



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

SWAIN SHIRLENE
3202 ABBEYWOOD DR
DECATUR GA 30034-1724

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 NEAL TAYLOR (404) 371-2478 and KAHLESE HARRIS (404) 371-2971.

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
4861491	15 122 06 086	.00	UNINCORP		YES - H3F
Property Description	R3 - RESIDENTIAL LOT				
Property Address	3202 ABBEYWOOD DR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		55,400	78,400		
40% Assessed Value		22,160	31,360		

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	31,360		.008988		281.86		223.98		57.88		.00		.00
HOSPITALS	31,360		.000476		14.93		11.86		3.07		.00		.00
COUNTY BONDS	31,360		.000000		.00		.00		.00		.00		.00
UNIC BONDS	31,360		.000490		15.37		12.21		.00		.00		3.16
FIRE	31,360		.003159		99.07		78.72		20.34		.00		.01
UNIC TAXDIST	31,360		.002164		67.86		53.93		13.94		.00		.00
POLICE SERVC	31,360		.005533		173.51		137.88		35.63		.00		.00
SCHOOL OPNS	31,360		.023080		723.79		.00		723.79		.00		.00
STATE TAXES	31,360		.000000		.00		.00		.00		.00		.00
DEKALB SANI					.00						.00		.00
STORMWTR FEE					24.00								24.00
Estimate for County			.043890		1,400.39		518.58		854.65		.00		27.17
Total Estimate			.043890		1,400.39		518.58		854.65		.00		27.17

SEE REVERSE