

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

BLACKHALL REAL ESTATE PHASE II LLC
 1415 CONSTITUTION RD SE
 ATLANTA GA 30316-4606

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 E.A. STANFIELD (404) 371-2774 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
0085731	15 083 01 004	40.00	UNINCORP		NO
Property Description	C5 - COMMERCIAL LARGE TRACT				
Property Address	2235 BOULDERCREST RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		3,136,300	3,136,300		
40% Assessed Value		1,254,520	1,254,520		

Reasons for Assessment Notice

ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306
 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	2022 Millage	=	Gross Tax Amount	-	Frozen Exemption	-	CONST-HMST Exemption	-	EHost Credit	=	Net Tax Due
COUNTY OPNS	1,254,520		.008988		11,275.63		.00		.00		.00		11,275.63
HOSPITALS	1,254,520		.000476		597.15		.00		.00		.00		597.15
COUNTY BONDS	1,254,520		.000000		.00		.00		.00		.00		.00
UNIC BONDS	1,254,520		.000490		614.71		.00		.00		.00		614.71
FIRE	1,254,520		.003159		3,963.03		.00		.00		.00		3,963.03
UNIC TAXDIST	1,254,520		.002164		2,714.78		.00		.00		.00		2,714.78
POLICE SERVC	1,254,520		.005533		6,941.26		.00		.00		.00		6,941.26
SCHOOL OPNS	1,254,520		.023080		28,954.32		.00		.00		.00		28,954.32
STATE TAXES	1,254,520		.000000		.00		.00		.00		.00		.00
STORMWTR FEE					336.00								336.00
Estimate for County			.043890		55,396.88		.00		.00		.00		55,396.88
Total Estimate			.043890		55,396.88		.00		.00		.00		55,396.88

SEE REVERSE