



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



Official Tax Matter - 2025 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date:

06/03/2025

Last date to file a written appeal:

07/18/2025

*** 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

*****AUTO**5-DIGIT 30316 781 237

BLACKHALL REAL ESTATE PHASE II LLC
 1415 CONSTITUTION RD SE
 ATLANTA GA 30316-4606



A	<p>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</p> <p>At the time of filing your appeal you must select one of the following appeal methods:</p> <p>(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)</p> <p>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 STANLEY PATRICK (404) 371-2455 and GEOFFREY JOHNSON (404) 371-2716.</p> <p style="text-align: center;">Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property</p>					
	<p>Reasons for Change of Assessment Notice</p> <p>ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306 H6 - FROZEN VALUE REMOVED PER APPRAISER BASED ON THE FOLLOWING REVIEW, PROPERTY RETURN OR AUDIT FE - FROZEN VALUE EXPIRED FROM A PRIOR YEAR APPEAL</p>					
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	0085731	15 083 01 004	40.00	T504		NO
	Property Description	C5 - COMMERCIAL LARGE TRACT				
	Property Address	2235 BOULDERCREST RD				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *
	100% Appraised Value	3,136,300	4,077,200			
	40% Assessed Value	1,254,520	1,630,880			
C	<p>The following Taxing Authority provided a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment pursuant to O.C.G.A. § 48-5-306(b)(1)(i).</p>					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Rate	
	COUNTY OPNS			1,630,880	.009737	
	SCHOOL OPNS			1,630,880	.02278	
<p>The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.</p>						