

**DeKalb County**

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

**ADDRESS SERVICE REQUESTED**

\*\*\*\*\*AUTO\*\*S-DIGIT 30032 93 216

FRYE IAN MILLOY  
ZAVODNY MEGAN ELZABETH  
3102 SAN JUAN DR  
DECATUR GA 30032-3625

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

**A**

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 of filing your appeal you must select one of the following appeal methods:

- (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 JULIAN AFFLICK (404) 371-6349 and TONY JOHNSON (404) 371-2544.**

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
0347221	15 185 05 012	.75	04		YES - H1F
Property Description	R3 - RESIDENTIAL LOT				
Property Address	3102 SAN JUAN DR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *
100% <b>Appraised</b> Value		321,300	335,200		
40% <b>Assessed</b> Value		128,520	134,080		

\* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exemption Value".

Reasons for Change of Assessment Notice

ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306  
BASED ON THE FOLLOWING REVIEW, PROPERTY RETURN OR AUDIT

**C**

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).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Rate
COUNTY OPNS		88,080	46,000	.009737
SCHOOL OPNS		12,500	121,580	.02278

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.