

ORIGINAL



VARIANCE APPLICATION

RECEIVED

APPLICATION FOR VARIANCE FROM SNELLVILLE S 2478 ELLIS CT #2300328

RAVENWOOD

BOA VARIANCE/APPEAL

BOA # 23-02

PARCEL- R5028-068

RAVENWOOD

JUL 13 2023

CITY OF SNELLVILLE

PLANNING & DEVELOPMENT

CASE #

23-00028

rev 4-25-2022

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3515 Fax 770.985.3551 www.snellville.org

Applicant is: (check one)
 Owner's Agent
 Contract Purchaser
 Property Owner

Owner (if not the applicant): check here if there are additional property owners and attach additional sheets.

JENNIFER WOLFE
Name (please print)
4113 N SWANN STREET
Address
COVINGTON, GA 30014
City, State, Zip Code
770-568-8867
Phone Number(s) Fax

STEPHEN ROCA
Name (please print)
2478 ELLIS COURT
Address
SNELLVILLE, GA 30078
City, State, Zip Code
Phone Number(s) Fax

Contact Person: JENNIFER WOLFE Phone: 770-568-8867 Fax:
Cell Phone: 770-568-8867 E-mail: ITSPERMITTABLEGEORGIA.COM

Property Information:

Address/Location of Property: 2478 ELLIS COURT City: SNELLVILLE, GA

District: 5 Land Lot: 28 Parcel: R5028 068 Size in Acres: 1.014 Number of Structures: 1 Existing and New Proposed

The Subject property IS IS NOT a Lot/Parcel of Record. If yes, date platted: 8/10/1973 Plat Book: Z Page No.: 223

PROPERTY: IS IS NOT LOCATED WITHIN THE 7 MILE RADIUS OF THE INTAKE OF BIG HAYNES CREEK WATER SUPPLY RESERVOIR. IF THE PROPERTY IS LOCATED WITHIN THE 7 MILE RADIUS OF THE INTAKE OF THE BIG HAYNES CREEK WATER SUPPLY RESERVOIR.

Description of requested Stream Buffer Variance: ENCROACHMENT INTO 75' IMPERVIOUS SETBACK FOR A PROPOSED 16'X20' TWO-STORY ADDITION.

Relief from the requirements of the City of Snellville Stream Buffer Protection Ordinance may only be considered and granted as follows (CHECK AS APPLICABLE):

Administrative Variance

1. Stream Buffer and Setback Requirements. All land development activity subject to this section must meet the following requirements:
 - A. An undisturbed natural vegetative stream buffer must be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
 - B. An additional setback must be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative stream buffer (75 feet total), in which all impervious cover is prohibited. Grading, filling and earthmoving must be minimized within the setback.
 - C. No septic tanks or septic tank drain fields are permitted within the stream buffer or the setback.

Administrative variances for properties NOT located within the 7-mile radius of the intake of the Big Haynes Creek Water Supply Reservoir from the requirements on single-family residential lots of record platted before May 23, 2005, may be granted if the applicant submits a residential site drainage plan approved by the Director, in accordance with the following:

1. The lot or parcel's shape, topography, or other existing physical condition prevents land development consistent with this section, and the Director finds and determines that the requirements of this section prohibit the otherwise lawful use of the property by the owner.
2. If a variance is requested from the required 50-foot undisturbed natural vegetative stream buffer, the request is for 10% or less (5 feet or less) of the required buffer.
3. If a variance is requested from the required, additional 25-foot impervious surface setback, the request is for 20% or less (5 feet or less) of the required, additional setback, and no impervious cover is proposed within the reduced, additional setback.
4. If an applicant is requesting a variance from both the undisturbed natural vegetative stream buffer and the required, additional 25-foot impervious surface setback, and the requests meet all the criteria listed above, the Director may grant an administrative variance for both requests.
5. Additional water quality treatment practices appropriate for single-family residential lots, such as the incorporation of bio-retention areas, pervious paving that is at least 40% pervious, and sustainable landscaping, may be allowed by approval of the Director.

