

**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)

**ADDRESS SERVICE REQUESTED**

AIGP 13TEN LLC
99 ALDAN AVE # 44
GLEN MILLS PA 19342-2701

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

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
3402189	18 125 01 021	.40	TUCKER		NO
Property Description	C3 - COMMERCIAL LOT				
Property Address	5912 E PONCE DE LEON AVE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		62,300	62,300		
40% Assessed Value		24,920	24,920		

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	24,920		.008988		223.98		.00		.00		.00		223.98
HOSPITALS	24,920		.000476		11.86		.00		.00		.00		11.86
COUNTY BONDS	24,920		.000000		.00		.00		.00		.00		.00
UNIC BONDS	24,920		.000490		12.21		.00		.00		.00		12.21
FIRE	24,920		.003159		78.72		.00		.00		.00		78.72
UNIC TAXDIST	24,920		.000966		24.07		.00		.00		.00		24.07
POLICE SERVC	24,920		.005533		137.88		.00		.00		.00		137.88
TUCKER CITY	24,920		.000848		21.13		.00		.00		.00		21.13
SCHOOL OPNS	24,920		.023080		575.15		.00		.00		.00		575.15
STATE TAXES	24,920		.000000		.00		.00		.00		.00		.00
Estimate for County			.043540		1,085.00		.00		.00		.00		1,085.00
Total Estimate			.043540		1,085.00		.00		.00		.00		1,085.00

SEE REVERSE