

ACO (E&R / NOD)

OCONEE COUNTY

| | |
|---------------|----|
| ACO # | 3 |
| Real Property | |
| Tax District | 02 |

CO_ID_NUM

| | |
|-----------|-------|
| Account # | 14035 |
| Digest | 2025 |

COREGROUP INVESTMENTS, LLC
175 COLHAM FERRY RD
WATKINSVILLE, GA 30677

| | |
|--------|-----------|
| Map ID | C 04K 004 |
|--------|-----------|

Legal Desc 1790/108 1789/432 1336/26 35/202

Control No 2509R

Owner # 45578

Situs: 420 JERRY SMITH DR

MH Serial #

| Original | | |
|----------|---------|---------|
| Code | 100% | 40% |
| C4 | 67,500 | 27,000 |
| | 0 | 0 |
| C1 | 490,993 | 196,397 |
| | 0 | 0 |
| | 0 | 0 |
| | 0 | 0 |
| | 0 | 0 |
| | 0 | 0 |
| | 0 | 0 |
| | 0 | 0 |
| | 0 | 0 |

| Final | |
|---------|---------|
| 100% | 40% |
| 50,208 | 20,083 |
| 0 | 0 |
| 360,224 | 144,090 |
| 0 | 0 |
| 0 | 0 |
| 0 | 0 |
| 0 | 0 |
| 0 | 0 |
| 0 | 0 |
| 0 | 0 |
| 0 | 0 |

| Adjustment | |
|------------|----------|
| 100% | 40% |
| (17,292) | (6,917) |
| 0 | 0 |
| (130,769) | (52,308) |
| 0 | 0 |
| 0 | 0 |
| 0 | 0 |
| 0 | 0 |
| 0 | 0 |
| 0 | 0 |
| 0 | 0 |

| | | |
|-------|---------|---------|
| GROSS | 558,493 | 223,397 |
|-------|---------|---------|

| | |
|---------|---------|
| 410,432 | 164,173 |
|---------|---------|

| | |
|-----------|----------|
| (148,061) | (59,224) |
|-----------|----------|

Real Details

Reason

Other

BOA Date

BOA Acceptance Yes

Appraiser as

Signed:

Signed:

Chief Appraiser

Chairman, BOA

Tax Commissioner, Clerk

Date Bill Number

The estimate of your ad valorem tax bill for the current year:

| Taxing Authority | Other Exempt | Homestead Exempt | Net Taxable | Millage | Estimated Tax |
|------------------|--------------|------------------|-------------|---------------------|---------------|
| STATE | 0 | 0 | 0 | 0.000000 | 0.00 |
| COUNTY | 0 | 0 | 164,173 | 5.154000 | 846.15 |
| SCHOOL | 0 | 0 | 164,173 | 13.962000 | 2,292.18 |
| WATKINSVILLE | 0 | 0 | 164,173 | 2.756000 | 452.46 |
| | | | | Total Estimated Tax | \$3590.79 |