



ANNUAL NOTICE OF ASSESSMENT



**DeKalb County**  
 Property Appraisal Department  
 120 West Trinity Place, Room 208  
 Decatur, GA 30030 PHONE (404) 371-0841

Notice Date: 05/29/2015
<b>This is not a tax bill Do not send payment</b>
Last Date to File Appeal: <b>07/13/2015</b>
County property records are available online at: dekalbcountyga.gov/propappr
<b>OFFICIAL TAX MATTER - 2015 ASSESSMENT</b>

\*\*\*\*\*AUTO\*\*MIXED AADC 300  
 BROADTREE HOMES GEORGIA LLC  
 530 CLINTON SQ  
 ROCHESTER, NY 14604-1700  
 123224/5/315/1



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 this notice. You have the right to appeal these values to the County Board of Tax Assessors. All documents and records used to determine the current value are available on request. Additional information on the appeal process may be obtained at <http://dor.georgia.gov/documents/property-tax-guide>

At the time of filing your appeal you must select one of the following options:

- (1) Appeal to the County Board of Equalization with appeal to the Superior Court. (value, uniformity, denial of exemption, taxability)
- (2) To arbitration without an appeal to the Superior Court (valuation is the only grounds that may be appealed to arbitration)
- (3) For a parcel of non-homestead property with a FMV in excess of \$1 million, to a hearing officer with appeal to the Superior Court.

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://web.co.dekalb.ga.us/PropertyAppraisal/appeal.html>

For further information on the proper method of filing an appeal, you may contact the DeKalb County Board of Tax Assessors which is located at 120 West Trinity Place, Room 208, Decatur, GA 30030 and which may be contacted by telephone at: (404) 371-0841. Your staff contacts are KASHAERON WILLIAMS (404) 371-2529 and ALBERTA LUMPKIN (404) 371-7092

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
3051131	15 098 12 003	.40	UNINCORP		NO
Property Description	R3 - RESIDENTIAL LOT				
Property Address	4325 STERLING FOREST DR				
Fair Market Value	Returned Value	Previous Year Value	Current Year Value	Other Value	
100% Fair Market Value		36,980	72,700		
40% Assessed Value		14,792	29,080		

**REASONS FOR NOTICE**

Annual Assessment Notice required by GA Law (OCGA-48-5-306) SE - Sale Price Freeze Expired  
 Based on the following: Review, Property Return or Audit

The estimate of your ad valorem tax bill for the current year is based on the previous year's 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 2014 Millage	= Gross Tax Amount	- Frozen Exemption	- CONST-HMST Exemption	- Host Credit	= Net Tax Due
COUNTY OPNS	29,080	.008220	239.04	.00	.00	.00	239.04
HOSPITALS	29,080	.000800	23.26	.00	.00	.00	23.26
COUNTY BONDS	29,080	.000010	.29	.00	.00	.00	.29
UNIC BONDS	29,080	.001670	48.56	.00	.00	.00	48.56
FIRE	29,080	.002870	83.46	.00	.00	.00	83.46
UNIC TAXDIST	29,080	.001460	42.46	.00	.00	.00	42.46
POLICE SERVC	29,080	.006180	179.71	.00	.00	.00	179.71
SCHOOL OPNS	29,080	.023980	697.34	.00	.00	.00	697.34
STATE TAXES	29,080	.000100	2.91	.00	.00	.00	2.91
DEKALB SANI			265.00				265.00
STORMWTR FEE			48.00				48.00
STREET LIGHT			42.00				42.00
Estimate for County		.045290	1,672.03	.00	.00	.00	1,672.03
<b>Total Estimate</b>		<b>.045290</b>	<b>1,672.03</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>1,672.03</b>