

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



Official Tax Matter - 2023 Tax Year

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

Annual Assessment Notice Date:

05/26/2023

Last date to file written appeal:

07/10/2023

This is not a tax bill - Do not send payment

County property records are available online at:
dekalbcountyga.gov/property-appraisal/welcome

ADDRESS SERVICE REQUESTED

TAREK REAL ESTATES LLC
 2455 ROBERT NASH CT
 TUCKER GA 30084-3325

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 STACY NORRIS (404) 371-3276 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 |
|-----------------------------|-------------------------|---------------------------------|--------------------------------|--------------------------|-----------|
| 0001813 | 06 280 01 008 | 1.20 | DUNWOODY | | NO |
| Property Description | C3 - COMMERCIAL LOT | | | | |
| Property Address | 5020 WINTERS CHAPEL RD | | | | |
| | Taxpayer Returned Value | Previous Year Fair Market Value | Current Year Fair Market Value | Current Year Other Value | |
| 100% Appraised Value | | 903,500 | 3,133,700 | | |
| 40% Assessed Value | | 361,400 | 1,253,480 | | |

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 KR - REVALUATION VALUE

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 | 2022 Millage | = | Gross Tax Amount | - | Frozen Exemption | - | CONST-HMST Exemption | - | EHost Credit | = | Net Tax Due |
|----------------------------|--------------------|---|----------------|---|------------------|---|------------------|---|----------------------|---|--------------|---|------------------|
| COUNTY OPNS | 1,253,480 | | .008988 | | 11,266.28 | | .00 | | .00 | | .00 | | 11,266.28 |
| HOSPITALS | 1,253,480 | | .000476 | | 596.66 | | .00 | | .00 | | .00 | | 596.66 |
| COUNTY BONDS | 1,253,480 | | .000000 | | .00 | | .00 | | .00 | | .00 | | .00 |
| UNIC BONDS | 1,253,480 | | .000490 | | 614.21 | | .00 | | .00 | | .00 | | 614.21 |
| FIRE | 1,253,480 | | .003159 | | 3,959.74 | | .00 | | .00 | | .00 | | 3,959.74 |
| SCHOOL OPNS | 1,253,480 | | .023080 | | 28,930.32 | | .00 | | .00 | | .00 | | 28,930.32 |
| STATE TAXES | 1,253,480 | | .000000 | | .00 | | .00 | | .00 | | .00 | | .00 |
| CITY TAXES | 1,253,480 | | .003040 | | 3,810.58 | | .00 | | .00 | | .00 | | 3,810.58 |
| STORMWTR FEE | | | | | 869.05 | | | | | | | | 869.05 |
| STREET LIGHT | | | | | 101.22 | | | | | | | | 101.22 |
| Estimate for County | | | .039233 | | 50,148.06 | | .00 | | .00 | | .00 | | 50,148.06 |
| Total Estimate | | | .039233 | | 50,148.06 | | .00 | | .00 | | .00 | | 50,148.06 |

SEE REVERSE