

ANNUAL NOTICE OF ASSESSMENT



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

RE-1398550

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

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13 HOLDINGS LLC
 5805 NORFOLK CHASE RD
 NORCROSS, GA 30092-3517

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 **WILLIAM HARRIS (404) 371-6232** 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
	1398550	18 275 18 011	.30	BROOKHAVEN		NO
B	Property Description	R3 - RESIDENTIAL LOT				
	Property Address	3086 HERMANCE DR NE				
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
	100% Appraised Value		187,100	328,900		
	40% Assessed Value		74,840	131,560		
Reasons for Assessment Notice						
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	131,560		.010390		1,366.91		.00		.00		.00		1,366.91
HOSPITALS	131,560		.000890		117.09		.00		.00		.00		117.09
COUNTY BONDS	131,560		.000010		1.32		.00		.00		.00		1.32
UNIC BONDS	131,560		.000630		82.88		.00		.00		.00		82.88
FIRE	131,560		.002750		361.79		.00		.00		.00		361.79
SCHOOL OPNS	131,560		.023730		3,121.92		.00		.00		.00		3,121.92
STATE TAXES	131,560		.000000		.00		.00		.00		.00		.00
CITY TAXES	131,560		.002740		360.47		.00		.00		.00		360.47
STREET LIGHT					22.00								22.00
STORMWTR FEE					60.00								60.00
SPEED HUMP					25.00								25.00
DEKALB SANI					265.00								265.00
Estimate for County			.041140		5,784.38		.00		.00		.00		5,784.38
Total Estimate			.041140		5,784.38		.00		.00		.00		5,784.38