SUBMITTAL REQUIREMENTS (Administrative Variance Only):

- A. Complete page 1 of application.
- B. Attach Letter of Intent describing the stream and impervious buffer request and how the lot or parcel's shape, topography, or other existing physical condition prevents land development without variance approval. Ensure that requested variance does not exceed the variance limits in Section 3 above. Otherwise, variance consideration shall be provide by the Board of Appeals.
- C. Provide a site plan, drawn to scale, showing the location of all streams on the property and in close proximity to the property. Show the limits of required stream buffers and setbacks on the property. Show proposed land development and areas of encroachment into the stream and impervious buffers and calculate amount of encroachment.
- D. Complete Applicant and Property Owners Certifications (Attachment C).
- E. Remit \$100 application fee.

□ Big Haynes Creek Watershed Administrative Variance

For properties that are located within the 7-mile radius of the intake of the Big Haynes Creek Water Supply Reservoir the following additional stream protection requirements must be met where applicable:

1. Natural buffer zones and setbacks for impervious surfaces are required adjacent to both sides of perennial streams as measured from the stream bank as follows:

| Distance to Water Supply Intake or Water Supply Reservoir* | Minimum Buffer | Minimum Impervious Surface Setback |
|--|----------------|------------------------------------|
| (Big Haynes Creek Watershed) Within 7 Mile Radius | 100 feet | 150 feet |
| (Big Haynes Creek) Outside 7 Mile Radius | 50 feet | 75 feet |

*Radial distances as measured upstream of a governmentally owned public drinking water supply intake or water supply reservoir.

2. Septic tanks and septic tank drainfields are prohibited within the required setback area. Utilities are exempt from the above stream buffer and setback provisions in accordance with the following conditions if the utilities to be located in the stream buffer or setback areas cannot feasibly be located outside these areas: The utilities must be located as far from the stream bank as reasonably possible, except that all easements (permanent and construction) and land disturbance should be at least 25 feet from the top of bank.
 - a. The installation and maintenance of the utilities must be such as to protect the integrity of the stream buffer and setback areas as best as reasonably possible.
 - b. Roadways, bridges, and drainage structures may encroach upon required stream buffers and setbacks where such structures are necessary to provide access. Such roadways and bridges must cross streams perpendicularly where

reasonably possible. The number of such stream crossings and associated structures must be minimized to the greatest extent possible.

3. Variance procedures

All lots or parcels of record as of October 28, 1997, in the Big Haynes Creek Watershed and all lots or parcels which have been submitted by way of preliminary plat and approved by the Department in accordance with the provisions of the 1985 Zoning Resolution of Gwinnett County, as of October 28, 1997, within the Big Haynes Creek Watershed, that are made unbuildable by the stream buffer and setback provisions, may still be developed on a case-by-case basis.

Requests for development of these lots must be made to the Director as administrative variances. If development is allowed, the maximum possible impervious surface setback and stream buffer width, given the configuration of the lot, must be maintained.

4. Compatibility with Other Buffers

This section is not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute or other provision of law. The requirements of this section should be considered minimum requirements, and where any provision of this section imposes restrictions different from those imposed by any other ordinance, rule, regulation or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment will be considered to take precedence.

SUBMITTAL REQUIREMENTS (Big Haynes Creek Watershed Variance Only):

- A. Complete page 1 of application.
- B. Attach Letter of Intent describing the proposed land development and stream and impervious buffer request and how the lot or parcel's shape, topography, or other existing physical condition prevents land development without variance approval. The maximum possible impervious surface setback and stream buffer width, given the configuration of the lot, must be maintained.
- C. Ensure that proposed land development does not encroach into the 50 feet stream buffer and 75 feet impervious surface buffer. Otherwise, variance consideration shall be provide by the Board of Appeals (see Board of Appeals Variance).
- D. Provide a site plan, drawn to scale, showing the location of all streams on the property and in close proximity to the property. Show the limits of required stream buffers and setbacks on the property. Show proposed land development and areas of encroachment into the stream and impervious buffers and calculate amount of encroachment.
- E. Complete Applicant and Property Owners Certifications (Attachment C).
- F. Remit \$100 application fee.

