

If you purchased property in Fulton County, Georgia, Atlanta, Alpharetta, Johns Creek, Milton, and/or Roswell in 2015 and paid property taxes in 2016 and/or 2017 based on an assessment equal to or within \$100 of the purchase price you paid for the property, a class action lawsuit may affect your rights.

A state court authorized this Notice. This is not a solicitation from a lawyer.

- A class action lawsuit known as *Rice, et al. v. Fulton County, Georgia, et al.*, Case No. 2018CV305307 is pending in the Superior Court of Fulton County, Georgia against Fulton County, Georgia, City of Atlanta, City of Alpharetta, City of Johns Creek, City of Milton, and City of Roswell (together, “Defendants”). The lawsuit alleges Defendants erroneously assessed and collected taxes on real property for the tax years 2016 and 2017. Plaintiffs allege the Fulton County Board of Assessors overrode fair market value system assessments and increased assessments on those properties that sold in 2015 based on the purchase price while leaving unchanged the vast majority of assessments for properties that had not sold in that year resulting in assessments that were not uniform or equalized in violation of the Georgia Constitution Art. 7, §1.
- The Class includes: All persons or entities who purchased property in Fulton County, Atlanta, Alpharetta, Johns Creek, Milton, and/or Roswell in 2015; whose tax assessments for the following years were overridden from the fair market value assessments generated by the Fulton County Board of Assessors Computer Assisted Mass Appraisal (“CAMA”) system to higher amounts equal to or within \$100 of the sales price the Class members paid for their property; and who paid property taxes to Fulton County based on those assessments for tax years 2016 and/or 2017.
- The Court has not decided who is right or wrong. There is no money available now, and no guarantee there will be. However, if you are a member of the Class described above, your legal rights are affected, and you have a choice to make now.

This Notice may affect your legal rights. Please read it carefully.

YOUR LEGAL RIGHTS AND OPTIONS		DEADLINE
EXCLUDE YOURSELF	Get out of this lawsuit. Get no money or benefits if any are available in the future. Keep your right to sue separately. If you ask to be excluded from the lawsuit and money or benefits are later awarded, you will not receive any money or benefits. You will keep any right to file your own lawsuit or be part of any other lawsuit against the Defendants at your own expense, and with your own lawyer about the same legal claims in this lawsuit.	Postmarked by SEPTEMBER 30, 2025
DO NOTHING	Stay in this lawsuit. Await the outcome. Give up the right to sue separately. If you do nothing, you keep the possibility of getting money or benefits that may come from a trial or a settlement. You will give up your right to sue the Defendants separately about the same legal claims in this lawsuit. You will be bound by any future judgment in this lawsuit.	

- The Plaintiffs must prove their legal claims against Defendants at trial. If you do not ask to be excluded from the lawsuit and money or benefits are obtained from Defendants, you will be notified about how to receive your benefits.

BASIC INFORMATION

1. What is this Notice about?

This Notice explains that the Court has allowed, or “certified” a class action lawsuit that may affect you if you are a person or entity who purchased property in Fulton County, Atlanta, Alpharetta, Johns Creek, Milton, and/or Roswell in 2015; whose tax assessments for the following years were overridden from the fair market value assessments generated by the Fulton County Board of Assessors Computer Assisted Mass Appraisal (“CAMA”) system to higher

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amounts equal to or within \$100 of the sales price the Class members paid for their property; and who paid property taxes to Fulton County based on those assessments for tax years 2016 and/or 2017.

Judge Belinda Edwards of the Superior Court of Fulton County, Georgia is overseeing this lawsuit. The lawsuit is known as *Rice, et al. v. Fulton County, Georgia, et al.*, Case No. 2018CV305307.

2. What is this lawsuit about?

The lawsuit alleges Defendants erroneously assessed and collected taxes on real property for the tax years 2016 and 2017. Plaintiffs allege the Fulton County Board of Assessors overrode fair market value system assessments and increased assessments on those properties that sold in 2015 based on the purchase price while leaving unchanged the vast majority of assessments for properties that had not sold in that year resulting in assessments that were not uniform or equalized in violation of the Georgia Constitution Art. 7, §1.

Defendants deny the legal claims and deny any wrongdoing or liability. No court or other judicial entity has made any judgment or other determination of any wrongdoing by Defendants, or that any law has been violated.

3. What is a class action?

In a class action lawsuit, one or more people, entities, or businesses (called class representatives) sue on behalf of all people who have similar legal claims. Together, all these people are called a class or class members. One court resolves the issues for all class members, except for those class members who timely exclude themselves (opt-out) from the class.

