

**LEGAL DESCRIPTION**

**ALL THAT PARCEL OF LAND BEING IN DEKALB COUNTY DESCRIBED AS FOLLOWS:**

**DISTRICT 15 LANDLOT 021**

**DEED BOOK 20665 PAGE 773**

**PLAT AND DEED ARE A PART HEREOF, EXCLUDING RIGHTS OF WAY AND EASEMENTS.**

**IMPROVED PROPERTY KNOWN AS 004203 CEDAR COMMONS WAY**

**AND PARCEL 15 021 04 064 PER RECORDS OF THE TAX COMMISSIONER AND TAX ASSESSORS.**

**LESS AND EXCEPT: ALL PARCELS OTHER THAN 15 021 04 064**

FORMAL REQUEST LETTER



Matthew P. Benson  
Gerald Davidson, Jr.\*  
Brian T. Easley  
Kelly O. Faber  
Christopher D. Holbrook  
Nicholas N. Kemper  
Shane M. Lanham  
Austen T. Mabe

Writer's e-mail: [nkemper@mptlawfirm.com](mailto:nkemper@mptlawfirm.com)

February 19, 2019

Jeffrey R. Mahaffey  
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Thomas A. Simpson  
Andrew D. Stancel  
R. Lee Tucker, Jr.

\*Of Counsel

**VIA FEDERAL EXPRESS**

DeKalb County Geographical Information Systems  
Attention: Christopher Bell; Rhonda Joyner  
330 W. Ponce De Leon Avenue, Suite 400  
Decatur, Georgia 30030

Re: Purchase of Unredeemed and Unforeclosed Property (Our File No. 2590-0027)

Dear Christopher and Rhonda:

This law firm represents Westridge Builders, LLC, a Georgia limited liability company. The purpose of this letter is to formally request the purchase of DeKalb County's interest in the following twelve (12) DeKalb County Parcel IDs by our client:

- 15 021 04 031;
- 15 021 04 033;
- 15 021 04 034;
- 15 021 04 035;
- 15 021 04 036;
- 15 021 04 060;
- 15 021 04 061;
- 15 021 04 062;
- 15 021 04 063;
- 15 021 04 064;
- 15 021 04 065;
- 15 021 04 066.

Please find included with this letter a list of the tax parcels that our client would like to purchaser along with all information required pursuant to that DeKalb GIS instructional pamphlet entitled "How to Purchase County Owned Properties". Finally, please find twelve (12) cashier's checks in the amount of \$75.00 each made payable to DeKalb County. These cashier's checks represent the processing fee for each parcel that our client would like to purchase from DeKalb County.

Please feel free to contact this law firm directly should you need any additional information.

Sincerely yours,

MAHAFFEY PICKENS TUCKER, LLP

A handwritten signature in blue ink, appearing to read "Nick Kemper". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicholas N. Kemper, Esq.

**REQUEST TO PURCHASE DEKALB COUNTY PROPERTIES:**

**PARCEL 1:**

- A. **Parcel ID:** 15 021 04 031
- B. **Petitioner's Name and Mailing Address:**  
Westridge Builders, LLC  
3340 Peachtree Road, Suite 1660  
Atlanta, GA 30324
- C. **Use:**  
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**  
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)  
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**  
None
- F. **Statement:**  
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel  
15 021 04 031.

**PARCEL 2:**

- A. **Parcel ID:** 15 021 04 033
- B. **Petitioner's Name and Mailing Address:**  
Westridge Builders, LLC  
3340 Peachtree Road, Suite 1660  
Atlanta, GA 30324
- C. **Use:**  
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**  
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)  
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**  
None
- F. **Statement:**  
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel  
15 021 04 033.

**PARCEL 3:**

- A. **Parcel ID:** 15 021 04 034
- B. **Petitioner's Name and Mailing Address:**  
Westridge Builders, LLC  
3340 Peachtree Road, Suite 1660  
Atlanta, GA 30324
- C. **Use:**  
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**  
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)  
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**  
None
- F. **Statement:**  
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel  
15 021 04 034.

**PARCEL 4:**

- A. **Parcel ID:** 15 021 04 035
- B. **Petitioner's Name and Mailing Address:**  
Westridge Builders, LLC  
3340 Peachtree Road, Suite 1660  
Atlanta, GA 30324
- C. **Use:**  
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**  
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)  
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**  
None
- F. **Statement:**  
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel  
15 021 04 035.

**PARCEL 5:**

- A. **Parcel ID:** 15 021 04 036
- B. **Petitioner's Name and Mailing Address:**  
Westridge Builders, LLC  
3340 Peachtree Road, Suite 1660  
Atlanta, GA 30324
- C. **Use:**  
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**  
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)  
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**  
None
- F. **Statement:**  
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel  
15 021 04 036.

**PARCEL 6:**

- A. **Parcel ID:** 15 021 04 060
- B. **Petitioner's Name and Mailing Address:**  
Westridge Builders, LLC  
3340 Peachtree Road, Suite 1660  
Atlanta, GA 30324
- C. **Use:**  
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**  
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)  
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**  
None
- F. **Statement:**  
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel  
15 021 04 060.

