the Property including, without limitation, those relating to the use, occupancy and maintenance thereof and shall upon request promptly submit to Lender evidence of such compliance.

Due on Sale - Lender's Consent. Grantor shall not sell, further encumber or otherwise dispose of, except as herein provided, any or all of its interest in any part of or all of the Property without first obtaining the written consent of Lender. If any encumbrance, lien, transfer or sale or agreement for these is created, Lender may declare immediately due and payable, the entire balance of the Indebtedness


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Insurance. Grantor promises to keep the Property insured against such risks and in such form as may within the sole discretion of Lender be acceptable, causing Lender to be named as loss payee or if requested by Lender, as mortgagee. The insurance company shall be chosen by Grantor subject to Lender's approval, which shall not be unreasonably withheld. All insurance policies must provide that Lender will get a minimum of 10 days notice prior to cancellation. At Lender's discretion, Grantor may be required to produce receipts of paid premiums and renewal policies. If Grantor fails to obtain the required coverage, Lender may do so at Grantor's expense. Grantor hereby directs each and every insurer of the Property to make payment of loss to Lender with the proceeds to be applied, only at Lender's option, to the repair and replacement of the damage or loss or to be applied to the Indebtedness with the surplus, if any, to be paid by Lender to Grantor.


Payment of Taxes and Other Applicable Charges. Grantor promises to pay and to discharge liens, encumbrances, taxes, assessments, lease payments and any other charges relating to the Property when levied or assessed against Grantor or the Property.

Environmental Laws and Hazardous or Toxic Materials. Grantor and every tenant have been, are presently and shall continue to be in strict compliance with any applicable local, state and federal environmental laws and regulations. Further, neither Grantor nor any tenant shall manufacture, store, handle, discharge or dispose of hazardous or toxic materials as may be defined by any state or federal law on the Property, except to the extent the existence of such materials has been presently disclosed in writing to Lender. Grantor will immediately notify Lender in writing of any assertion or claim made by any party as to the possible violation of applicable state and federal environmental laws including the location of any hazardous or toxic materials on or about the Property. Grantor indemnifies and holds Lender harmless from, without limitation, any liability or expense of whatsoever nature incurred directly or indirectly out of or in connection with: (a) any environmental laws affecting all or any part of the Property or Grantor, (b) the past, present or future existence of any hazardous materials in, on, under, about, or emanating from or passing through the Property or any part thereof or any property adjacent thereto; (c) any past, present or future hazardous activity at or in connection with the Property or any part thereof; and (d) the noncompliance by Grantor or Grantor's failure to comply fully and timely with environmental laws.

Financial Information. Grantor agrees to supply Lender such financial and other information concerning its affairs and the status of any of its assets as Lender, from time to time, may reasonably request. Grantor further agrees to permit Lender to verify accounts as well as to inspect, copy and to examine the books, records and files of Grantor.

Lender's Right to Enter. Lender or Lender's agents shall have the right and access to inspect the Property at all reasonable times in order to attend to Lender's interests and ensure compliance with the terms of this Security Instrument. If the Property, or any part thereof, shall require inspection, repair or maintenance which Grantor has failed to provide, Lender, after reasonable notice, may enter upon the Property to effect such obligation; and the cost thereof shall be added to the Indebtedness and paid on Lender's demand by Grantor.

ASSIGNMENT OF LEASES AND RENTS. As additional security for the payment of the Indebtedness and the performance of the covenants contained herein, Grantor hereby assigns and transfers over to Lender all rents, income and profits ("Rents") under any present or future leases, subleases or licenses of the Property, including any guaranties, extensions, amendments or renewals thereof, from the use of the Property. So long as Grantor is not in default, Grantor may receive, collect and enjoy all Rents accruing from the Property, but not more than one month in advance of the due date. Lender may also require Grantor, tenant and any other user of the Property to make payments of Rents directly to Lender. However, by receiving any such payments, Lender is not, and shall not be considered, an agent for any party or entity. Any amounts collected may, at Lender's sole discretion, be applied to protect Lender's interest in the Property, including but not limited to the payment of taxes and insurance premiums and to the Indebtedness. At Lender's sole discretion, all leases, subleases and licenses must first be approved by Lender.

