



## DeKalb County

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

# ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised May 2018)



ADDRESS SERVICE REQUESTED



\*QG02\* \*\*\*\*\*AUTO\*\*5-DIGIT 30032 96 140

FRYE IAN MILLOY  
ZAVODNY MEGAN ELIZABETH  
3102 SAN JUAN DR  
DECATUR GA 30032-3625



## 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)

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 JULIAN AFFLICK (404) 371-6349 and TONY JOHNSON (404) 371-2544.**

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
0347221	15 185 05 012	.75	UNINCORP		H1F
<b>Property Description</b>	R3 - RESIDENTIAL LOT				
<b>Property Address</b>	3102 SAN JUAN DR				
100% <u>Appraised</u> Value	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
			321,300		
40% <u>Assessed</u> Value		317,900	128,520		
		127,160			

### Reasons for Assessment Notice

ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306  
BASED ON THE FOLLOWING REVIEW, PROPERTYRETURN 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	128,520	.009209		1,183.54		667.84		92.09		423.61		.00	
HOSPITALS	128,520	.000379		48.71		27.49		3.79		17.43		.00	
COUNTY BONDS	128,520	.000000		.00		.00		.00		.00		.00	
UNIC BONDS	128,520	.000479		61.56		34.74		.00		.00		26.82	
FIRE	128,520	.002837		364.61		205.74		28.37		.00		130.50	
UNIC TAXDIST	128,520	.001447		185.97		104.94		14.47		.00		66.56	
POLICE SERVC	128,520	.006459		830.11		468.41		64.59		.00		297.11	
SCHOOL OPNS	128,520	.022980		2,953.39		.00		287.25		.00		2,666.14	
STATE TAXES	128,520	.000000		.00		.00		.00		.00		.00	
DEKALB SANI				265.00								265.00	
STORMWTR FEE				108.00								108.00	
STREET LIGHT				26.00								26.00	
Estimate for County		.043790		6,026.89		1,509.16		490.56		441.04		3,586.13	
Total Estimate		.043790		6,026.89		1,509.16		490.56		441.04		3,586.13	