



VARIANCE APPLICATION

RECEIVED

MAY 31 2024

APPLICATION FOR VARIANCE FROM SNELLVILLE STREAM BUFFER ORDINANCE

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

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

DATE RECEIVED: _____

2037 TANGLEWOOD DR #2400171
BOA VARIANCE #24-01
PARCEL- 5025 064

Applicant is: (check one)
Owner's Agent _____
Contract Purchaser _____
Property Owner
Felipe E Garcia C. f.
Name (please print)
2037 Tanglewood Dr
Address
Snellville GA 30078
City, State, Zip Code
813 613 2941 -
Phone Number(s) Fax

Owner (if not the applicant): check here if there are additional property owners and attach additional sheets.
Mariane D. Aguilera Vivas
Name (please print)
2037 Tanglewood Dr.
Address
Snellville, GA 30078
City, State, Zip Code
813 481 5380
Phone Number(s) Fax

Contact Person: Mariana Aguilera Phone: 813 481 5380 Fax: _____
Cell Phone: 813 481 5380 E-mail: MVmarianaaguilera@gmail.com

Property Information:

Address/Location of Property: 2037 Tanglewood Dr City: Snellville
District: 5 Land Lot: 25 Parcel: R5025-064 Size in Acres: 0.754 Number of Structures: 2 Existing and 2 New Proposed
The Subject property IS IS NOT a Lot/Parcel of Record. If yes, date platted: 3/7/94 Plat Book: Q Page No.: 57A

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 the 75 foot
Impervious surface setback for a proposed
second-story bath and deck 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

- I. 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.

Letter of Intent

CITY OF SNELLVILLE
DEPT. OF PLANNING AND DEVELOPMENT
2342 OAK RD\SNELLEVILLE GA 30078

OWNER/ APPLICANT: FELIPE E GARCIA E
DATE: JULY 12, 2023
REQUEST: DECK AND BATH ADDITION INTO STREAMLINE BUFFER

RE: FELIPE E GARCIA C
2037 TANGLEWOOD DR
SNELLVILLE, GA 30078

On the subject property (residential home) was built in 1968, the applicant proposes 168 sq. ft. second-story bathroom addition and 172 sq. ft. of the 305 sq. ft. deck addition encroaches into the 75-foot impervious surface setback by 340 sq. ft. total.

As applicants, we are seeking permission to allow the installation of a bath and deck addition where 5-feet or less is into the streamline buffer proposed in the attached site plan drawing. the Stream Buffer Protection Ordinance prohibits land development activity unless a variance is granted.

Because the proposed new construction encroachment exceeds the required additional impervious surface setback, we required to attend the public hearing to present the variance request and answer questions from the Board.

We look forward to meeting with staff as well as the community to answer all questions concerns. Please refer to the attached documents for additional details.

We are seeking variance approval for the encroachment into the stream buffer to allow the proposed bath and deck addition.

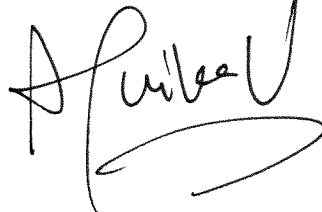
Thank you for your consideration.

Kindly,

Felipe E Garcia Campos
Mariana D Aguilera Vivas
813-481-5380
Mmmarianaaguilera@gmail.com



5/30/24



5/30/2024 .

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 topograph of lot but 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 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.


- There is a detached two car garage built in 2005 next to the property. (Previous owner)
See Attached.

BOARD OF APPEALS CERTIFICATIONS

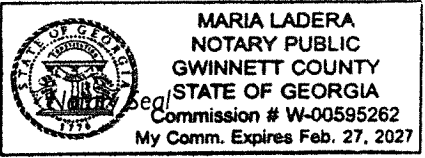
In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

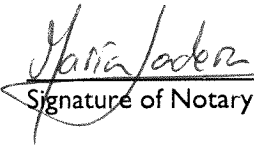
APPLICANT'S CERTIFICATION

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.

 5/30/24
Signature of Applicant Date

Felipe E Garcia Campos (Owner)
Type or Print Name and Title

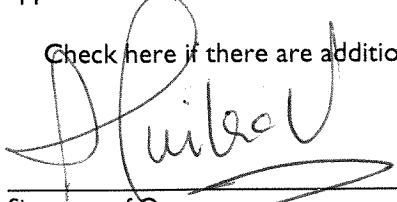


 05-30-2024
Signature of Notary Public Date

PROPERTY OWNER'S CERTIFICATION

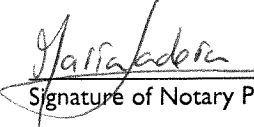
The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize _____ to file this application. The undersigned 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.