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CONDEMNATION. Grantor shall give Lender notice of any action taken or threatened to be taken by private or public entities to appropriate the Property or any part thereof, through condemnation, eminent domain or any other action. Further, Lender shall be permitted to participate or intervene in any of the above described proceedings in any manner it shall at its sole discretion determine. Lender is hereby given full power, right and authority to receive and receipt for any and all damages awarded as a result of the full or partial taking or appropriation and in its sole discretion, to apply said awards to the Indebtedness, whether or not then due or otherwise in accordance with applicable law. Unless Lender otherwise agrees in writing, any application of proceeds to the Indebtedness shall not extend or postpone the due date of the payments due under the Indebtedness or change the amount of such payments.

GRANTOR'S ASSURANCES. At any time, upon a request of Lender, Grantor will execute and deliver to Lender, and if appropriate, cause to be recorded, such further mortgages, assignments, assignments of leases and rents, security agreements, pledges, financing statements, or such other document as Lender may require, in Lender's sole discretion, to effectuate, complete and to perfect as well as to continue to preserve the Indebtedness, or the lien or security interest created by this Security Instrument.


ATTORNEY-IN-FACT. Grantor appoints Lender as attorney-in-fact on behalf of Grantor. If Grantor fails to fulfill any of Grantor's obligations under this Security Instrument or any Related Documents, including those obligations mentioned in the preceding paragraph, Lender as attorney-in-fact may fulfill the obligations without notice to Grantor. This power of attorney shall not be affected by the disability of the Grantor.

EVENTS OF DEFAULT. The following events shall constitute default under this Security Instrument (each an "Event of Default")

- (a) Failure to make required payments when due under Indebtedness;
- (b) Failure to perform or keep any of the covenants of this Security Instrument or a default under any of the Related Documents;
- (c) The making of any oral or written statement or assertion to Lender that is false or misleading in any material respect by Grantor or any person obligated on the Indebtedness;
- (d) The death, dissolution, insolvency, bankruptcy or receivership proceeding of Grantor or of any person or entity obligated on the Indebtedness;
- (e) Any assignment by Grantor for the benefit of Grantor's creditors;
- (f) A material adverse change occurs in the financial condition, ownership or management of Grantor or any person obligated on the Indebtedness; or
- (g) Lender deems itself insecure for any reason whatsoever.

REMEDIES ON DEFAULT. Upon the occurrence of an Event of Default, Lender may, without demand or notice, pay any or all taxes, assessments, premiums, and liens required to be paid by Grantor, effect any insurance provided for herein, make such repairs, cause the abstracts of title or title insurance policy and tax histories of the Property to be certified to date, or procure new abstracts of title or title insurance and tax histories in case none were furnished to it, and procure title reports covering the Property, including surveys. The amounts paid for any such purposes will be added to the Indebtedness and will bear interest at the rate of interest otherwise accruing on the Indebtedness until paid. In the event of foreclosure, the abstracts of title or title insurance shall become the property of Lender. All abstracts of title, title insurance, tax histories, surveys, and other documents pertaining to the Indebtedness will remain in Lender's possession until the Indebtedness is paid in full.

IN THE EVENT OF THE SALE OF THIS PROPERTY UNDER THE PROCEDURE FOR FORECLOSURE OF A SECURITY INSTRUMENT BY ADVERTISEMENT, AS PROVIDED BY APPLICABLE LAW, OR IN THE EVENT LENDER EXERCISES ITS RIGHTS UNDER THE ASSIGNMENT OF LEASES AND RENTS, THE GRANTOR HEREBY WAIVES ANY RIGHT TO ANY NOTICE OTHER THAN THAT PROVIDED FOR SPECIFICALLY BY STATUTE, OR TO ANY JUDICIAL HEARING PRIOR TO SUCH SALE OR OTHER EXERCISE OF RIGHTS.