The Class Representatives in this lawsuit are Plaintiffs Adam Rice, Felicia Moore, Kristen Mazola, Mario Artesiano, Dham Gupta, Timothy Williamson, Adam Smith, and Pete Humphreys.

4. Has the Court decided who is right?

The Court has not decided whether the Plaintiffs or Defendants are right. By establishing the Class and providing this Notice, the Court has not decided and is not suggesting that Plaintiffs will win or lose this lawsuit. The parties have a chance to prove or disprove their legal claims and/or defenses. The Plaintiffs must prove their legal claims at a trial.

5. What are the Plaintiffs asking for?

The Plaintiffs are asking for reimbursement of the amount overpaid in taxes for the Class members as a result of the FCBA's override of the fair market value assessments to higher amounts equal to or within \$100 of the sales price the class members paid for their property, along with pre-judgment and post-judgment interest as decided by the Court, and attorneys' fees and costs for Class Counsel.

6. Is there money or benefits available now?

No money or benefits are available now. The Court has not decided whether Defendants did anything wrong, and Plaintiffs and Defendants have not settled the lawsuit. There is no guarantee that money or benefits will be obtained in the future. You will be notified if money or benefits become available.

You can stay informed of the progress of this lawsuit by visiting www.FultonCountyClassAction.com.

WHO IS INCLUDED IN THE LAWSUIT?

7. Am I part of the Class?

The **County Class** is defined as: All persons or entities who purchased property in Fulton County, Georgia, in 2015; whose tax assessments for the following years were overridden from the fair market value assessments generated by the Fulton County Board of Assessors' CAMA system to higher amounts equal to or within \$100 of the sales price the class members paid for their property; and who paid property taxes to Fulton County, Georgia, The City of Atlanta, The City of Alpharetta, The City of Johns Creek, The City of Milton and The City of Roswell based on those assessments for tax years 2016 and/or 2017.

Questions? Go to www.FultonCountyClassAction.com.

The **City of Atlanta Subclass** is defined as: All persons or entities who purchased property in the City of Atlanta, in 2015; whose tax assessments for the following years were overridden from the fair market value assessments generated by the Fulton County Board of Assessors' CAMA system to higher amounts equal to or within \$100 of the sales price the class members paid for their property; and who paid property taxes to The City of Atlanta based on those assessments for tax years 2016 and/or 2017.

The **City of Alpharetta Subclass** is defined as: All persons or entities who purchased property in the City of Alpharetta, in 2015; whose tax assessments for the following years were overridden from the fair market value assessments generated by the Fulton County Board of Assessors' CAMA system to higher amounts equal to or within \$100 of the sales price the class members paid for their property; and who paid property taxes to The City of Alpharetta based on those assessments for tax years 2016 and/or 2017.

The **City of Milton Subclass** is defined as: All persons or entities who purchased property in the City of Milton, in 2015; whose tax assessments for the following years were overridden from the fair market value assessments generated by the Fulton County Board of Assessors' CAMA system to higher amounts equal to or within \$100 of the sales price the class members paid for their property; and who paid property taxes to The City of Milton based on those assessments for tax years 2016 and/or 2017.

The **City of Roswell Subclass** is defined as: All persons or entities who purchased property in the City of Roswell, in 2015; whose tax assessments for the following years were overridden from the fair market value assessments generated by the Fulton County Board of Assessors' CAMA system to higher amounts equal to or within \$100 of the sales price the class members paid for their property; and who paid property taxes to The City of Roswell based on those assessments for tax years 2016 and/or 2017.

The **City of Johns Creek Subclass** is defined as: All persons or entities who purchased property in the City of Johns Creek in 2015; whose tax assessments for the following years were overridden from the fair market value assessments generated by the Fulton County Board of Assessors' CAMA system to higher amounts equal to or within \$100 of the sales price the class members paid for their property; and who paid property taxes to The City of Johns Creek based on those assessments for tax years 2016 and/or 2017.

8. Are there exceptions to being included in the Class?

Yes. Excluded from the Class are: (i) Defendants; (ii) all persons who make a timely election to be excluded from that Class; and (iii) the Judge and their immediate family.

9. What if I am still not sure if I am in the Class?

If you are still not sure if you are included in the Class, you can get free help at www.FultonCountyClassAction.com, or write to the lawyers in this lawsuit listed at the address below.

YOUR RIGHTS AND OPTIONS

You must decide whether to stay in the class or ask to be excluded (and keep your right to sue Defendants in your own separate lawsuit).

10. What happens if I do nothing at all?

You do not have to do anything now if you want to keep the possibility of getting money or benefits from this lawsuit in the future. By doing nothing, you are staying in the Class and if the Plaintiffs obtain money or benefits in the future, you will be notified about how to get your share. If you do nothing now, you will not be able to sue Defendants—as part of any other lawsuit—about the same legal claims in this lawsuit. You will also be legally bound by the orders and judgments the Court makes.