☒ Board of Appeals Variance

1. Stream Buffer and Setback Requirements. All land development activity subject to this section must meet the following requirements:
 - A. An undisturbed natural vegetative stream buffer must be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
 - B. An additional setback must be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative stream buffer (75 feet total), in which all impervious cover is prohibited. Grading, filling and earthmoving must be minimized within the setback.
 - C. No septic tanks or septic tank drain fields are permitted within the stream buffer or the setback.
2. Where a lot was platted before May 23, 2005, and its shape, topography or other existing physical condition prevents land development consistent with this section, and the Director finds and determines that the requirements of this section prohibit the otherwise lawful use of the property by the owner, the Board of Appeals may grant a variance from the buffer and setback requirements hereunder, provided such variance requires mitigation measures to offset the effects of any proposed land development on the lot.
3. Except as provided above, the Board of Appeals may grant no variance from any provision of this section without first conducting a public hearing on the application for a variance and authorizing the granting of the variance by an affirmative vote of the Board of Appeals. The City must give public notice of each such public hearing in a newspaper of general circulation within the city. The City must require that the applicant post a sign giving notice of the proposed variance and the public hearing. The sign must be of a size and posted in such a location on the property as to be clearly visible from the primary adjacent road right-of-way.

Variations will be considered only in the following cases:

- a. When a property's shape, topography or other physical conditions existing at the time of the adoption of this section prevents land development unless a stream buffer variance is granted.
 - b. Unusual circumstances when strict adherence to the minimal stream buffer requirements in the ordinance would create an extreme hardship.
4. Variations will not be considered when, following the adoption of this section, actions of any property owner of a given property have created conditions of hardship on that property.
- a. At a minimum, a variance request must include the following information:
 - b. A site map that includes locations of all streams, wetlands, floodplain boundaries, and other natural features, as determined by field survey;
 - c. A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
 - d. A detailed site plan that shows the locations of all existing and proposed structures and other impervious covers, the limits of all existing and proposed land disturbance, both inside and outside the stream buffer and setback. The exact area of the stream buffer to be affected must be accurately and clearly indicated;
 - e. Documentation of unusual hardship should the stream buffer be maintained;
 - f. At least one alternative plan, which does not include a stream buffer or setback intrusion, or an explanation of why such a site plan is not possible;
 - g. A calculation of the total area and length of the proposed intrusion;
 - h. A stormwater management site plan, if applicable; and,
 - i. Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.
5. The following factors will be considered in determining whether to issue a variance:
- a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
 - b. The locations of all streams on the property, including along property boundaries;
 - c. The location and extent of the proposed stream buffer or setback intrusion; and,
 - d. Whether alternative designs are possible which require less intrusion or no intrusion;
 - e. The long-term and construction water-quality impacts of the proposed variance;
 - f. Whether issuance of the variance is at least as protective of natural resources and the environment.

SUBMITTAL REQUIREMENTS (Board of Appeals Variances):

- ✓ A. Complete page 1 of application.
- ✓ B. Attach Letter of Intent describing the proposed land development and stream and impervious buffer request and how the lot or parcel's shape, topography, or other existing physical condition prevents land development without variance approval. The maximum possible impervious surface setback and stream buffer width, given the configuration of the lot, must be maintained.
- ✓ C. Analysis of Impact. Provides a response to items (1-4) on Attachment A.
- ✓ D. Verification that all County and City property taxes owed are paid in full.
- ✓ E. Copy of recorded warranty deed, security deed or other recorded instrument showing ownership of the property.
- ✓ F. A site map that includes locations of all streams, wetlands, floodplain boundaries, and other natural features, as determined by field survey.
- ✓ G. A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.
- ✓ H. A detailed site plan, drawn to scale, that shows the locations of all existing and proposed structures and other impervious covers, the limits of all existing and proposed land disturbance, both inside and outside the stream buffer and setback. The exact area of the stream buffer to be affected must be accurately and clearly indicated.
- ✓ I. Documentation of unusual hardship should the stream buffer be maintained.
- ✓ J. Provide at least one alternative plan, which does not include a stream buffer or setback intrusion, or an explanation of why such a site plan is not possible.
- ✓ K. A calculation of the total area and length of the proposed intrusion.
- ✓ L. A stormwater management site plan, if applicable.
- ✓ M. Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.
- ✓ N. Complete Applicant and Property Owners Certifications (Attachment B).
- ✓ O. Original application submittal including all plans and exhibits, bearing original and notarized signatures.
- ✓ P. Nine (9) stapled or bound copies of the complete application submittal including all plans and exhibits.
- ✓ Q. A USB flash drive or CD-ROM containing a digital .PDF file or files of the complete application submittal.
- ✓ R. Remit \$200 application fee and public notification fees for the posting of public notice signs and notices to all adjoining property owners. Call 770-985-3515 to obtain fee amount.

