

**DeKalb County**

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

**ADDRESS SERVICE REQUESTED**

*****AUTO**ALL FOR AADC 750 993 133

TMF AVONDALE HOLDINGS LLC
YATES AVONDALE LLC KHATIWADA AVOND LLC
603 E BROADWAY ST
PROSPER TX 75078-2943

**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

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 RASHAD SHABAZZ (404) 371-2454 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
0522422	15 229 01 010	10.45	04		NO
Property Description	C4 - COMMERCIAL SMALL TRACT				
Property Address	1023 HOLCOMBE RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value *
100% Appraised Value		10,500,000	10,500,000		
40% Assessed Value		4,200,000	4,200,000		
* 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			KR - REVALUATION VALUE		
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)(l)(i).				
Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Rate
COUNTY OPNS			4,200,000	.009737
SCHOOL OPNS			4,200,000	.02278

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