



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

**ADDRESS SERVICE REQUESTED**



\*EG02\*

\*\*\*\*\*AUTO\*\*S-DIGIT 30307 430 276

PDAC LLC  
1985 PONCE DE LEON AVE NE  
ATLANTA GA 30307-1337



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 E.A. STANFIELD (404) 371-2774 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
4989889	15 235 01 002	.13	DECATUR		
Property Description	C3 - COMMERCIAL LOT				
Property Address	107 N MCDONOUGH ST				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% <b>Appraised</b> Value		466,200	466,200		
40% <b>Assessed</b> Value		186,480	186,480		

**Reasons for Assessment Notice**

ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306 AD- RENOVATION OR NEW ADDITION  
BASED ON THE FOLLOWING REVIEW, PROPERTYRETURN OR AUDIT

**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	186,480		.009209		1,717.29		.00		.00		.00		1,717.29
HOSPITALS	186,480		.000379		70.68		.00		.00		.00		70.68
COUNTY BONDS	186,480		.000000		.00		.00		.00		.00		.00
DEC TAXDIST	186,480		.000000		.00		.00		.00		.00		.00
POLICE SERVC	186,480		.000041		7.65		.00		.00		.00		7.65
STATE TAXES	186,480		.000000		.00		.00		.00		.00		.00
<b>Estimate for County</b>			<b>.009629</b>		<b>1,795.62</b>		<b>.00</b>		<b>.00</b>		<b>.00</b>		<b>1,795.62</b>
DECTR-CITY	186,480		.032770		6,110.95		.00		.00		.00		6,110.95
<b>Estimate for City</b>			<b>.032770</b>		<b>6,110.95</b>		<b>.00</b>		<b>.00</b>		<b>.00</b>		<b>6,110.95</b>
Total Estimate			.042399		7,906.57		.00		.00		.00		7,906.57