**PARCEL 7:**

- A. **Parcel ID:** 15 021 04 061
- B. **Petitioner's Name and Mailing Address:**  
Westridge Builders, LLC  
3340 Peachtree Road, Suite 1660  
Atlanta, GA 30324
- C. **Use:**  
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**  
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)  
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**  
None
- F. **Statement:**  
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel  
15 021 04 061.

**PARCEL 8:**

- A. **Parcel ID:** 15 021 04 062
- B. **Petitioner's Name and Mailing Address:**  
Westridge Builders, LLC  
3340 Peachtree Road, Suite 1660  
Atlanta, GA 30324
- C. **Use:**  
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**  
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)  
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**  
None
- F. **Statement:**  
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel  
15 021 04 062.

**PARCEL 9:**

- A. **Parcel ID:** 15 021 04 063
- B. **Petitioner's Name and Mailing Address:**  
Westridge Builders, LLC  
3340 Peachtree Road, Suite 1660  
Atlanta, GA 30324
- C. **Use:**  
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**  
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)  
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**  
None
- F. **Statement:**  
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel  
15 021 04 063.

**PARCEL 10:**

- A. **Parcel ID:** 15 021 04 064
- B. **Petitioner's Name and Mailing Address:**  
Westridge Builders, LLC  
3340 Peachtree Road, Suite 1660  
Atlanta, GA 30324
- C. **Use:**  
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**  
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)  
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**  
None
- F. **Statement:**  
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel  
15 021 04 064.



**PARCEL 11:**

- A. **Parcel ID:** 15 021 04 065
- B. **Petitioner's Name and Mailing Address:**  
Westridge Builders, LLC  
3340 Peachtree Road, Suite 1660  
Atlanta, GA 30324
- C. **Use:**  
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**  
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)  
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**  
None
- F. **Statement:**  
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel  
15 021 04 065.

**PARCEL 12:**

- A. **Parcel ID:** 15 021 04 066
- B. **Petitioner's Name and Mailing Address:**  
Westridge Builders, LLC  
3340 Peachtree Road, Suite 1660  
Atlanta, GA 30324
- C. **Use:**  
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**  
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)  
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**  
None
- F. **Statement:**  
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel  
15 021 04 066.

PAYOFF AMOUNT FROM TAX COMMISSIONERS OFFICE

**Bell, Christopher M.**

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**From:** Harkness, Rae Ann  
**Sent:** Monday, May 13, 2019 2:56 PM  
**To:** Bell, Christopher M.  
**Cc:** Lewis, Shilliegh  
**Subject:** RE: Request for Payoff Amounts

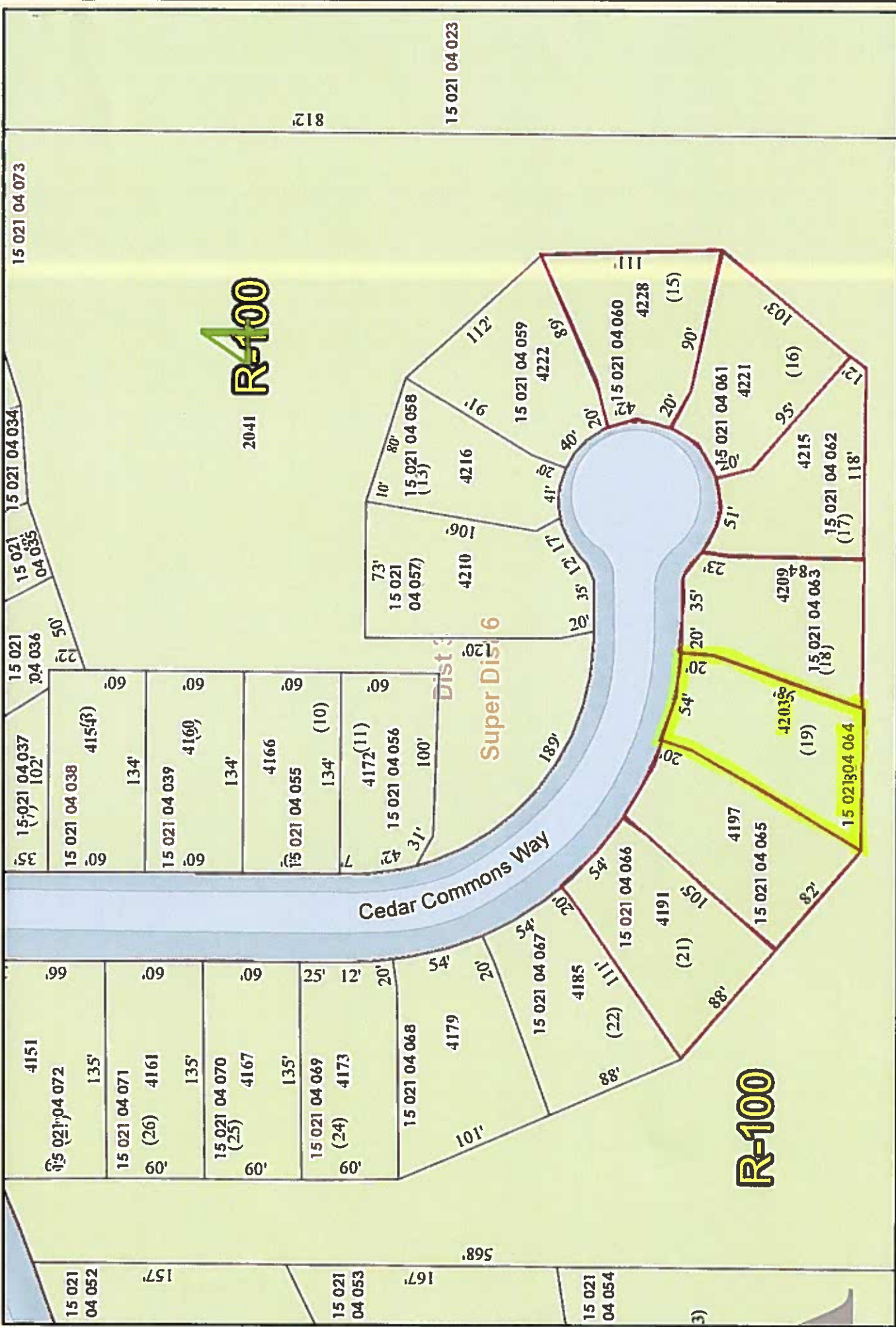
This is what I came up with....

