



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

**ADDRESS SERVICE REQUESTED**

\*\*\*\*\*AUTO\*\*ALL FOR AADC 331 990 82

**BRIXMOR IA NORTHEAST PLAZA LLC**  
 500 E BROWARD BLVD  
 FORT LAUDERDALE FL 33394-3000



<b>A</b>	<p>The amount of your ad valorem tax bill for the year shown above will be based on the <b>Appraised</b> (100%) and <b>Assessed</b> (40%) values specified in <b>BOX 'B'</b> of this notice. <b>You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.</b> 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 <a href="http://dor.georgia.gov/documents/property-tax-appeal-assessment-form">http://dor.georgia.gov/documents/property-tax-appeal-assessment-form</a></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.  <b>Your staff contacts are MEAD SCHLEMMER (404) 371-2512 and GEOFFREY JOHNSON (404) 371-2716.</b></p> <p>Additional information on the appeal process may be obtained at <a href="http://dor.georgia.gov/property-tax-real-and-personal-property">http://dor.georgia.gov/property-tax-real-and-personal-property</a></p>					
<b>B</b>	<b>Account Number</b>	<b>Property ID Number</b>	<b>Acreage</b>	<b>Tax Dist</b>	<b>Covenant Year</b>	<b>Homestead</b>
	2028947	18 197 01 041	36.78	20S		NO
	<b>Property Description</b>	C5 - COMMERCIAL LARGE TRACT				
	<b>Property Address</b>	3253 BUFORD HWY				
		Taxpayer Returned Value	Previous Year Fair Market Value	<b>Current Year Fair Market Value</b>	Current Year Other Value *	
	<b>100% Appraised Value</b>		44,521,000	71,882,900		
<b>40% Assessed Value</b>		17,808,400	28,753,160			
<p>* 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".</p> <p style="text-align: center;">Reasons for Change of Assessment Notice</p> <p>ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306 KR - REVALUATION VALUE                  BASED ON THE FOLLOWING REVIEW, PROPERTY RETURN OR AUDIT FE - FROZEN VALUE EXPIRED FROM A PRIOR YEAR APPEAL</p>						
<b>C</b>	<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)(l)(i).</p>					
	<b>Taxing Authority</b>	<b>Other Exemption Value</b>	<b>Homestead Exemption Value</b>	<b>Net Taxable Value</b>	<b>Estimated Roll-Back Rate</b>	
	COUNTY OPNS			28,753,160	.009737	
	SCHOOL OPNS			28,753,160	.02278	
	CITY TAXES			28,753,160	.0028381	
<p>The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.</p>						