A VARIANCE from the terms of the Unified Development Ordinance shall not be granted by the Board of Appeals unless and until the applicant has **demonstrated and explained** the following. You may attach additional sheets and provide additional documentation as appropriate:

1) **Demonstrate and explain** how special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same zoning district. NOT ALL PROPERTIES ZONED RS-30 WITH PROPOSED IMPROVEMENTS SHAPE AND TOPOGRAPHY OF LOT ABOUT A STREAM BUFFER.

2) **Demonstrate and explain** how literal interpretation of the provisions of the UDO would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the UDO. ADJOINING PROPERTIES IN THE SAME ZONING DISTRICT HAVE BEEN ABLE TO IMPROVE THEIR PROPERTY WITH ADDITIONS TO RESIDENCE OR PERMITTED ACCESSORY STRUCTURES.

3) **Demonstrate and explain** how the special conditions and circumstances do not result from the actions of the applicant. HOME WAS BUILT IN ____ PLATTED BEFORE MAY 23, 2005. ITS SHAPE AND TOPOGRAPHY PREVENTS THE PROPOSED LAND DEVELOPMENT WITHOUT IMPACTS TO STREAM BUFFER.

4) **Demonstrate and explain** that granting the variance (or waiver) requested will not confer on the applicant any special privilege that is denied by the UDO to other lands, structures, or buildings in the same zoning district. ADJOINING PROPERTIES

Please Note: No non-conforming use of neighboring lands, structures, or buildings in the same zoning district, and no permitted or nonconforming use of lands, will be considered grounds for issuance of a variance or waiver. Peculiar conditions or circumstances which are the result of actions of the owner of property covered by this application cannot be considered as grounds justifying a variance. A "use variance", i.e. a variance for the purpose of using land or a structure, or combination thereof for a purpose prohibited by the present zoning classification of the property covered by this application will not be considered.

ZONED RS-30
3.1% PROPOSED IMPROVMENT IMPACT
SEE ADJOINERS
NO TREE REMOVAL - ONE TREE EXISTING ALREADY FELL DOWN
JUST GRASS EXISTING

BOARD OF APPEALS CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Variance and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that no application or re-application affecting the same land shall be submitted less than twelve (12) months from the date of denial.

[Signature] 5-3-2023
Signature of Applicant Date
JENNIFER WOLFE- AGENT REPRESENTATIVE
Type or Print Name and Title



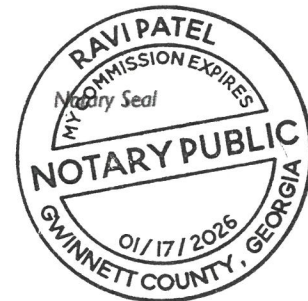
[Signature] 5/3/23
Signature of Notary Public Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize JENNIFER WOLFE to file this application. The undersigned is aware that, in granting any, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with the Unified Development Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance or waiver is granted, shall be deemed a violation of the UDO and punishable under Article 3 of the UDO. If an application for a variance or waiver is denied by the Board of Appeals, a reapplication for such for such variance or waiver may not be made earlier than twelve (12) months from the date of the original application.

Check here if there are additional property owners and attach additional "Property Owner's Certification" sheets.

[Signature] 6/13/2023
Signature of Owner Date
Stephen L Roca
Type or Print Name and Title



[Signature] 6-13-2023
Signature of Notary Public Date

Original Signature →

BOARD OF APPEALS CERTIFICATIONS

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APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Variance and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that no application or re-application affecting the same land shall be submitted less than twelve (12) months from the date of denial.



