



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



MG02

*****AUTO**S-DIGIT 30305 415 243

WINTERS CHAPEL ATL OWNER LLC
3340 PEACHTREE RD NE STE 2250
ATLANTA GA 30326-1037



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 BRIANNA ALEXANDER (404) 371-4955 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
2368624	18 340 02 009	25.00	DORAVLLE ANX		
Property Description	C4 - COMMERCIAL SMALL TRACT				
Property Address	4335 WINTERS CHAPEL RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		42,367,000	62,190,200		
40% Assessed Value		16,946,800	24,876,080		

Reasons for Assessment Notice

ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306 FE - FROZEN VALUE EXPIRED FROM A PRIOR YEAR APPEAL
BASED ON THE FOLLOWING REVIEW, PROPERTYRETURN OR AUDIT KR - REVALUATION VALUE

C

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	24,876,080		.009209		229,083.82		.00		.00		.00		229,083.82
HOSPITALS	24,876,080		.000379		9,428.03		.00		.00		.00		9,428.03
COUNTY BONDS	24,876,080		.000000		.00		.00		.00		.00		.00
UNIC BONDS	24,876,080		.000479		11,915.64		.00		.00		.00		11,915.64
FIRE	24,876,080		.002837		70,573.44		.00		.00		.00		70,573.44
DORA TAXDIST	24,876,080		.000000		.00		.00		.00		.00		.00
SCHOOL OPNS	24,876,080		.022980		571,652.32		.00		.00		.00		571,652.32
STATE TAXES	24,876,080		.000000		.00		.00		.00		.00		.00
CITY TAXES	24,876,080		.009000		223,884.72		.00		.00		.00		223,884.72
STORMWTR FEE					12,124.16								12,124.16
Estimate for County			.044884		1,128,662.13		.00		.00		.00		1,128,662.13
Total Estimate			.044884		1,128,662.13		.00		.00		.00		1,128,662.13