



# 2025 DEKALB COUNTY REAL ESTATE TAX STATEMENT

IRVIN J. JOHNSON, TAX COMMISSIONER

**IMPORTANT PROPERTY TAX INFORMATION ON BACK**

OWNER **WINTERS CHAPEL ATL OWNER LLC**  
 CO-OWNER  
 PARCEL ID / PIN **18 340 02 009/2368624**  
 PROPERTY ADDRESS **4335 WINTERS CHAPEL RD**  
 TAX DISTRICT **44AV DRVL ANX INVEST SSD**

APPRAISAL VALUES AND EXEMPTION INFORMATION		
TOTAL APPRAISAL	<b>62,190,200</b>	EXEMPTION CODE
40% ASSESSMENT	<b>24,876,080</b>	BASE ASSESSMENT FRZ
APPEAL ASSESSMENT	<b>16,946,800</b>	NET FROZEN EXEMPTION

TAXING AUTHORITIES	TAXABLE ASSESSMENT	x	MILLAGE	=	GROSS TAX AMOUNT	-	FROZEN EXEMPTION	-	CONST-HMST EXEMPTION	-	EHOST CREDIT	=	NET TAX DUE	
COUNTY OPNS	16,946,800		.0110270		186,872.36		0.00		0.00		0.00		186,872.36	
HOSPITALS	16,946,800		.0006110		10,354.50		0.00		0.00		0.00		10,354.50	
COUNTY BONDS	16,946,800		.0000000		0.00		0.00		0.00		0.00		0.00	
UNINC BONDS	16,946,800		.0002540		4,304.50		0.00		0.00		0.00		4,304.50	
FIRE	16,946,800		.0024530		41,570.50		0.00		0.00		0.00		41,570.50	
DORA TAXDIST	16,946,800		.0000000		0.00		0.00		0.00		0.00		0.00	
<b>COUNTY SUBTOTAL (27.33%)</b>													<b>243,101.86</b>	
SCHOOL OPNS	16,946,800		.0227800		386,048.10		0.00		0.00		0.00		386,048.10	
<b>SCHOOL SUBTOTAL (43.40%)</b>													<b>386,048.10</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	
DORVL BOND	16,946,800		.0006250		10,591.74		0.00		0.00		0.00		10,591.74	
INVEST SSD	16,946,800		.0050000		84,734.00		0.00		0.00		0.00		84,734.00	
STORM WATER	148 UNIT(S)		84.78		12,547.44		0.00		0.00		0.00		12,547.44	
<b>OTHER SUBTOTAL (29.27%)</b>													<b>260,394.38</b>	
<b>2025 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>0.051750</b>		<b>889,544.34</b>		<b>0.00</b>		<b>0.00</b>		<b>0.00</b>	<b>889,544.34</b>

The DEKALB COUNTY adopted millage rate exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax that you will owe.

**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 \$1,299,884.56 BASED ON THE ORIGINAL ASSESSMENT OF 24,876,080. THIS **TEMPORARY** BILL OF \$889,544.34 IS BASED ON AN APPEAL ASSESSMENT OF 16,946,800. PAYMENTS ARE STILL REQUIRED BY SEPTEMBER 30TH AND NOVEMBER 17TH. THE FINAL AMOUNT WILL BE ADJUSTED WHEN THE APPEAL IS RESOLVED. IF THE APPEAL IS RESOLVED BEFORE NOVEMBER 17TH, A BILL WILL BE ISSUED FOR THE BALANCE DUE OR A REFUND WILL BE SENT FOR ANY OVERPAYMENT. INTEREST APPLIES AFTER NOVEMBER 17TH.

**IF MAKING FULL PAYMENT, TAXES MUST BE PAID ON OR BEFORE SEPTEMBER 30, 2025**

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

**DUE DATE**  
**NOVEMBER 17, 2025**

5% PENALTY FOR LATE PAYMENT  
 RETURN COUPON WITH PAYMENT

Make check payable to:  
 DEKALB COUNTY  
 TAX COMMISSIONER

PARCEL I.D.	<b>18 340 02 009</b>
SITUS	<b>4335 WINTERS CHAPEL RD</b>
TOTAL ANNUAL TAX	<b>889,544.34</b>
INSTALLMENT AMOUNT DUE	<b>444,772.17</b>
ENTER AMOUNT PAID	
<b>SECOND INSTALLMENT</b>	

PIN: 2368624



RETURN SERVICE REQUESTED

\*\*\*\*\*AUTO\*\*ALL FOR AADC 303 18 69 3444 1 AB 0.641  
 WINTERS CHAPEL ATL OWNER LLC  
 3340 PEACHTREE RD NE STE 2250  
 ATLANTA GA 30326-1037



022368624100044477217400088954434487

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.

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SITUS	<b>4335 WINTERS CHAPEL RD</b>
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INSTALLMENT AMOUNT DUE	<b>444,772.17</b>
ENTER AMOUNT PAID	
<b>FIRST INSTALLMENT</b>	

PIN: 2368624



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