DeKalb County

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Property Appraisal Department Maloof Annex 1300 Commerce Drive Decatur, GA 30030 PHONE (404) 371-0841 ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised May 2018)

RF-1257239

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

The amount of your ad valorem tax bill for the year shown above will be based on the <u>Appraised (100%)</u> and <u>Assessed (40%)</u> 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: (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) Α (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 BRIANNA ALEXANDER (404) 371-4955 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 **Property ID Number** Tax Dist **Account Number Covenant Year** Homestead Acreage 1257239 18 210 08 016 6.64 TNL90 CID NO **Property Description** C3 - COMMERCIAL LOT **Property Address** 2190 NORTHLAKE PKWY Previous Year Fair Market Value **Current Year Fair Market Value** Taxpayer Returned Value Current Year Other Value В 100% Appraised Value 4,881,200 45,808,800 16,033,080 40% Assessed Value 1.952.480 18.323.520 6,413,232 **Reasons for Assessment Notice** ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306 NC - NEW CONSTRUCTION BUILDING BASED ON THE FOLLOWING REVIEW, PROPERTYRETURN OR AUDIT CR - COMMERCIAL CHARACTERISTICS CHANGED_REVIEWED 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

engible exemptions.													
Taxing Authority	Taxable Assessment	×	2020 Millage	=	Gross Tax Amount	-	Frozen Exemption	-	CONST-HMST Exemption	-	E Host Credit	=	Net Tax Due
Authority COUNTY OPNS HOSPITALS COUNTY BONDS UNIC BONDS FIRE UNIC TAXDIST POLICE SERVC TUCKER CITY SCHOOL OPNS STATE TAXES TNL CID STORMWTR FEE	Assessment 6,413,232 6,413,232 6,413,232 6,413,232 6,413,232 6,413,232 6,413,232 6,413,232 6,413,232 6,413,232 6,413,232 6,413,232		Millage .009366 .000642 .000354 .000555 .002792 .000983 .004979 .000900 .023080 .000000 .003000	=	60,066.33 4,117.29 2,270.28 3,559.34 17,905.74 6,304.21 31,931.48 5,771.91 148,017.39 .00 19,239.70 3,240.00	-	.00 .00 .00 .00 .00 .00 .00 .00 .00 .00	-	$\begin{array}{c} .00\\ .00\\ .00\\ .00\\ .00\\ .00\\ .00\\ .00$	-	.00 .00 .00 .00 .00 .00 .00 .00 .00 .00	=	60,066.33 4,117.29 2,270.28 3,559.34 17,905.74 6,304.21 31,931.48 5,771.91 148,017.39 .00 19,239.70 3,240.00
Estimate for County Total Estimate			.046651 .046651		302,423.67 302,423.67		.00 .00		.00 .00		.00 .00		302,423.67 302,423.67
	Authority COUNTY OPNS HOSPITALS COUNTY BONDS UNIC BONDS FIRE UNIC TAXDIST POLICE SERVC TUCKER CITY SCHOOL OPNS STATE TAXES TNL CID STORMWTR FEE Estimate for County	Taxing AuthorityTaxable AssessmentCOUNTY OPNS6,413,232HOSPITALS6,413,232COUNTY BONDS6,413,232UNIC BONDS6,413,232FIRE6,413,232PILC TAXDIST6,413,232POLICE SERVC6,413,232TUCKER CITY6,413,232SCHOOL OPNS6,413,232STATE TAXES6,413,232TNL CID6,413,232STORMWTR FEE6,413,232	Taxing AuthorityTaxable AssessmentxCOUNTY OPNS6,413,232HOSPITALS6,413,232COUNTY BONDS6,413,232UNIC BONDS6,413,232FIRE6,413,232POLICE SERVC6,413,232TUCKER CITY6,413,232SCHOOL OPNS6,413,232STATE TAXES6,413,232TNL CID6,413,232STORMWTR FEEEstimate for County	Taxing Authority Taxable Assessment x 2020 Millage COUNTY OPNS 6,413,232 .009366 HOSPITALS 6,413,232 .000642 COUNTY BONDS 6,413,232 .000354 UNIC BONDS 6,413,232 .000355 FIRE 6,413,232 .000983 POLICE SERVC 6,413,232 .000900 SCHOOL OPNS 6,413,232 .000900 SCHOOL OPNS 6,413,232 .000900 SCHOOL OPNS 6,413,232 .000000 STATE TAXES 6,413,232 .000000 STORMWTR FEE Estimate for County .046651	Taxing Authority Taxable Assessment x 2020 Millage = COUNTY OPNS 6,413,232 .009366 HOSPITALS 6,413,232 .000642 COUNTY BONDS 6,413,232 .000354 UNIC BONDS 6,413,232 .000555 FIRE 6,413,232 .000983 POLICE SERVC 6,413,232 .000900 SCHOOL OPNS 6,413,232 .000900 SCHOOL OPNS 6,413,232 .000000 STATE TAXES 6,413,232 .000000 STORMWTR FEE Estimate for County .046651	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	Taxing Authority Taxable Assessment x 2020 Millage = Gross Tax Amount Frozen Exemption COUNTY OPNS 6,413,232 .009366 60,066.33 .00 HOSPITALS 6,413,232 .000642 4,117.29 .00 COUNTY BONDS 6,413,232 .000354 2,270.28 .00 UNIC BONDS 6,413,232 .000555 3,559.34 .00 UNIC BONDS 6,413,232 .0009983 6,304.21 .00 POLICE SERVC 6,413,232 .000900 5,771.91 .00 VUCKER CITY 6,413,232 .000900 5,771.91 .00 SCHOOL OPNS 6,413,232 .000000 .00 .00 STATE TAXES 6,413,232 .000000 .00 .00 STATE TAXES 6,413,232 .000000 .00 .00 STORMWTR FEE .0240651 .302,423.67 .00	Taxing Authority Taxable Assessment x 2020 Millage = Gross Tax Amount Frozen Exemption - 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DECIDE DEKALB DEVELOPMENT AUTHORITY 5355 MIRA SORRENTO PL STE 100 SAN DIEGO CA 92121-3812