

1. Chamblee Manor 2022 Property Tax Review

RD MANOR CHAMBLEE, LLC

September 19, 2022

Chamblee Downtown Development Authority
c/o Ms. Laura Linman, Economic Development Director
City Hall, 5468 Peachtree Rd.
Chamblee, GA 30341

VIA EMAIL

RE: Manor Chamblee
Property Tax Report – 2022

Dear Ms. Linman:

On behalf of RD Manor Chamblee, LLC (“Company”), please find the enclosed Property Tax Report for 2022 for Manor Chamblee (“Project”) located at 5180 Peachtree Blvd.

As the Project is currently still under construction, there are no Tax Savings to report this year and no Administrative Payment due until Tax Year 1 after the Construction Period.

Pending your review and approval, the Company is prepared to pay 100% of the 2022 ad valorem taxes and fees in the **total amount of \$81,087** as indicated on the enclosed tax statements and property tax report.

Please let us know if you have any questions or confirm your approval of this report.

Best regards,



William E. Allen
Authorized Representative
RD Manor Chamblee, LLC

Encl: Property Tax Report – 2022
Tax Statements – 2022

Manor Chamblee
Property Tax Report – 2022

Year	Status	Gross Tax Amount	Tax Savings	Net Tax Due	Admin Payment
2022	Construction	\$ 81,087	- \$	81,086.99	-
2023	Construction				
2024	Construction				
2025	Year 1				
2026	Year 2				
2027	Year 3				
2028	Year 4				
2029	Year 5				
2030	Year 6				
2031	Year 7				
2032	Year 8				
2033	Year 9				
2034	Year 10				
Cumulative Savings			-		
Maximum Savings		\$	7,400,000		

Tax Year	2022						
Parcel ID	18-300-10-048						
Address	5180 Peachtree Blvd						
Appraised Value	\$	10,621,000					
40% Assessment	\$	1,060,000					
Taxing Authorities	Taxable Assessment	Millage	Gross Tax Amount	Abatement 80%	Net Tax Due	Admin Payment 10%	
County OPNS	1,060,000	0.0089880	9,527.28	-	9,527.28	-	
Hospitals	1,060,000	0.0004760	504.56	-	504.56	-	
County Bonds	1,060,000	0.0000000	-	-	-	-	
CHAM Tax Dist	1,060,000	0.0000000	-	-	-	-	
Fire	1,060,000	0.0031590	3,348.54	-	3,348.54	-	
Police Service	1,060,000	0.0000290	30.74	-	30.74	-	
County Subtotal			13,411.12	-	13,411.12	-	
School OPNS	1,060,000	0.0230800	24,464.80	-	24,464.80	-	
School Subtotal			24,464.80	-	24,464.80	-	
State Taxes	1,060,000	0.0000000	-	-	-	-	
City Taxes	1,060,000	0.0062500	6,625.00	-	6,625.00	-	
Storm Water (units)	38.70	120.00	4,644.00		4,644.00		
Other Subtotal			11,269.00	-	11,269.00	-	
Total Due			\$ 49,144.92	-	\$ 49,144.92	-	

Tax Year	2022					
Parcel ID	18-300-10-012					
Address	5154 Peachtree Blvd					
Appraised Value	\$	5,535,500				
40% Assessment	\$	598,480				
Taxing Authorities	Taxable Assessment	Millage	Gross Tax Amount	Abatement 80%	Net Tax Due	Admin Payment 10%
County OPNS	598,480	0.0089880	5,379.14	-	5,379.14	-
Hospitals	598,480	0.0004760	284.88	-	284.88	-
County Bonds	598,480	0.0000000	-	-	-	-
CHAM Tax Dist	598,480	0.0000000	-	-	-	-
Fire	598,480	0.0031590	1,890.60	-	1,890.60	-
Police Service	598,480	0.0000290	17.36	-	17.36	-
County Subtotal			7,571.97	-	7,571.97	-
School OPNS	598,480	0.0230800	13,812.92	-	13,812.92	-
School Subtotal			13,812.92	-	13,812.92	-
State Taxes	598,480	0.0000000	-	-	-	-
City Taxes	598,480	0.0062500	3,740.50	-	3,740.50	-
Storm Water (units)	13.10	120.00	1,572.00	-	1,572.00	-
Other Subtotal			5,312.50	-	5,312.50	-
Total Due			26,697.39	-	26,697.39	-

