

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

ADDRESS SERVICE REQUESTED



CG02

*****AUTO**S-DIGIT 30084 327 153

GRAHAM JASON W
 GRAHAM ANGELA L
 3586 CANADIAN WAY
 TUCKER GA 30084-8135



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 EDDIE MCKOY (404)-371-7077 and CEDRICK SMITH (404) 371-2503.

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
1111871	18 144 03 083	.36	TUCKER		H1F
Property Description	R3 - RESIDENTIAL LOT				
Property Address	3586 CANADIAN WAY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		350,200	345,700		
40% Assessed Value		140,080	138,280		

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	2023 Millage	=	Gross Tax Amount	-	Frozen Exemption	-	CONST-HMST Exemption	-	EHost Credit	=	Net Tax Due
COUNTY OPNS	138,280		.009209		1,273.42		614.06		92.09		567.27		.00
HOSPITALS	138,280		.000379		52.41		25.27		3.79		23.35		.00
COUNTY BONDS	138,280		.000000		.00		.00		.00		.00		.00
UNIC BONDS	138,280		.000479		66.24		31.94		.00		.00		34.30
FIRE	138,280		.002837		392.30		189.17		28.37		.00		174.76
UNIC TAXDIST	138,280		.000306		42.31		20.40		3.06		.00		18.85
POLICE SERVC	138,280		.006459		893.15		430.69		64.59		.00		397.87
TUCKER CITY	138,280		.002284		315.83		161.34		22.84		.00		131.65
SCHOOL OPNS	138,280		.022980		3,177.67		.00		287.25		.00		2,890.42
STATE TAXES	138,280		.000000		.00		.00		.00		.00		.00
DEKALB SANI					265.00								265.00
STORMWTR FEE					72.00								72.00
STREET LIGHT					48.00								48.00
Estimate for County			.044933		6,598.33		1,472.87		501.99		590.62		4,032.85
Total Estimate			.044933		6,598.33		1,472.87		501.99		590.62		4,032.85

SEE REVERSE