



ANNUAL NOTICE OF ASSESSMENT



DeKalb County

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

Notice Date: 07/06/2015
This is not a tax bill Do not send payment
Last Date to File Appeal: 08/20/2015
County property records are available online at: dekalbcountyga.gov/propappr
OFFICIAL TAX MATTER - 2015 ASSESSMENT

*****AUTO**SCH 5-DIGIT 30084 1/2038/2/11/1
 CITGO FOOD MARKET
 4363 CHAMBLEE TUCKER RD
 TUCKER, GA 30084-2106



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 COREY CALLOWAY (404) 371-2488 and ALLEN ALFORD (404) 371-6349

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
4452141	4452141		UNINCORP		
Property Description	BUSINESS				
Property Address	4363 CHAMBLEE TUCKER RD				
Fair Market Value	Returned Value	Previous Year Value	Current Year Value	Other Value	
100% Fair Market Value		34,598	34,598		
40% Assessed Value		13,839	13,839		

REASONS FOR NOTICE

Annual Assessment Notice required by GA Law (OCGA-48-5-306)
 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	Other Exempt	Homestead Exempt	Net Taxable Value	Previous Millage	Estimated Tax
COUNTY BONDS			13,839	.000010	.14
HOSPITALS			13,839	.000800	11.07
COUNTY OPNS			13,839	.008220	113.76
FIRE			13,839	.002870	39.72
SCHOOL OPNS			13,839	.023980	331.86
STATE TAXES	13,839		0	.000100	.00
UNIC BONDS			13,839	.001670	23.11
POLICE SERVC			13,839	.006180	85.53
UNIC TAXDIST			13,839	.001460	20.20
Total County Tax					625.39
Total Estimate					625.39

Dear DeKalb County Property Owner:

If you agree with the CURRENT YEAR VALUE displayed on the front of this notice, you need do nothing – this will be the value used to calculate your property tax bill. If you disagree with the CURRENT YEAR VALUE and would like to appeal, no appeal form is necessary; however, an appeal form is available on our website for your convenience. Should you elect not to use the appeal form, simply write a letter stating that you are appealing, and include in your letter the following information:

- Parcel Identification Number (as found on the front of this Notice)
- Property Address
- Your daytime phone number
- Any supporting documentation you may have as to why you disagree with our value
- Specify whether you are appealing to the Board of Equalization, Arbitration, or Hearing Officer. (Additional fees may be required for appeals to Arbitration or Hearing Officer.) Visit our website for complete details.

We do not accept faxed or emailed appeals. Your letter of appeal must be hand-delivered or **POSTMARKED BY THE U.S. POSTAL SERVICE** by the Appeal Deadline Date shown on the front of this Notice to ensure acceptance as a timely appeal. If you do not file an appeal by this date, your right to file an appeal will be lost. Late appeals will not be processed.

IMPORTANT NOTICE REGARDING TEMPORARY BILLING VALUE FOR PARCELS UNDER APPEAL - PLEASE READ CAREFULLY AS THE LAW HAS CHANGED: If you file an appeal and it is not resolved at the time of the mailing of the tax bill, you will be mailed a tax bill based on a temporary value. There are two options for calculating the Temporary Value:

Option 1: The Temporary Value is determined by the lesser of your last final value OR 85% of the Current Year Value, unless there were capital improvements to the property, in which case it will be 85% of the Current Year Value. (If the property is non-homesteaded and valued at over \$2 million, please see our website for further options.)

Option 2: At the time of your appeal you may specify to us that you want to be billed at 100% of the Current Value, if no substantial property improvement has occurred. **If at the time of your appeal you do not specify to us your preference as to the Temporary Value, we will use Option 1.**

Any difference created by the resolution of your appeal will be refunded or re-billed with interest, if applicable. Interest applies to appeal differences settled after November 15. Interest is capped at \$150 for homestead properties, and at \$5000 for non-homestead properties.

For questions regarding **Homestead Exemptions** please contact the Tax Commissioner's Office at (404) 298-4000 or visit the web at www.dekalbcountyga.gov/taxcommissioner.

CONTACT US:

The administrator of our office is Chief Appraiser Calvin C. Hicks, Jr. For help please call:

Residential Real Estate: 404-371-2471 or 404-371-0841

Commercial Real Estate: 404-371-2485

Business Personal Property: 404-371-2479

Website: www.dekalbcountyga.gov/propappr

We are located at 120 West Trinity Place, Decatur, GA 30030, and our office hours are 8:30 am to 5:00 pm Monday through Friday, except Legal Holidays.