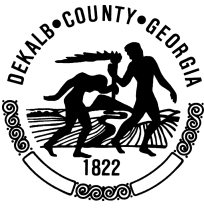


# ANNUAL NOTICE OF ASSESSMENT

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](http://dekalbcountyga.gov/property-appraisal/welcome)

**BRIXMOR IA NORTHEAST PLAZA LLC**  
 500 E BROWARD BLVD  
 FORT LAUDERDALE FL 33394-3000

**ADDRESS SERVICE REQUESTED**

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 MEAD SCHLEMMER (404) 371-2512 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
2028947	18 197 01 041	36.79	BROOKHAVEN SSD		NO
<b>Property Description</b>	<b>C5 - COMMERCIAL LARGE TRACT</b>				
<b>Property Address</b>	<b>3253 BUFORD HWY</b>				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
<b>100% Appraised Value</b>		44,521,000	44,521,000		
<b>40% Assessed Value</b>		17,808,400	17,808,400		

**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	17,808,400		.008988		160,061.90		.00		.00		.00		160,061.90
HOSPITALS	17,808,400		.000476		8,476.80		.00		.00		.00		8,476.80
COUNTY BONDS	17,808,400		.000000		.00		.00		.00		.00		.00
UNIC BONDS	17,808,400		.000490		8,726.12		.00		.00		.00		8,726.12
FIRE	17,808,400		.003159		56,256.74		.00		.00		.00		56,256.74
SCHOOL OPNS	17,808,400		.023080		411,017.87		.00		.00		.00		411,017.87
STATE TAXES	17,808,400		.000000		.00		.00		.00		.00		.00
CITY TAXES	17,808,400		.002740		48,795.02		.00		.00		.00		48,795.02
CITY BONDS	17,808,400		.000550		9,794.62		.00		.00		.00		9,794.62
BRKHVN SSD	17,808,400		.004000		71,233.60		.00		.00		.00		71,233.60
STORMWTR FEE					51,546.45								51,546.45
STREET LIGHT					455.28								455.28
<b>Estimate for County</b>			<b>.043483</b>		<b>826,364.40</b>		<b>.00</b>		<b>.00</b>		<b>.00</b>		<b>826,364.40</b>
Total Estimate			.043483		826,364.40		.00		.00		.00		826,364.40