**From:** Bell, Christopher M.  
**Sent:** Monday, May 13, 2019 11:13 AM  
**To:** Harkness, Rae Ann  
**Cc:** Lewis, Shilliegh; Marchand Golden, Nicole  
**Subject:** FW: Request for Payoff Amounts

Hello Rae Ann,

Can your department please provide me with a payoff amount for the parcels below? The exemptions were removed on 03/25/19 and we'd like to get this on the BOC agenda as soon as possible.

	Parcel ID
1.	15 021 04 031 \$5,518.20
2.	15 021 04 033 \$5,518.20
3.	15 021 04 034 \$5,518.20
4.	15 021 04 035 \$5,518.20
5.	15 021 04 036 \$5,518.20
6.	15 021 04 060 \$5,568.77
7.	15 021 04 061 \$5,554.00
8.	15 021 04 062 \$5,581.39
9.	15 021 04 063 \$5,564.55
10.	15 021 04 064 \$5,563.67
11.	15 021 04 065 \$5,563.67
12.	15 021 04 066 \$5,563.67



**DeKalb County GIS Disclaimer**  
 The maps and data contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, accuracy, sequence, timeliness or completeness of any of the database information provided herein. DeKalb County expressly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other tort, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision making nor should a be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



**Cedar Commons Way Parcels**



Date Printed: 7/17/2019



## Property Appraisal Department

[Property Overview](#)

7/17/2019 4:31:12 PM

Close

Print

**Parcel ID:** 15 021 04 064

To view map, click on parcel ID number.

### Owner Information

**Tax District** 04 - UNINCORPORATED  
**Jan. 1<sup>st</sup> Owner** DEKALB COUNTY  
**Co-Owner**  
**Current Owner** DEKALB COUNTY  
**Co-Owner**  
**Owner Address** 1300 COMMERCE DR  
 DECATUR GA 30030-3222  
**Property Address** 4203 CEDAR COMMONS WAY

**Zoning** R-100 - SF RES DIST  
**Land Use** 100 - Residential vacant  
**Land Unit** 0 LOT  
**Calculated Acreage** 0  
**Decded Acreage** 0.2  
**Neighborhood** 1060  
**Property Class** R3 - RESIDENTIAL LOT

### Appeal Status

**Date Notice Mailed** 5/31/2019  
**Appeal Code** 2019  
**Process Code** N - C.O.A. Notice  
**Hearing Date**  
**Hearing Time**

**2018**  
 A - Administrative Change  
 EXR - Exemption Status Removed

### Assessment Notice

You may need to download Adobe Acrobat Reader. It is available at 

### Tax Year - ASMT Notice or Letter 2019 - Notice 1

**The online appeal application is unavailable.** 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 your **2019** 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.

### Current Appraised & Assessment Value

Tax Year	Total Appraised	Taxable Land	Taxable Imp.	Total Taxable	Total Taxable Assessment (40%)
2019	\$30,000	\$30,000	\$0	\$30,000	\$12,000

### Sales History

Book/Page	Sale Date	Deed Type	Sale Condition	Sale Price
22210 - 00761	10-05-2010	TD - TAX DEED	9 - PUBLIC UTILITY OR GOVERNMENT	\$0.00
20665 - 00773	11-05-2007	WD - WARRANTY DEED	1 - MULTIPLE PARCEL SALE	\$200,000.00
15614 - 00395	11-21-2003	WD - WARRANTY DEED	K - TO OR FROM RELO OR REAL EST CO	\$211,000.00

Sales which occurred prior to January 1 of this year were used to establish values for the current year. All sales which take place after January 1 will be considered for next year's valuations. These sales are provided for your convenience and may not have been verified or confirmed by our staff. We reserve the right to edit as needed.

[Sales Data Search](#)

[Detailed Property Data](#)

[Property Tax Data](#)

2019