


# ANNUAL NOTICE OF ASSESSMENT

<b>DOUGLAS COUNTY BOARD OF ASSESSORS 8700 Hospital Drive Douglasville, GA 30134 770-920-7228</b>	Notice Date: <b>June 29, 2012</b>
	<b>This is not a tax bill Do not send payment</b>
	Last Date to File Appeal: <b>August 13, 2012</b>
	County property records are available online at: <a href="http://www.celebratedouglascounty.com">www.celebratedouglascounty.com</a>

 <p>*****AUTO**5-DIGIT 30305 96 82 CPT MAGNOLIA, LLC 3060 Peachtree Rd NW Ste 270 Atlanta, GA 30305-2218</p>	<h2 style="margin: 0;">OFFICIAL TAX MATTER</h2> <h3 style="margin: 0;">2012 ASSESSMENTS - REAL</h3>
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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.
- (4) SC: Directly to Superior Court (requires consent of BOA) (any / all grounds)

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For further information on the proper method of filing an appeal you may contact the county Board of Tax Assessors which is located at 8700 Hospital Drive - Douglasville, GA 30134 and which may be contacted by telephone at: 770-920-7228. Your staff contacts are Lynn Weathington, Reita Gaston, Birney Montcalm and Benny Waldrop.

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
53340	0051015A093	0.00	03		
<b>Property Description</b>		CONDO UNIT #8314 MAGNOLIA PARK PH 4			
<b>Property Address</b>		8314 OFFICE PARK DR			
<b>Fair Market Value</b>	<b>Returned Value</b>	<b>Previous Year Value</b>	<b>Current Year Value</b>	<b>Other Value -</b>	
100% Fair Market Value	0	220,601	218,401	0	
40% Assessed Value	0	88,240	87,360	0	

#### REASONS FOR NOTICE

NEW OWNER OF RECORD  
STRUCTURE VALUE ADJUSTED TO REFLECT FMV

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This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Previous Millage	Estimated Tax
COUNTY MAINTENANCE	0	0	87,360	0.009900	864.86
SCHOOL MAINTENANCE	0	0	87,360	0.019850	1,734.10
SCHOOL BONDS	0	0	87,360	0.003100	270.82
DOUGLASVILLE MAINTEN	0	0	87,360	0.003854	336.69
DOUGLASVILLE BONDS	0	0	87,360	0.001550	135.41
STATE TAX	0	0	87,360	0.000200	17.47
<b>Total Estimated Tax</b>					<b>\$ 3,359.35</b>

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CPT MAGNOLIA, LLC  
3060 Peachtree Rd NW Ste 270  
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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
53341	0051015A094	0.00	03		
Property Description	CONDO UNIT #8315 MAGNOLIA PARK PH 4				
Property Address	8315 OFFICE PARK DR				
Fair Market Value	Returned Value	Previous Year Value	Current Year Value	Other Value -	
100% Fair Market Value	0	88,901	88,001	0	
40% Assessed Value	0	35,560	35,200	0	


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Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Previous Millage	Estimated Tax
COUNTY MAINTENANCE	0	0	35,200	0.009900	348.48
SCHOOL MAINTENANCE	0	0	35,200	0.019850	698.72
SCHOOL BONDS	0	0	35,200	0.003100	109.12
DOUGLASVILLE MAINTEN	0	0	35,200	0.003854	135.66
DOUGLASVILLE BONDS	0	0	35,200	0.001550	54.56
STATE TAX	0	0	35,200	0.000200	7.04
<b>Total Estimated Tax</b>					<b>\$ 1,353.58</b>

# ANNUAL NOTICE OF ASSESSMENT

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
53343	0051015A096	0.00	03		
<b>Property Description</b>		CONDO UNIT #8317 MAGNOLIA PARK PH 4			
<b>Property Address</b>		8317 OFFICE PARK DR			
<b>Fair Market Value</b>	<b>Returned Value</b>	<b>Previous Year Value</b>	<b>Current Year Value</b>	<b>Other Value -</b>	
100% Fair Market Value	0	179,901	177,901	0	
40% Assessed Value	0	71,960	71,160	0	

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Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Previous Millage	Estimated Tax
COUNTY MAINTENANCE	0	0	71,160	0.009900	704.48
SCHOOL MAINTENANCE	0	0	71,160	0.019850	1,412.53
SCHOOL BONDS	0	0	71,160	0.003100	220.60
DOUGLASVILLE MAINTEN	0	0	71,160	0.003854	274.25
DOUGLASVILLE BONDS	0	0	71,160	0.001550	110.30
STATE TAX	0	0	71,160	0.000200	14.23
<b>Total Estimated Tax</b>					<b>\$ 2,736.39</b>

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
53344	0051015A097	0.00	03		
<b>Property Description</b>					
CONDO UNIT #8318 MAGNOLIA PARK PH 4					
<b>Property Address</b>					
8318 OFFICE PARK DR					
<b>Fair Market Value</b>					
	Returned Value	Previous Year Value	Current Year Value	Other Value -	
<b>100% Fair Market Value</b>	0	179,901	177,901	0	
<b>40% Assessed Value</b>	0	71,960	71,160	0	

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53345	0051015A098	0.00	03		
<b>Property Description</b>					
CONDO UNIT #8319 MAGNOLIA PARK PH 4					
<b>Property Address</b>					
8319 OFFICE PARK DR					
Fair Market Value	Returned Value	Previous Year Value	Current Year Value	Other Value -	
100% Fair Market Value	0	88,901	88,001	0	
40% Assessed Value	0	35,560	35,200	0	

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STATE TAX	0	0	35,200	0.000200	7.04
<b>Total Estimated Tax</b>					<b>\$ 1,353.58</b>

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
53347	0051015A100	0.00	03		
<b>Property Description</b>		CONDO UNIT #8321 MAGNOLIA PARK PH 4			
<b>Property Address</b>		8321 OFFICE PARK DR			
<b>Fair Market Value</b>	<b>Returned Value</b>	<b>Previous Year Value</b>	<b>Current Year Value</b>	<b>Other Value -</b>	
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