

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-2368624

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

ICS JASMINE LLC
 433 LAS COLINAS BLVD E
 IRVING TX 75039-5581

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 **RASHAD SHABAZZ (404) 371-2454** 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
2368624	18 340 02 009	23.90	DORAVLLE ANX		NO
Property Description	C4 - COMMERCIAL SMALL TRACT				
Property Address	4335 WINTERS CHAPEL RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		30,525,338	46,343,300		
40% Assessed Value		12,210,135	18,537,320		

Reasons for Assessment Notice

ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306 H6 - FROZEN VALUE REMOVED PER APPRAISER
 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	18,537,320		.009366		173,620.54		.00		.00		.00		173,620.54
HOSPITALS	18,537,320		.000642		11,900.96		.00		.00		.00		11,900.96
COUNTY BONDS	18,537,320		.000354		6,562.21		.00		.00		.00		6,562.21
UNIC BONDS	18,537,320		.000555		10,288.21		.00		.00		.00		10,288.21
FIRE	18,537,320		.002792		51,756.20		.00		.00		.00		51,756.20
DORA TAXDIST	18,537,320		.000000		.00		.00		.00		.00		.00
SCHOOL OPNS	18,537,320		.023080		427,841.35		.00		.00		.00		427,841.35
STATE TAXES	18,537,320		.000000		.00		.00		.00		.00		.00
CITY TAXES	18,537,320		.009750		180,738.87		.00		.00		.00		180,738.87
STORMWTR FEE					7,104.00								7,104.00
Estimate for County			.046539		869,812.34		.00		.00		.00		869,812.34
Total Estimate			.046539		869,812.34		.00		.00		.00		869,812.34