 5/3/2024
Signature of Owner Date

Mariana D. Aguilera Vivas (Owner)
Type or Print Name and Title



 05-30-2024
Signature of Notary Public Date

ADMINISTRATIVE VARIANCE CERTIFICATIONS

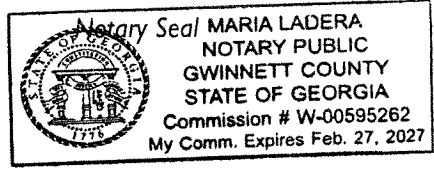
In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

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 Administrative 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.

[Signature] 05/30/24
Signature of Applicant Date

Felipe E. Garcia Campos (owner)
Type or Print Name and Title



[Signature] 05-30-2024
Signature of Notary Public Date

PROPERTY OWNER'S CERTIFICATION

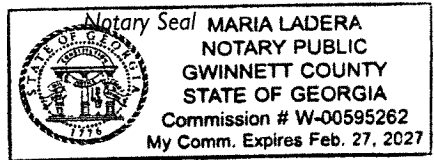
The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize _____ to file this application.

The undersigned is aware that, in granting any, the Director of Planning and Development 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.

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

[Signature] 5/30/2024
Signature of Owner Date

Mariana D. Aguilera Vivas (Owner)
Type or Print Name and Title



[Signature] 05-30-2024
Signature of Notary Public Date

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 provided 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 Variations):

- 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.

Record and Return to:
Lueder, Larkin & Hunter, LLC
2700 N. Berkeley Lake Road, Suite 220
Duluth, GA 30096
File No.: GA-DL-23-0484-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT
APN/Parcel ID: R5025 064

THIS INDENTURE, made this 18th day of August, 2023, between

Deborah Feil Dewey

as party or parties of the first part, hereinafter called Grantor, and

Felipe E Garcia Campos and Mariana D Aguilera Vivas
As Joint Tenants with Rights of Survivorship and Not as Tenants in Common

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land, with all improvements thereon, situate, lying and being in Land Lot 25 of the 5th Land District, Gwinnett County, Georgia, and in the City of Snellville, and being known and designated as Lot No. One (1) of Block "E" of Unit No. One, Nob Hill Estates Subdivision, as shown on a plat recorded in the Office of the Clerk of Superior Court of Gwinnett County, Georgia in Plat Book Q, page 57; reference being made to said plat for a more complete and accurate description as to metes, courses, bounds and location of said property.

Subject to all easements and restrictions of record.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.


IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:


GRANTOR:



Unofficial Witness

 (SEAL)

Deborah Feil Dewey



Notary Public
My Commission Expires: _____
[Notary Seal]





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

2023 Property Tax Bill

Parcel ID	Tax District	Bill #	
R5025 064	10 - City of Snellville	003500	
Property Owner/Location/Description		Fair Market Value	Taxable Value
DEWEY DEBORAH FEIL 2037 TANGLEWOOD DR		363,500	145,400
Levies	Taxable Value	- Exemptions	= Net Assessment X Tax Rate = Net Tax
City of Snellville	145,400	3,000	142,400
HTRG	18,000	0	18,000
			4.0000000000
			(4.0000000000)
			\$569.60
			(\$72.00)
2023 STORMWATER			\$85.99

Exemptions:
 Homestead 3,000

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.

The 'HTRG Credit' reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.

Current Year Tax	\$583.59
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$583.59
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/15/2023



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: R5025 064
 Amount Due: \$0.00
 Bill#: 003500
 Due Date: 12/15/2023

AMOUNT PAID

DEWEY DEBORAH FEIL
 2037 TANGLEWOOD DR
 SNELLVILLE, GA 30078-3038

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

As a result of the record number of delays occurring with the U.S. Postal Service we encourage you to use our website to conduct services online. Use kiosks to renew and immediately get your decal in hand. If mail arrives postmarked by the deadline, it will be honored as received by the deadline.



