

# ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised May 2018)

**DeKalb County**  
 Property Appraisal Department  
 Maloof Annex  
 1300 Commerce Drive  
 Decatur, GA 30030  
 PHONE (404) 371-0841

\*RE-1014280\*

## Official Tax Matter - 2021 Tax Year

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

### Annual Assessment Notice Date:

06/01/2021

### Last date to file written appeal:

07/16/2021

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

County property records are available online at:  
[dekalbcountyga.gov/property-appraisal/welcome](http://dekalbcountyga.gov/property-appraisal/welcome)

LCI SVAP NDM JV LP  
 302 DATURA ST STE 100  
 WEST PALM BEACH FL 33401-5481

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>

At the time 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 and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at Maloof Annex, 1300 Commerce Drive, Decatur, GA 30030 and which may be contacted by telephone at: (404) 371-0841.

Your staff contacts are **MEAD SCHLEMMER (404) 371-2512** and **GEOFFREY JOHNSON (404) 371-2716**.

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

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
1014280	18 100 02 005	48.90	UNINCORP		NO
<b>Property Description</b>	<b>C4 - COMMERCIAL SMALL TRACT</b>				
<b>Property Address</b>	<b>2050 LAWRENCEVILLE HWY</b>				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
<b>100% Appraised Value</b>		9,800,000	9,800,000		
<b>40% Assessed Value</b>		3,920,000	3,920,000		

**Reasons for Assessment Notice**

ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306 FE - FROZEN VALUE EXPIRED FROM A PRIOR YEAR APPEAL  
 BASED ON THE FOLLOWING REVIEW, PROPERTY RETURN OR AUDIT

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Taxable Assessment	x	2020 Millage	=	Gross Tax Amount	-	Frozen Exemption	-	CONST-HMST Exemption	-	E Host Credit	=	Net Tax Due
COUNTY OPNS	3,920,000		.009366		36,714.72		.00		.00		.00		36,714.72
HOSPITALS	3,920,000		.000642		2,516.64		.00		.00		.00		2,516.64
COUNTY BONDS	3,920,000		.000354		1,387.68		.00		.00		.00		1,387.68
UNIC BONDS	3,920,000		.000555		2,175.60		.00		.00		.00		2,175.60
FIRE	3,920,000		.002792		10,944.64		.00		.00		.00		10,944.64
UNIC TAXDIST	3,920,000		.002122		8,318.24		.00		.00		.00		8,318.24
POLICE SERVC	3,920,000		.004979		19,517.68		.00		.00		.00		19,517.68
SCHOOL OPNS	3,920,000		.023080		90,473.60		.00		.00		.00		90,473.60
STATE TAXES	3,920,000		.000000		.00		.00		.00		.00		.00
STORMWTR FEE					30,213.12								30,213.12
STREET LIGHT					42.64								42.64
<b>Estimate for County</b>			<b>.043890</b>		<b>202,304.56</b>		<b>.00</b>		<b>.00</b>		<b>.00</b>		<b>202,304.56</b>
Total Estimate			.043890		202,304.56		.00		.00		.00		202,304.56

SEE REVERSE