Signature of Applicant

5-3-2023

Date

JENNIFER WOLFE- AGENT REPRESENTATIVE

Type or Print Name and Title





Signature of Notary Public

5/3/23

Date

original signature →

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize JENNIFER WOLFE to file this application. The undersigned is aware that, in granting any, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with the Unified Development Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance or waiver is granted, shall be deemed a violation of the UDO and punishable under Article 3 of the UDO. If an application for a variance or waiver is denied by the Board of Appeals, a reapplication for such for such variance or waiver may not be made earlier than twelve (12) months from the date of the original application.

Check here if there are additional property owners and attach additional "Property Owner's Certification" sheets.

Signature of Owner

Date

Type or Print Name and Title

Notary Seal

Signature of Notary Public

Date

055164 00227

Return to
O'Kelley & Sorohan, Attorneys at Law, LLC
2220 Wisteria Drive, Suite 208
Snellville, GA 30078
File No.. 13-076636-REG

PT-61# 207-2017-014171
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 105.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
2017 JUN -5 PM 2:00
RICHARD T. ALEXANDER, JR. CLERK

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made on **1st day of June, 2017**, between

David Casey Lloyd

(hereinafter referred to as "Grantor") and

Stephen Luis Roca and Heather Nicole Roca, as joint tenants with rights of survivorship

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits, WITNESSETH.

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 28 of the 5th District, City of Snellville, Gwinnett County, Georgia, being Lot 10, Block B, Unit No 1, Raven Wood, As per plat recorded in Plat Book Z, Page 223, Gwinnett County, Records, said plat being incorporated herein by reference thereto

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions")

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written

Signed this 1st day of
June 2017 in the
presence of

[Signature]
Unofficial Witness
[Signature]
Notary Public
Commission expires. 8/3/2018

[Signature]
David Casey Lloyd



Limited Warranty Deed

0050916

13-076636-REG

10

ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised May 2018)



Gwinnett County
Board of Assessors Office
 75 Langley Drive
 Lawrenceville, GA 30046-6935
 770.822.7200

Official Tax Matter - 2023 Tax Year

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

Annual Assessment Notice Date:
4/7/2023

Last date to file a written appeal:
5/22/2023

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

County property records are available online at:
www.gwinnett-assessor.com

STEPHEN LUIS ROCA
 2478 ELLIS CT
 SNELLVILLE, GA 30078-3751

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.** You must appeal no later than 45 days after the date of this notice, or your right to file an appeal will be lost. Forms and additional information on the appeal process may be obtained at www.gwinnett-assessor.com.

To file an appeal online, visit www.gwinnett-assessor.com

At the time of filing your appeal you must select one of the following appeal methods:

- A**
- (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, records and methods 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 75 Langley Drive, Lawrenceville, GA 30046 or by telephone at 770.822.7200. Your staff contact is Renee Boswell.

Additional information on the Appeal process may be obtained at www.gwinnett-assessor.com

| Neighborhood/Market Area | Property ID Number | Acreage | Tax Dist | Covenant Year | Homestead |
|---------------------------------|-----------------------------|---------------------|--------------------|--------------------------|-----------|
| 25132026 M2513 | R5028 068 | 1.05 | SNELLVILLE | | S1R |
| Property Description | | | | | |
| L10 BB RAVEN WOOD 1 | | | | | |
| Property Address | | | | | |
| 2478 ELLIS CT, SNELLVILLE 30078 | | | | | |
| | Taxpayer Returned Value | Previous Year Value | Current Year Value | Current Year Other Value | |
| B | 100% <u>Appraised</u> Value | 0 | 255,500 | 352,900 | 0 |
| | 40% <u>Assessed</u> Value | 0 | 102,200 | 141,160 | 0 |

Reasons for Assessment Notice

Adjusted for Market Conditions

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 current value contained in this notice. This is not a tax bill. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions. The estimated tax below does not include fees (i.e. solid waste, storm water, street lights, speed bumps, etc.)

