

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

TMF AVONDALE HOLDINGS LLC
 YATES AVONDALE LLC KHATIWADA AVOND LLC
 603 E BROADWAY ST
 PROSPER TX 75078-2943

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
Property Description	C4 - COMMERCIAL SMALL TRACT				
Property Address	1023 HOLCOMBE RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		10,500,000	18,200,000		
40% Assessed Value		4,200,000	7,280,000		

Reasons for Assessment Notice

ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306 SF - SALE PRICE FROZEN
 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	7,280,000		.008988		65,432.64		.00		.00		.00		65,432.64
HOSPITALS	7,280,000		.000476		3,465.28		.00		.00		.00		3,465.28
COUNTY BONDS	7,280,000		.000000		.00		.00		.00		.00		.00
UNIC BONDS	7,280,000		.000490		3,567.20		.00		.00		.00		3,567.20
FIRE	7,280,000		.003159		22,997.52		.00		.00		.00		22,997.52
UNIC TAXDIST	7,280,000		.002164		15,753.92		.00		.00		.00		15,753.92
POLICE SERVC	7,280,000		.005533		40,280.24		.00		.00		.00		40,280.24
SCHOOL OPNS	7,280,000		.023080		168,022.40		.00		.00		.00		168,022.40
STATE TAXES	7,280,000		.000000		.00		.00		.00		.00		.00
STORMWTR FEE					3,120.00								3,120.00
Estimate for County			.043890		322,639.20		.00		.00		.00		322,639.20
Total Estimate			.043890		322,639.20		.00		.00		.00		322,639.20