DENISE R. MITCHELL, MPA
GWINNETT COUNTY
TAX COMMISSIONER



BILL DETAIL

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

Tax Account

Mailing Address:

GARCIA CAMPOS FELIPE E
2037 TANGLEWOOD DR
SNELLVILLE, GA 30078-3038

SITUS:

2037 TANGLEWOOD DR

Tax District:

SNELLVILLE

Parcel ID	Property Type	Last Update
R5025 064	Real Property	5/21/2024 8:12:31 PM

Legal Description

L1 BE NOB HILL ESTATES #1 PBQ-57A

Tax Values

Description	Market Value	Assessed Value
Land	\$65,000.00	\$26,000.00
Improvement	\$298,500.00	\$119,400.00
Total	\$363,500.00	\$145,400.00
Class Codes	101-Residential SFR	



Assessments

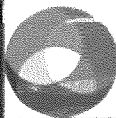
	Net Tax	Savings
<u>School Taxes</u>	\$2,580.11	\$76.80
<u>County Incorporated No Police</u>	\$404.00	\$1,117.73
Total Tax	\$2,984.11	\$1,194.53

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	25241645	10/15/2023	2023	\$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
2023	25241645	B23.40994	\$2,984.11	8/30/2023



Gwinnett

8.5x11_Landscape



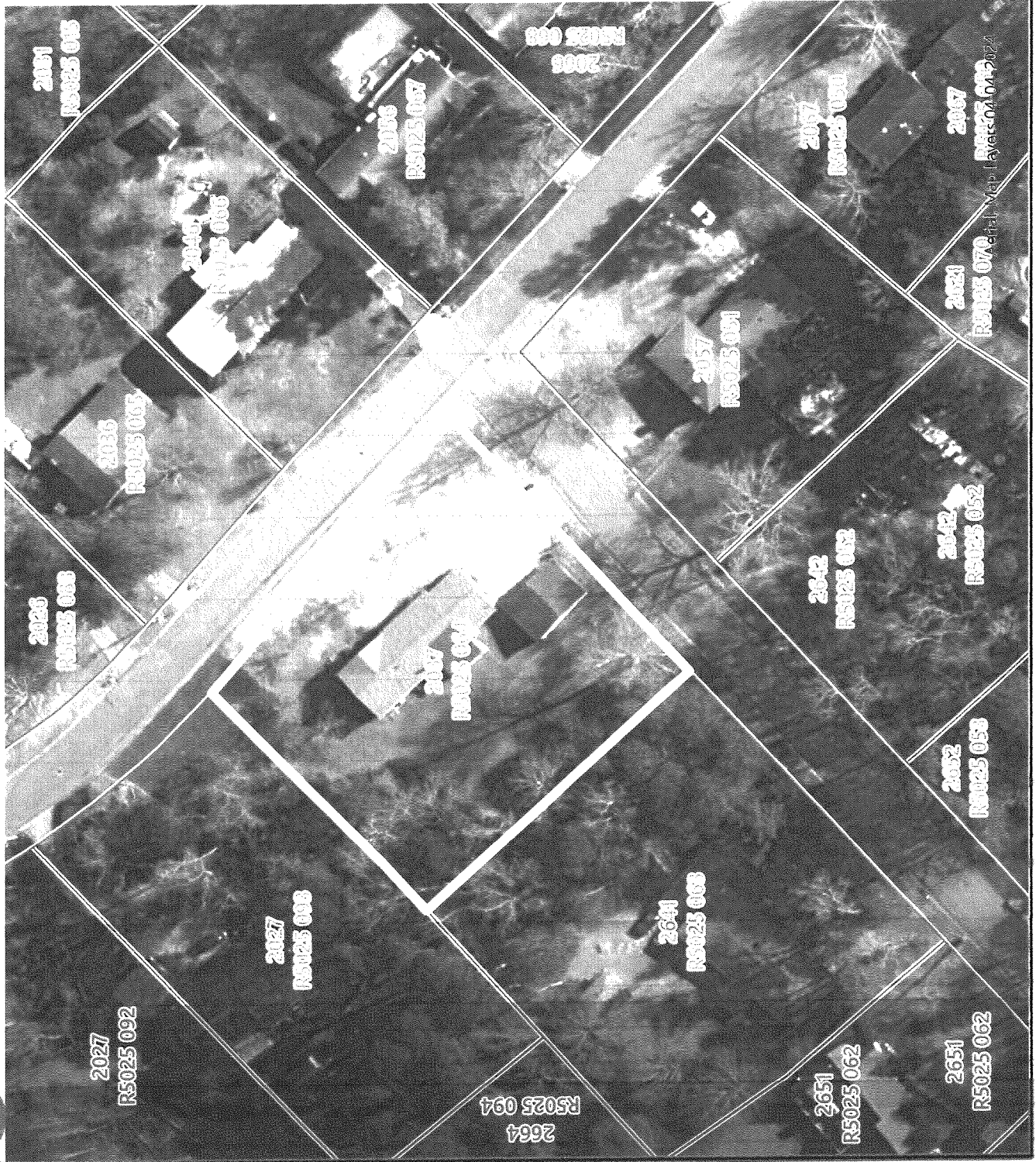
Selection(s)



County Boundary



Property Parcels



5/28/2024

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App Store



2037 Tanglewood Dr



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