| Taxing Authority | Other Exempt | Homestead Exempt | Net Taxable | Millage | Estimated Tax |
|-------------------------------|--------------|------------------|-------------|---------|---------------|
| C Economic Development | 0 | 95,200 | 45,960 | 0.3000 | 13.79 |
| County General Fund | 0 | 95,200 | 45,960 | 6.9500 | 319.42 |
| Development/Code Enforcement | 0 | 95,200 | 45,960 | 0.0000 | .00 |
| Fire & EMS | 0 | 95,200 | 45,960 | 3.2000 | 147.07 |
| Police | 0 | 95,200 | 45,960 | 0.0000 | .00 |
| Recreation | 0 | 92,200 | 48,960 | 1.0000 | 48.96 |
| School | 0 | 4,000 | 137,160 | 19.2000 | 2,633.47 |
| School Bond | 0 | 0 | 141,160 | 1.4500 | 204.68 |
| Snellville | 0 | 3,000 | 138,160 | 4.0000 | 552.64 |



DENISE R. MITCHELL, MPA
GWINNETT COUNTY
TAX COMMISSIONER



BILL DETAIL

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

Tax Account

Mailing Address:

ROCA STEPHEN LUIS
2478 ELLIS CT
SNELLVILLE, GA 30078-3751

SITUS:

2478 ELLIS CT

Tax District:

SNELLVILLE

Parcel ID

R5028 068

Property Type

Real Property

Last Update

7/7/2023 8:10:05 PM

Legal Description

L10 BB RAVEN WOOD 1

Tax Values

| Description | Market Value | Assessed Value |
|-------------|--------------|----------------|
| Land | \$49,300.00 | \$19,720.00 |
| Improvement | \$206,200.00 | \$82,480.00 |
| Total | \$255,500.00 | \$102,200.00 |

Description **Market Value** **Assessed Value**
Class Codes 101-Residential SFR

Assessments



| | | |
|--------------------------------------|-------------------|-----------------|
| | Net Tax | Savings |
| <u>School Taxes</u> | \$2,033.63 | \$76.80 |
| <u>County Incorporated No Police</u> | \$529.24 | \$640.95 |
| Total Tax | \$2,562.87 | \$717.75 |

Tax Installment Information

| Period | Bill Number | Due Date | Tax Year | Tax | Penalty/Fee | Interest | Total Due |
|-------------------|-------------|-----------|----------|--------|-------------|----------|-----------|
| INST 1 | 24875795 | 11/1/2022 | 2022 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total Due: | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Payment History

| Tax Year | Bill Number | Receipt Number | Amount Paid | Last Paid |
|----------|-------------|----------------|-------------|------------|
| 2022 | 24875795 | B22.101502 | \$2,562.87 | 10/27/2022 |

Select Language ▼



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078
 (770) 985-3508

2022 Property Tax Bill

| | | | | | |
|-------------------------------------|-------------------------|--------------|-------------------|---------------|-----------|
| Parcel ID | Tax District | | Bill # | | |
| R5028 068 | 10 - City of Snellville | | 004183 | | |
| Property Owner/Location/Description | | | Fair Market Value | Taxable Value | |
| ROCA STEPHEN LUIS 2478 ELLIS CT | | | 255,500 | 102,200 | |
| Levies | Taxable Value | - Exemptions | = Net Assessment | X Tax Rate | = Net Tax |
| City of Snellville | 102,200 | 3,000 | 99,200 | 4.0000000000 | \$396.80 |
| 2022 STORM WATER | | | | | \$57.33 |

Exemptions:

| | |
|-----------|-------|
| Homestead | 3,000 |
|-----------|-------|

| | |
|-------------------|---------------|
| Current Year Tax | \$448.45 |
| Interest | \$5.68 |
| Penalty | \$0.00 |
| Other Fees | \$0.00 |
| Payments Received | \$454.13 |
| Other Amounts Due | \$0.00 |
| Total Due | \$0.00 |
| Due Date | 12/15/2022 |

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, 2023 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2024.

The City will accept partial payments as long as the balance is paid in full by December 15th.

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



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: R5028 068
 Amount Due: \$0.00
 Bill#: 004183
 Due Date: 12/15/2022

| |
|-------------|
| AMOUNT PAID |
| |

STEPHEN LUIS ROCA
 2478 ELLIS CT
 SNELLVILLE, GA 30078-3751

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078



2478 Ellis Ct
 2478 Ellis Ct, Snellville, ...
 33.84° N, 84.01° W

2478 Ellis Ct



Tax Assessor's Office

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