Tax Year	2022					
Parcel ID	18-300-10-099					
Address	3462 Sexton Woods					
Appraised Value	\$	290,700.00				
40% Assessment	\$	115,280.00				
Taxing Authorities	Taxable Assessment	Millage	Gross Tax Amount	Abatement 80%	Net Tax Due	Admin Payment 10%
County OPNS	115,280	0.0089880	1,036.14	-	1,036.14	-
Hospitals	115,280	0.0004760	54.87	-	54.87	-
County Bonds	115,280	0.0000000	-	-	-	-
CHAM Tax Dist	115,280	0.0000000	-	-	-	-
Fire	115,280	0.0031590	364.17	-	364.17	-
Police Service	115,280	0.0000290	3.34	-	3.34	-
County Subtotal	691,680.00		1,458.52	-	1,458.52	-
School OPNS	115,280	0.0230800	2,660.66	-	2,660.66	-
School Subtotal			2,660.66	-	2,660.66	-
State Taxes	115,280	0.0000000	-	-	-	-
City Taxes	115,280	0.0062500	720.50	-	720.50	-
City Sanitary (units)	1.00	285.00	285.00	-	285.00	-
Storm Water (units)	1.00	120.00	120.00	-	120.00	-
Other Subtotal			1,125.50	-	1,125.50	-
Total Due			5,244.68	-	5,244.68	-



2022 DEKALB COUNTY REAL ESTATE TAX STATEMENT

IRVIN J. JOHNSON TAX COMMISSIONER

PAY ONLINE OR SIGN UP FOR PAPERLESS BILLING AT www.dekalbtax.org



* 6800 *

OWNER	DOWNTOWN DEVELOPMENT AUTHORITY OF THE	APPRAISAL VALUES AND EXEMPTION INFORMATION	
CO-OWNER	CITY OF CHAMBLEE	TOTAL APPRAISAL	10,621,000
PARCEL ID / PIN	18 300 10 048/4569740	40% ASSESSMENT	1,060,000
PROPERTY ADDRESS	5180 PEACHTREE INDUSTRIAL BLVD	APPEAL ASSESSMENT	0
TAX DISTRICT	24 CHAMBLEE	EXEMPTION CODE	BASE ASSESSMENT FRZ
			NET FROZEN EXEMPTION

The 2022 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 27.29% of your tax statement
 Board of Education School Taxes are levied by the Board of Education and represent 49.78% of your tax statement
 State & City Taxes and other charges are levied as applicable by State, City, or County authorities and represent 22.93% 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	1,060,000		.0089880		9,527.28		0.00		0.00		0.00		9,527.28
HOSPITALS	1,060,000		.0004760		504.56		0.00		0.00		0.00		504.56
COUNTY BONDS	1,060,000		.0000000		0.00		0.00		0.00		0.00		0.00
FIRE	1,060,000		.0031590		3,348.54		0.00		0.00		0.00		3,348.54
POLICE SERVC	1,060,000		.0000290		30.74		0.00		0.00		0.00		30.74
COUNTY SUBTOTAL													13,411.12
SCHOOL OPNS	1,060,000		.0230800		24,464.80		0.00		0.00		0.00		24,464.80
SCHOOL SUBTOTAL													24,464.80
STATE TAXES	1,060,000		.0000000		0.00		0.00		0.00		0.00		0.00
CITY TAXES	1,060,000		.0062500		6,625.00		0.00		0.00		0.00		6,625.00
STORM WATER	38.7 UNIT(S)		120		4,644.00		0.00		0.00		0.00		4,644.00
OTHER SUBTOTAL													11,269.00
TOTAL PROPERTY TAXES													
			TOTAL MILLAGE		GROSS TAX AMOUNT		FROZEN EXEMPTION		CONST-HMST EXEMPTION		EHOST CREDIT		NET TAX DUE
TOTAL DUE			0.041982		49,144.92		0.00		0.00		0.00		49,144.92

