

# ANNUAL NOTICE OF ASSESSMENT



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

\*RE-1089115\*

## 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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\*SGO2\*  
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\*\*\*\*\*AUTO\*\*3-DIGIT 302 649 280  
 1291 CEDAR HEIGHTS TRUST  
 PHENGDARA B  
 PO BOX 514  
 FOREST PARK, GA 30298-0514

**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 BRIAN ABERNATHY (404) 371-7086 and NORBERT SCHULZ (404) 371-2006.**

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
1089115	18 123 02 036	.40	UNINCORP		YES - H1F
<b>Property Description</b>	R3 - RESIDENTIAL LOT				
<b>Property Address</b>	1291 CEDAR HEIGHTS DR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
<b>100% Appraised Value</b>		141,000	161,200		
<b>40% Assessed Value</b>		56,400	64,480		
<b>Reasons for Assessment Notice</b>					
Annual Assessment Notice required by GA Law (OCGA 48-5-306)					
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	64,480		.010390		669.95		.00		103.90		249.06		316.99
HOSPITALS	64,480		.000890		57.39		.00		8.90		21.33		27.16
COUNTY BONDS	64,480		.000010		.64		.00		.00		.00		.64
UNIC BONDS	64,480		.000630		40.62		.00		.00		.00		40.62
FIRE	64,480		.002750		177.32		.00		27.50		65.92		83.90
UNIC TAXDIST	64,480		.001450		93.50		.00		14.50		34.76		44.24
POLICE SERVC	64,480		.004690		302.41		.00		46.90		112.42		143.09
SCHOOL OPNS	64,480		.023730		1,530.11		.00		296.63		.00		1,233.48
STATE TAXES	64,480		.000000		.00		.00		.00		.00		.00
DEKALB SANI					265.00								265.00
STORMWTR FEE					48.00								48.00
STREET LIGHT					40.00								40.00
<b>Estimate for County</b>			<b>.044540</b>		<b>3,224.94</b>		<b>.00</b>		<b>498.33</b>		<b>483.49</b>		<b>2,243.12</b>
Total Estimate			.044540		3,224.94		.00		498.33		483.49		2,243.12