

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



UG02

*****AUTO**ALL FOR AADC 331 684 295

BRIXMOR IA NORTHEAST PLAZA LLC
 500 E BROWARD BLVD
 FORT LAUDERDALE FL 33394-3000



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 MEAD SCHLEMMER (404) 371-2512 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>

| Account Number | Property ID Number | Acreage | Tax Dist | Covenant Year | Homestead |
|-----------------------------|------------------------------------|---------------------------------|--------------------------------|--------------------------|-----------|
| 2028947 | 18 197 01 041 | 36.78 | BROOKHAVEN SSD | | |
| Property Description | C5 - COMMERCIAL LARGE TRACT | | | | |
| Property Address | 3253 BUFORD HWY | | | | |
| | Taxpayer Returned Value | Previous Year Fair Market Value | Current Year Fair Market Value | Current Year Other Value | |
| 100% Appraised Value | | 44,521,000 | 44,521,000 | | |
| 40% Assessed Value | | 17,808,400 | 17,808,400 | | |

Reasons for Assessment Notice

ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306 KR - REVALUATION VALUE
 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 | 17,808,400 | | .009209 | | 163,997.56 | | .00 | | .00 | | .00 | | 163,997.56 |
| HOSPITALS | 17,808,400 | | .000379 | | 6,749.38 | | .00 | | .00 | | .00 | | 6,749.38 |
| COUNTY BONDS | 17,808,400 | | .000000 | | .00 | | .00 | | .00 | | .00 | | .00 |
| UNIC BONDS | 17,808,400 | | .000479 | | 8,530.22 | | .00 | | .00 | | .00 | | 8,530.22 |
| FIRE | 17,808,400 | | .002837 | | 50,522.43 | | .00 | | .00 | | .00 | | 50,522.43 |
| SCHOOL OPNS | 17,808,400 | | .022980 | | 409,237.03 | | .00 | | .00 | | .00 | | 409,237.03 |
| STATE TAXES | 17,808,400 | | .000000 | | .00 | | .00 | | .00 | | .00 | | .00 |
| CITY TAXES | 17,808,400 | | .002740 | | 48,795.02 | | .00 | | .00 | | .00 | | 48,795.02 |
| CITY BONDS | 17,808,400 | | .000490 | | 8,726.12 | | .00 | | .00 | | .00 | | 8,726.12 |
| BRKHVN SSD | 17,808,400 | | .004000 | | 71,233.60 | | .00 | | .00 | | .00 | | 71,233.60 |
| STORMWTR FEE | | | | | 54,880.30 | | | | | | | | 54,880.30 |
| STREET LIGHT | | | | | 455.28 | | | | | | | | 455.28 |
| Estimate for County | | | .043114 | | 823,126.94 | | .00 | | .00 | | .00 | | 823,126.94 |
| Total Estimate | | | .043114 | | 823,126.94 | | .00 | | .00 | | .00 | | 823,126.94 |