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Upon the occurrence of an Event of Default, Lender may, without notice unless required by law, and at its option, declare the entire Indebtedness due and payable, as it may elect, regardless of the date or dates of maturity thereof and, if permitted by state law, is authorized and empowered to cause the Property to be sold at public auction, and to execute and deliver to the purchaser or purchasers at such sale any deeds of conveyance good and sufficient at law, pursuant to the statute in such case made and provided, and out of the proceeds of the sale to retain the sums then due hereunder and all costs and charges of the sale, including attorneys' fees, rendering any surplus to the party or parties entitled to it. If Lender chooses to invoke the power of sale, Lender will provide notice of sale pursuant to applicable law. Lender or its designee may purchase the Property at any sale. Any such sale or a sale made pursuant to a judgment or a decree for the foreclosure hereof may, at the option of Lender, be made en masse. The commencement of proceedings to foreclose this Security Instrument in any manner authorized by law shall be deemed as exercise of the above option.

Upon the occurrence of an Event of Default, Lender shall immediately be entitled to make application for and obtain the appointment of a receiver for the Property and of the earnings, income, issue and profits of it, with the powers as the court making the appointments confers. Grantor hereby irrevocably consents to such appointment and waives notice of any application therefor.

NO WAIVER. No delay or failure of Lender to exercise any right, remedy, power or privilege hereunder shall affect that right, remedy, power or privilege nor shall any single or partial exercise thereof preclude the exercise of any right, remedy, power or privilege. No Lender delay or failure to demand strict adherence to the terms of this Security Instrument shall be deemed to constitute a course of conduct inconsistent with Lender's right at any time, before or after an event of default, to demand strict adherence to the terms of this Security Instrument and the Related Documents.

JOINT AND SEVERAL LIABILITY. If this Security Instrument should be signed by more than one person, all persons executing this Security Instrument agree that they shall be jointly and severally bound, where permitted by law.

SURVIVAL. Lender's rights in this Security Instrument will continue in its successors and assigns. This Security Instrument is binding on all heirs, executors, administrators, assigns and successors of Grantor.

NOTICES AND WAIVER OF NOTICE. Unless otherwise required by applicable law, any notice or demand given by Lender to any party is considered effective. (i) when it is deposited in the United States Mail with the appropriate postage; (ii) when it is sent via electronic mail; (iii) when it is sent via facsimile; (iv) when it is deposited with a nationally recognized overnight courier service; (v) on the day of personal delivery; or (vi) any other commercially reasonable means. Any such notice shall be addressed to the party given at the beginning of this Security Instrument unless an alternative address has been provided to Lender in writing. To the extent permitted by law, Grantor waives notice of Lender's acceptance of this Security Instrument, defenses based on suretyship, any defense arising from any election by Lender under the United States Bankruptcy Code, Uniform Commercial Code, as enacted in the state where Lender is located or other applicable law or in equity, demand, notice of acceleration, notice of nonpayment, presentment, protest, notice of dishonor and any other notice.

TO THE EXTENT PERMITTED BY LAW, GRANTOR WAIVES ANY RIGHT TO NOTICE, OTHER THAN THE NOTICE PROVIDED ABOVE, AND WAIVES ANY RIGHT TO ANY HEARING, JUDICIAL OR OTHERWISE, PRIOR TO LENDER EXERCISING ITS RIGHTS UNDER THIS SECURITY INSTRUMENT.

WAIVER OF APPRAISEMENT RIGHTS. Grantor waives all appraisement rights relating to the Property to the extent permitted by law.

LENDER'S EXPENSES. Grantor agrees to pay all expenses incurred by Lender in connection with enforcement of its rights under the Indebtedness, this Security Instrument or in the event Lender is made party to any litigation because of the existence of the Indebtedness or this Security Instrument, as well as court costs, collection charges and reasonable attorneys' fees and disbursements.

 OCH



All tag offices are open 8:30 a.m. - 5:30 p.m. Monday - Friday, extending to 6 p.m. Wednesdays. [Learn More](#)

Check [wait times](#) and [required paperwork](#) in advance.



[Make an Appointment](#)



ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

Tax Account

Mailing Address:
RIDGECLIFF LLC
4983 RABBIT FARM RD
LOGANVILLE, GA 30052-4248

[Change Mailing Address](#)

SITUS:
1642 HWY 78

Tax District:
SNELLVILLE

Parcel ID

R5069 011

Property Type

Real Property

Last Update

3/15/2022 8:04:16 PM

Legal Description

US HWY 78

Print Tax Bill

Click here to view and print your August 2021 tax bill.