11. Why would I ask to be excluded?

If you want to sue Defendants on your own regarding the same legal claims in this lawsuit, or already have your own lawsuit against Defendants regarding the same legal claims in this lawsuit and you want to continue with it, you need to ask to be excluded from the Class. If you exclude or remove yourself from the Class—sometimes called “opting-out” of the Class—you will not get any money or benefits from this

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lawsuit even if Plaintiffs win at trial or there is a settlement. However, you may be able to sue or continue to sue Defendants on your own. If you exclude yourself, you will not be legally bound by the Court's judgments in this class action lawsuit.

If you start your own lawsuit or continue with an existing lawsuit against Defendants regarding the same legal claims in this lawsuit after you exclude yourself, you will have to hire your own lawyer(s) for that lawsuit, and you will have to prove your legal claims. If you do exclude yourself so you can start or continue your own lawsuit against Defendants, you should talk to your own lawyer soon, because *your legal claims may be subject to a statute of limitations*, meaning that you may face a deadline after which you cannot sue.

12. How do I ask the Court to exclude me from the Class?

To exclude yourself from the class, you must fill out and submit an "Exclusion Request" using the form available on the website, or send a letter by mail and include the following :

- (a) Your name, address, telephone number, and email address (if any);
- (b) A statement that you want to be excluded from the Class, such as "I hereby request to be excluded from the Class in *Rice et al. v. Fulton County, Georgia et al.*;" and
- (c) Your personal physical signature.

The exclusion request must be filled out on the form available at the website, or **mailed** to the Notice Administrator at the following address, and **postmarked by September 30, 2025**:

Rice et al. v. Fulton County, Georgia et al.
Notice Administrator
PO Box 4850
Portland, OR 97208-4850

You cannot opt out (exclude yourself) by telephone or by email.

"Mass" or "class" requests for exclusion filed by third parties on behalf of a "mass" or "class" of Class members or multiple Class members where the opt out hasn't been signed by each and every individual Class member will not be allowed.

THE LAWYERS REPRESENTING YOU

13. Do I have a lawyer in this lawsuit?

Yes, the Court has appointed the law firms of Knight Palmer, LLC, The Hillis Firm, Conley Griggs Partin, LLP and G. Roger Land & Associates as Class Counsel to represent the Class for purposes of this lawsuit. You will not be charged for these lawyers. You may hire your own lawyer at your own cost and expense if you want someone other than Class Counsel to represent you in this lawsuit.

14. Should I get my own lawyer?

You do not need to hire your own lawyer because Class Counsel will be working on your behalf. But, if you want your own lawyer, you can hire your own lawyer at your own expense. For example, you can ask them to appear in Court for you if you want someone other than Class Counsel to speak for you.

15. How will the lawyers be paid?

If Class Counsel gets money or benefits for the Class, they may ask the Court for an award of attorneys' fees and expenses. You will not have to personally pay these attorneys' fees and expenses. If the Court grants Class Counsel's request, the attorneys' fees and expenses will either be deducted from any money obtained for the Class or paid separately by the Defendants.

Questions? Go to www.FultonCountyClassAction.com.

THE TRIAL

16. How and when will the Court decide who is right?

In the event that the judge decides there are issues to be determined by a jury, Plaintiffs will have to prove their legal claims at a trial. The trial has not been scheduled. During the trial, a Judge and Jury will hear all of the evidence to help them reach a decision about whether Plaintiffs or Defendants are right about the legal claims in the lawsuit. There is no guarantee that the Plaintiffs will win, or that they will get any money or benefits for the Class.

17. Do I have to attend the trial?

No. You do not need to attend the trial. Class Counsel will present the case for the Plaintiffs and the Class, and lawyers for Defendants will present on their behalf. You or your own lawyer may attend at your own expense.

18. Will I get money after the trial?

If Plaintiffs obtain money or benefits as a result of the lawsuit, and you remain in the Class, you will be notified about how to participate to receive money or benefits. It is unknown how long this will take. Information will be posted at www.FultonCountyClassAction.com as it becomes available.

GETTING MORE INFORMATION

19. How do I get more information about the lawsuit?

This Notice summarizes the lawsuit and your legal rights. You can get additional information by visiting www.FultonCountyClassAction.com, or by writing to the Notice Administrator at:

Rice et al. v. Fulton County, Georgia et al.
Notice Administrator
PO Box 4850
Portland, OR 97208-4850

PLEASE DO NOT CONTACT THE COURT REGARDING THIS NOTICE.

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