IF MAKING FULL PAYMENT, TAXES MUST BE PAID ON OR BEFORE SEPTEMBER 30, 2022

IRVIN J. JOHNSON
 DEKALB COUNTY 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 15, 2022

5% PENALTY FOR LATE PAYMENT
RETURN COUPON WITH PAYMENT

Make check payable to:
DEKALB COUNTY
TAX COMMISSIONER

PARCEL I.D.	18 300 10 048
SITUS	5180 PEACHTREE INDUSTRIAL BLVD
TOTAL ANNUAL TAX	49,144.92
INSTALLMENT AMOUNT DUE	24,572.46
ENTER AMOUNT PAID	
SECOND INSTALLMENT	

PIN: 4569740



RETURN SERVICE REQUESTED

DOWNTOWN DEVELOPMENT AUTHORITY OF THE
 CITY OF CHAMBLEE
 5468 PEACHTREE RD
 CHAMBLEE GA 30341-2330

024569740800002457246500004914492687

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, 2022



2022 DEKALB COUNTY REAL ESTATE TAX STATEMENT

IRVIN J. JOHNSON TAX COMMISSIONER

PAY ONLINE OR SIGN UP FOR PAPERLESS BILLING AT www.dekalbtax.org



G402

OWNER	DOWNTOWN DEVELOPMENT AUTHORITY OF THE	APPRaisal VALUES AND EXEMPTION INFORMATION		
CO-OWNER	CITY OF CHAMBLEE	TOTAL APPRAISAL	290,700	EXEMPTION CODE
PARCEL ID / PIN	18 300 10 009/3661354	40% ASSESSMENT	115,280	BASE ASSESSMENT FRZ
PROPERTY ADDRESS	3462 SEXTON WOODS DR	APPEAL ASSESSMENT	0	NET FROZEN EXEMPTION
TAX DISTRICT	24 CHAMBLEE			

The 2022 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 27.81% of your tax statement
Board of Education School Taxes are levied by the Board of Education and represent 50.73% of your tax statement
State & City Taxes and other charges are levied as applicable by State, City, or County authorities and represent 21.46% 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	115,280		.0089880		1,036.14		0.00		0.00		0.00		1,036.14
HOSPITALS	115,280		.0004760		54.88		0.00		0.00		0.00		54.88
COUNTY BONDS	115,280		.0000000		0.00		0.00		0.00		0.00		0.00
FIRE	115,280		.0031590		364.16		0.00		0.00		0.00		364.16
POLICE SERVC	115,280		.0000290		3.34		0.00		0.00		0.00		3.34
COUNTY SUBTOTAL													1,458.52
SCHOOL OPNS	115,280		.0230800		2,660.66		0.00		0.00		0.00		2,660.66
SCHOOL SUBTOTAL													2,660.66
STATE TAXES	115,280		.0000000		0.00		0.00		0.00		0.00		0.00
CITY TAXES	115,280		.0062500		720.50		0.00		0.00		0.00		720.50
CITY SANI	1 UNIT(S)		285		285.00		0.00		0.00		0.00		285.00
STORM WATER	1 UNIT(S)		120		120.00		0.00		0.00		0.00		120.00
OTHER SUBTOTAL													1,125.50
TOTAL PROPERTY TAXES													
			TOTAL MILLAGE		GROSS TAX AMOUNT		FROZEN EXEMPTION		CONST-HMST EXEMPTION		EHOST CREDIT		NET TAX DUE
TOTAL DUE			0.041982		5,244.68		0.00		0.00		0.00		5,244.68

IF MAKING FULL PAYMENT, TAXES MUST BE PAID ON OR BEFORE SEPTEMBER 30, 2022

IRVIN J. JOHNSON
DEKALB COUNTY TAX COMMISSIONER
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P.O. Box 117545
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Phone: (404) 298-4000

PAY ONLINE AT
WWW.DEKALBTAX.ORG



DUE DATE
NOVEMBER 15, 2022

5% PENALTY FOR LATE PAYMENT
RETURN COUPON WITH PAYMENT

Make check payable to:
DEKALB COUNTY
TAX COMMISSIONER

PARCEL I.D.	18 300 10 009
SITUS	3462 SEXTON WOODS DR
TOTAL ANNUAL TAX	5,244.68
INSTALLMENT AMOUNT DUE	2,622.34
ENTER AMOUNT PAID	
SECOND INSTALLMENT	