* This bill is good through Oct 15, 2021 only.

Tax Bills

Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.



Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2021	\$7,343.27	\$7,343.27	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$8,426.40	\$8,426.40	\$0.00	\$0.00	12/1/2020	\$0.00
2019	\$7,641.56	\$7,695.82	\$0.00	\$0.00	10/15/2019	\$0.00
Total						\$0.00



Pay Now

No payment due for this account.



Select Language ▼





Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078
 (770) 985-3500

2021 Property Tax Bill

Parcel ID	Tax District	Bill #
R5069 011	10 - City of Snellville	008073
Property Owner/Location/Description		Taxable Value
RIDGECLIFF LLC 1642 HWY 78		223,880
		Fair Market Value
		559,700

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
City of Snellville	223,880		0		223,880		4.5880000000		\$1,027.16

Exemptions:

Tax Bills are not automatically sent to mortgage companies; therefore, if your taxes are paid through escrow, please forward this bill to your mortgage company.

All taxes and stormwater fees that are delinquent and paid after December 15, 2021 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2022.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

ACCOUNT INFORMATION IS AVAILABLE ONLINE AT WWW.SNELLVILLE.ORG

Current Year Tax	\$1,027.16
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$1,027.16
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/15/2021

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078



**Make check or money order payable to: City of Snellville*
**Write the Tax Parcel ID Number on your check*
**Full payment must be made by the due date*
**Mailed payments will be posted using the official postmark date*
**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5069 011
 Amount Due: \$0.00
 Bill#: 008073
 Due Date: 12/15/2021

AMOUNT PAID

RIDGECLIFF LLC
 4983 RABBIT FARM RD
 LOGANVILLE, GA 30052-4248

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

All tag offices are open 8:30 a.m. - 5:30 p.m. Monday - Friday, extending to 6 p.m. Wednesdays. [Learn More](#)

Check [wait times](#) and [required paperwork](#) in advance.



[Make an Appointment](#)



ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

Tax Account

Mailing Address:

RIDGECLIFF LLC
4983 RABBIT FARM RD
LOGANVILLE, GA 30052-4248

[Change Mailing Address](#)

SITUS:

1600 HWY 78

Tax District:

SNELLVILLE

Parcel ID

R5069 282

Property Type

Real Property

Last Update

3/15/2022 8:04:16 PM

Legal Description

HWY 78

Print Tax Bill

Click here to view and print your August 2021 tax bill.

* This bill is good through Oct 15, 2021 only.

Tax Bills

Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.



Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2021	\$13,025.53	\$13,025.53	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$14,946.80	\$14,946.80	\$0.00	\$0.00	12/1/2020	\$0.00
2019	\$11,860.36	\$11,944.57	\$0.00	\$0.00	10/15/2019	\$0.00
Total						\$0.00



Pay Now

No payment due for this account.



Select Language ▼





Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078
 (770) 985-3500

2021 Property Tax Bill

Parcel ID	Tax District	Bill #
R5069 282	10 - City of Snellville	008314
Property Owner/Location/Description		Fair Market Value
RIDGECLIFF LLC 1600 HWY 78		992,800
		Taxable Value
		397,120

Levies	Taxable Value	-	Exemptions	=	Net Assessment	x	Tax Rate	=	Net Tax
City of Snellville	397,120		0		397,120		4.5880000000		\$1,821.99

Exemptions:

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All taxes and stormwater fees that are delinquent and paid after December 15, 2021 are subject to interest and penalties as allowed by law. FICA costs are applied to delinquent property taxes after March 15, 2022.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

ACCOUNT INFORMATION IS AVAILABLE ONLINE AT WWW.SNELLVILLE.ORG

Current Year Tax	\$1,821.99
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$1,821.99
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/15/2021

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078



**Make check or money order payable to: City of Snellville*
**Write the Tax Parcel ID Number on your check*
**Full payment must be made by the due date*
**Mailed payments will be posted using the official postmark date*
**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5069 282
 Amount Due: \$0.00
 Bill#: 008314
 Due Date: 12/15/2021

AMOUNT PAID

RIDGECLIFF LLC
 4983 RABBIT FARM RD
 LOGANVILLE, GA 30052-4248

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078