



DeKalb County
Property Appraisal Department
325 Swanton Way
Decatur, GA 30030
PHONE (404) 371-0841

ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised May 2018)



Official Tax Matter - 2024 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date:

05/31/2024

Last date to file written appeal:

07/15/2024

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



SG02

*****AUTO**S-DIGIT 30084 312 47

TAREK REAL ESTATES LLC
2455 ROBERT NASH CT
TUCKER GA 30084-3325



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 325 Swanton Way, Decatur, GA 30030 and which may be contacted by telephone at: (404) 371-0841.
- Your staff contacts are STACY NORRIS (404) 371-3276 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>

B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	0001813	06 280 01 008	1.24	DUNWOODY		
	Property Description	C3 - COMMERCIAL LOT				
	Property Address	5020 WINTERS CHAPEL RD				
	Taxpayer Returned Value		Previous Year Fair Market Value		Current Year Fair Market Value	Current Year Other Value
	100% Appraised Value		3,133,700		3,133,700	
	40% Assessed Value		1,253,480		1,253,480	

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.

C	Taxing Authority	Taxable Assessment	x	2023 Millage	=	Gross Tax Amount	-	Frozen Exemption	-	CONST-HMST Exemption	-	EHost Credit	=	Net Tax Due
	COUNTY OPNS	1,253,480		.009209		11,543.30		.00		.00		.00		11,543.30
	HOSPITALS	1,253,480		.000379		475.07		.00		.00		.00		475.07
	COUNTY BONDS	1,253,480		.000000		.00		.00		.00		.00		.00
	UNIC BONDS	1,253,480		.000479		600.42		.00		.00		.00		600.42
	FIRE	1,253,480		.002837		3,556.12		.00		.00		.00		3,556.12
	SCHOOL OPNS	1,253,480		.022980		28,804.97		.00		.00		.00		28,804.97
	STATE TAXES	1,253,480		.000000		.00		.00		.00		.00		.00
	CITY TAXES	1,253,480		.003040		3,810.58		.00		.00		.00		3,810.58
	STORMWTR FEE					883.61								883.61
	STREET LIGHT					474.77								474.77
	Estimate for County			.038924		50,148.84		.00		.00		.00		50,148.84
	Total Estimate			.038924		50,148.84		.00		.00		.00		50,148.84