

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

**ANNUAL NOTICE OF ASSESSMENT**

PT-306 (revised May 2018)



**Official Tax Matter - 2022 Tax Year**

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

**Annual Assessment Notice Date:**

**05/27/2022**

**Last date to file written appeal:**

**07/11/2022**

\*\*\*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)

**ADDRESS SERVICE REQUESTED**

AVONDALE TH EQUITIES LLC  
 211 BOULEVARD OF AMERICAS STE 204  
 LAKEWOOD NJ 08701-4777

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
0522422	15 229 01 010	10.50	UNINCORP		NO
<b>Property Description</b>	C4 - COMMERCIAL SMALL TRACT				
<b>Property Address</b>	1023 HOLCOMBE RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
<b>100% Appraised Value</b>		10,500,000	10,500,000		
<b>40% Assessed Value</b>		4,200,000	4,200,000		

**Reasons for Assessment Notice**

ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306 SE - SALE PRICE FREEZE EXPIRED  
 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	2021 Millage	=	Gross Tax Amount	-	Frozen Exemption	-	CONST-HMST Exemption	-	EHost Credit	=	Net Tax Due
COUNTY OPNS	4,200,000		.009108		38,253.60		.00		.00		.00		38,253.60
HOSPITALS	4,200,000		.000356		1,495.20		.00		.00		.00		1,495.20
COUNTY BONDS	4,200,000		.000000		.00		.00		.00		.00		.00
UNIC BONDS	4,200,000		.000504		2,116.80		.00		.00		.00		2,116.80
FIRE	4,200,000		.002996		12,583.20		.00		.00		.00		12,583.20
UNIC TAXDIST	4,200,000		.001176		4,939.20		.00		.00		.00		4,939.20
POLICE SERVC	4,200,000		.006670		28,014.00		.00		.00		.00		28,014.00
SCHOOL OPNS	4,200,000		.023080		96,936.00		.00		.00		.00		96,936.00
STATE TAXES	4,200,000		.000000		.00		.00		.00		.00		.00
STORMWTR FEE					3,120.00								3,120.00
<b>Estimate for County</b>			<b>.043890</b>		<b>187,458.00</b>		<b>.00</b>		<b>.00</b>		<b>.00</b>		<b>187,458.00</b>
Total Estimate			.043890		187,458.00		.00		.00		.00		187,458.00