PIN: 3661354



RETURN SERVICE REQUESTED

DOWNTOWN DEVELOPMENT AUTHORITY OF THE
CITY OF CHAMBLEE
5468 PEACHTREE RD
CHAMBLEE GA 30341-2330

0236613546000026223490000524468780

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IF MAKING FULL PAYMENT, TAXES MUST BE PAID ON OR BEFORE SEPTEMBER 30, 2022



2022 DEKALB COUNTY REAL ESTATE TAX STATEMENT

IRVIN J. JOHNSON TAX COMMISSIONER

PAY ONLINE OR SIGN UP FOR PAPERLESS BILLING AT www.dekalbtax.org



G000

OWNER	DOWNTOWN DEVELOPMENT AUTHORITY OF THE	APPRAISAL VALUES AND EXEMPTION INFORMATION		
CO-OWNER	CITY OF CHAMBLEE	TOTAL APPRAISAL	5,535,500	EXEMPTION CODE
PARCEL ID / PIN	18 300 10 012/3661389	40% ASSESSMENT	598,480	BASE ASSESSMENT FRZ
PROPERTY ADDRESS	5154 PEACHTREE INDUSTRIAL BLVD	APPEAL ASSESSMENT	0	NET FROZEN EXEMPTION
TAX DISTRICT	24 CHAMBLEE			

The 2022 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 28.36% of your tax statement													
Board of Education School Taxes are levied by the Board of Education and represent 51.74% of your tax statement													
State & City Taxes and other charges are levied as applicable by State, City, or County authorities and represent 19.90% 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	598,480		.0089880		5,379.14		0.00		0.00		0.00		5,379.14
HOSPITALS	598,480		.0004760		284.88		0.00		0.00		0.00		284.88
COUNTY BONDS	598,480		.0000000		0.00		0.00		0.00		0.00		0.00
FIRE	598,480		.0031590		1,890.60		0.00		0.00		0.00		1,890.60
POLICE SERVC	598,480		.0000290		17.36		0.00		0.00		0.00		17.36
COUNTY SUBTOTAL													7,571.98
SCHOOL OPNS	598,480		.0230800		13,812.92		0.00		0.00		0.00		13,812.92
SCHOOL SUBTOTAL													13,812.92
STATE TAXES	598,480		.0000000		0.00		0.00		0.00		0.00		0.00
CITY TAXES	598,480		.0062500		3,740.50		0.00		0.00		0.00		3,740.50
STORM WATER	13.1 UNIT(S)		120		1,572.00		0.00		0.00		0.00		1,572.00
OTHER SUBTOTAL													5,312.50
TOTAL PROPERTY TAXES													
			TOTAL MILLAGE		GROSS TAX AMOUNT		FROZEN EXEMPTION		CONST-HMST EXEMPTION		EHOST CREDIT		NET TAX DUE
TOTAL DUE			0.041982		26,697.40		0.00		0.00		0.00		26,697.40

IF MAKING FULL PAYMENT, TAXES MUST BE PAID ON OR BEFORE SEPTEMBER 30, 2022

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

DUE DATE
NOVEMBER 15, 2022



5% PENALTY FOR LATE PAYMENT
 RETURN COUPON WITH PAYMENT

Make check payable to:
 DEKALB COUNTY
 TAX COMMISSIONER

PARCEL I.D.	18 300 10 012
SITUS	5154 PEACHTREE INDUSTRIAL BLVD
TOTAL ANNUAL TAX	26,697.40
INSTALLMENT AMOUNT DUE	13,348.70
ENTER AMOUNT PAID	
SECOND INSTALLMENT	

PIN: 3661389



RETURN SERVICE REQUESTED

DOWNTOWN DEVELOPMENT AUTHORITY OF THE
 CITY OF CHAMBLEE
 5468 PEACHTREE RD
 CHAMBLEE GA 30341-2330

023661389300001334870200002669740189

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 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, 2022

The Related Group has submitted their annual tax report for the Chamblee Manor project located at 5180 Peachtree Blvd. Because the project is still under construction, there are no tax savings to report this year and no administrative payment due until tax year 1 after the construction period.