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# 2024 DEKALB COUNTY REAL ESTATE TAX STATEMENT

IRVIN J. JOHNSON TAX COMMISSIONER

PAY ONLINE OR SIGN UP FOR PAPERLESS BILLING AT [www.dekalbtax.org](http://www.dekalbtax.org)

OWNER CO-OWNER PARCEL ID / PIN PROPERTY ADDRESS TAX DISTRICT	WINTERS CHAPEL ATL OWNER LLC  18 340 02 009/2368624 4335 WINTERS CHAPEL RD 44A DORAVLLE ANX	APPRAISAL VALUES AND EXEMPTION INFORMATION
		TOTAL APPRAISAL 62,190,200 EXEMPTION CODE 40% ASSESSMENT 24,876,080 BASE ASSESSMENT FRZ APPEAL ASSESSMENT 16,946,800 NET FROZEN EXEMPTION

The 2024 tax bill includes a county Equalized Homestead Option Sales Tax (EHOST) credit. Application of the EHOST credit will reduce the gross ad valorem tax amount paid by qualified homeowners. O.C.G.A. §48-8-109.5 (d) (Provided by the Office of the DeKalb County CEO).

County Government Taxes are levied by the Board of Commissioners and represent 29.03% of your tax statement													
Board of Education School Taxes are levied by the Board of Education and represent 49.82% of your tax statement													
State & City Taxes and other charges are levied as applicable by State, City, or County authorities and represent 21.15% of your tax statement													
TAXING AUTHORITIES	TAXABLE ASSESSMENT	x	MILLAGE	=	GROSS TAX AMOUNT	-	FROZEN EXEMPTION	-	CONST-HMST EXEMPTION	-	EHOST CREDIT	=	NET TAX DUE
COUNTY OPNS	16,946,800		.0094960		160,926.82		0.00		0.00		0.00		160,926.82
HOSPITALS	16,946,800		.0005060		8,575.08		0.00		0.00		0.00		8,575.08
COUNTY BONDS	16,946,800		.0000000		0.00		0.00		0.00		0.00		0.00
UNINC BONDS	16,946,800		.0004650		7,880.26		0.00		0.00		0.00		7,880.26
FIRE	16,946,800		.0028650		48,552.58		0.00		0.00		0.00		48,552.58
DORA TAXDIST	16,946,800		.0000000		0.00		0.00		0.00		0.00		0.00
<b>COUNTY SUBTOTAL</b>													<b>225,934.74</b>
SCHOOL OPNS	16,946,800		.0228800		387,742.78		0.00		0.00		0.00		387,742.78
<b>SCHOOL SUBTOTAL</b>													<b>387,742.78</b>
STATE TAXES	16,946,800		.0000000		0.00		0.00		0.00		0.00		0.00
CITY TAXES	16,946,800		.0090000		152,521.20		0.00		0.00		0.00		152,521.20
STORM WATER	148 UNIT(S)		81.92		12,124.16		0.00		0.00		0.00		12,124.16
<b>OTHER SUBTOTAL</b>													<b>164,645.36</b>
<b>2024 PROPERTY TAXES</b>													
			<b>TOTAL MILLAGE</b>		<b>GROSS TAX AMOUNT</b>		<b>FROZEN EXEMPTION</b>		<b>CONST-HMST EXEMPTION</b>		<b>EHOST CREDIT</b>		<b>NET TAX DUE</b>
			<b>0.045212</b>		<b>778,322.88</b>		<b>0.00</b>		<b>0.00</b>		<b>0.00</b>		<b>778,322.88</b>

**SPECIAL NOTICE:** AS REQUIRED BY STATE LAW O.C.G.A 48-5-311, THIS IS A **TEMPORARY** BILL PENDING THE RESOLUTION OF YOUR APPEAL. IF AN APPEAL HAD NOT BEEN FILED, YOUR TAXES WOULD HAVE BEEN \$1,136,821.50 BASED ON THE ORIGINAL ASSESSMENT OF 24,876,080. THIS **TEMPORARY** BILL OF \$778,322.88 IS BASED ON AN APPEAL ASSESSMENT OF 16,946,800. PAYMENTS ARE STILL REQUIRED BY SEPTEMBER 30TH AND NOVEMBER 15TH. THE FINAL AMOUNT WILL BE ADJUSTED WHEN THE APPEAL IS RESOLVED. IF THE APPEAL IS RESOLVED BEFORE NOVEMBER 15TH, A BILL WILL BE ISSUED FOR THE BALANCE DUE OR A REFUND WILL BE SENT FOR ANY OVERPAYMENT. INTEREST APPLIES AFTER NOVEMBER 15TH.

### IF MAKING FULL PAYMENT, TAXES MUST BE PAID ON OR BEFORE SEPTEMBER 30, 2024

IRVIN J. JOHNSON  
DEKALB COUNTY TAX COMMISSIONER  
NICOLE M. GOLDEN  
CHIEF DEPUTY TAX COMMISSIONER  
Collections Division  
P.O. Box 117545  
Atlanta, GA 30368-7545  
Phone: (404) 298-4000

PAY ONLINE AT  
[WWW.DEKALBTAX.ORG](http://WWW.DEKALBTAX.ORG)

#### DUE DATE

**NOVEMBER 15, 2024**

5% PENALTY FOR LATE PAYMENT  
RETURN COUPON WITH PAYMENT

Make check payable to:  
DEKALB COUNTY  
TAX COMMISSIONER

PARCEL I.D.	18 340 02 009
SITUS	4335 WINTERS CHAPEL RD
TOTAL ANNUAL TAX	778,322.88
INSTALLMENT AMOUNT DUE	389,161.44
ENTER AMOUNT PAID	
<b>SECOND INSTALLMENT</b>	

PIN: 2368624



RETURN SERVICE REQUESTED

\*\*\*\*\*AUTO\*\*ALL FOR AADC 303 11 126 2287 1 AB 0.593

WINTERS CHAPEL ATL OWNER LLC  
3340 PEACHTREE RD NE STE 2250  
ATLANTA GA 30326-1037



022368624100038916144000077832288589

If you do not see your tax payment posted on our website, please contact our office at 404-298-4000 before placing a stop-payment on a check. Failure to do so may result in a late fee and NSF fee.

### IF MAKING FULL PAYMENT, TAXES MUST BE PAID ON OR BEFORE SEPTEMBER 30, 2024

IRVIN J. JOHNSON  
DEKALB COUNTY TAX COMMISSIONER  
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#### DUE DATE

**SEPTEMBER 30, 2024**

5% PENALTY FOR LATE PAYMENT  
RETURN COUPON WITH PAYMENT

Make check payable to:  
DEKALB COUNTY  
TAX COMMISSIONER

PARCEL I.D.	18 340 02 009
SITUS	4335 WINTERS CHAPEL RD
TOTAL ANNUAL TAX	778,322.88
INSTALLMENT AMOUNT DUE	389,161.44
ENTER AMOUNT PAID	
<b>FIRST INSTALLMENT</b>	

PIN: 2368624



RETURN SERVICE REQUESTED

\*\*\*\*\*AUTO\*\*ALL FOR AADC 303 11 126 2287 1 AB 0.593

WINTERS CHAPEL ATL OWNER LLC  
3340 PEACHTREE RD NE STE 2250  
ATLANTA GA 30326-1037



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