

# ANNUAL NOTICE OF ASSESSMENT



**DeKalb County**  
 Property Appraisal Department  
 Maloof Annex  
 1300 Commerce Drive  
 Decatur, GA 30030  
 PHONE (404) 371-0841

\*RE-1059925\*

## Official Tax Matter - 2016 Tax Year

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

**Annual Assessment Notice Date:**

06/03/2016

**Last date to file a written appeal:**

07/18/2016

\*\*\* This is not a tax bill - Do not send payment \*\*\*

County property records are available online at:  
[dekalbcountyga.gov/propappr](http://dekalbcountyga.gov/propappr)

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\*\*\*\*\*AUTO\*\*S-DIGIT 30084 304 193

1316 VISTA LEAF LLC  
 2260 NORTHLAKE PKWY  
 TUCKER, GA 30084-4036

**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 \$750,000)

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 Maloof Annex, 1300 Commerce Drive, Decatur, GA 30030 and which may be contacted by telephone at: (404) 371-0841.

Your staff contacts are **BRIANNA ALEXANDER (404) 371-4955** and **JEFF COHEN (404) 371-7059**.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	1059925	18 114 11 015	.40	UNINCORP		NO
<b>B</b>	Property Description	R3 - RESIDENTIAL LOT				
	Property Address	1316 VISTA LEAF DR				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
	100% <b>Appraised</b> Value		276,700	599,800		
	40% <b>Assessed</b> Value		110,680	239,920		
<b>Reasons for Assessment Notice</b>						
Annual Assessment Notice required by GA Law (OCGA 48-5-306) AD- Renovation or New Addition						
Based on the following: Review, Property Return 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	2015 Millage	=	Gross Tax Amount	-	Frozen Exemption	-	CONST-HMST Exemption	-	Host Credit	=	Net Tax Due
COUNTY OPNS	239,920		.010390		2,492.77		.00		.00		.00		2,492.77
HOSPITALS	239,920		.000890		213.53		.00		.00		.00		213.53
COUNTY BONDS	239,920		.000010		2.40		.00		.00		.00		2.40
UNIC BONDS	239,920		.000630		151.15		.00		.00		.00		151.15
FIRE	239,920		.002750		659.78		.00		.00		.00		659.78
UNIC TAXDIST	239,920		.001450		347.88		.00		.00		.00		347.88
POLICE SERVC	239,920		.004690		1,125.22		.00		.00		.00		1,125.22
SCHOOL OPNS	239,920		.023730		5,693.30		.00		.00		.00		5,693.30
STATE TAXES	239,920		.000000		.00		.00		.00		.00		.00
DEKALB SANI					265.00								265.00
STORMWTR FEE					48.00								48.00
SPEED HUMP					25.00								25.00
STREET LIGHT					40.00								40.00
<b>Estimate for County</b>			<b>.044540</b>		<b>11,064.03</b>		<b>.00</b>		<b>.00</b>		<b>.00</b>		<b>11,064.03</b>
Total Estimate			.044540		11,064.03		.00		.00		.00		11,064.03