

# ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised May 2018)



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



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

**ADDRESS SERVICE REQUESTED**



\*OG02\*

\*\*\*\*\*AUTO\*\*5-DIGIT 30327 534 8

**BOULDERCREST HOLDINGS LLC**  
 PO BOX 20465  
 ATLANTA GA 30325-0465



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 CURTIS WELCH (404) 371-2502 and ALBERTA LUMPKIN (404) 371-7092.**

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
0034398	15 021 01 016	5.57	UNINCORP		
<b>Property Description</b>	R4 - RESIDENTIAL SMALL TRACT				
<b>Property Address</b>	2098 CEDAR GROVE RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
<b>100% Appraised Value</b>		184,545	241,400		
<b>40% Assessed Value</b>		73,818	96,560		

**Reasons for Assessment Notice**

ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306 SE - SALE PRICE FREEZE EXPIRED  
 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	2023 Millage	=	Gross Tax Amount	-	Frozen Exemption	-	CONST-HMST Exemption	-	EHost Credit	=	Net Tax Due
COUNTY OPNS	96,560		.009209		889.22		.00		.00		.00		889.22
HOSPITALS	96,560		.000379		36.60		.00		.00		.00		36.60
COUNTY BONDS	96,560		.000000		.00		.00		.00		.00		.00
UNIC BONDS	96,560		.000479		46.25		.00		.00		.00		46.25
FIRE	96,560		.002837		273.94		.00		.00		.00		273.94
UNIC TAXDIST	96,560		.001447		139.72		.00		.00		.00		139.72
POLICE SERVC	96,560		.006459		623.68		.00		.00		.00		623.68
SCHOOL OPNS	96,560		.022980		2,218.95		.00		.00		.00		2,218.95
STATE TAXES	96,560		.000000		.00		.00		.00		.00		.00
DEKALB SANI					265.00								265.00
STORMWTR FEE					108.00								108.00
STREET LIGHT					256.00								256.00
<b>Estimate for County</b>			<b>.043790</b>		<b>4,857.36</b>		<b>.00</b>		<b>.00</b>		<b>.00</b>		<b>4,857.36</b>
Total Estimate			.043790		4,857.36		.00		.00		.00		4,857.36

**SEE REVERSE**