

# HOW TO READ YOUR GWINNETT COUNTY ANNUAL NOTICE OF ASSESSMENT

- 1

**This is not a bill. Do not send payment.**

You have 45 days after the assessment notice date to appeal the appraised value of your property. This also lists the official mailing date of the notice and your last day to file an appeal. You can file an appeal in person, online, or by mail.
- 2

**Your right to appeal**

An owner has the right to appeal the appraised and assessed value. If you elect to file an appeal on your property, you must choose one of the appeal methods listed.
- 3

**Homestead code**

If the Tax Commissioner has approved you for a homestead exemption, there will be a homestead code listed. For more information on homestead, visit [GwinnettTaxCommissioner.com](http://GwinnettTaxCommissioner.com).
- 4

**Your parcel number**

Use this unique number to identify your property and conduct research on Gwinnett County websites.
- 5

**Current year value**

Georgia law requires that your property is appraised at Fair Market Value. Assessed value is 40 percent of the Fair Market Value.
- 6

**Reason for a change in value**


This indicates the reason for a change in value. The most common reason is market changes, such as sales within your neighborhood. Other reasons that a value change may occur include changes in property conditions, such as additions to your home.
- 7

**Taxing authorities**

This is the list of taxing authorities that levy a property tax. This may include the county, schools, and cities. Not all cities levy a property tax. A rollback rate is the tax rate that when applied to current year property values produces the same amount of tax revenue as was generated by the previous year's property values.



Scan here for more information  
on Notice of Assessments



**Gwinnett County  
Board of Assessors Office**  
75 Langley Drive  
Lawrenceville, GA 30046-6935  
770.822.7200

DACULA HOMEOWNER  
123 MAIN STREET  
DACULA, GA 30019-1480

**ANNUAL NOTICE OF ASSESSMENT**

PT-306R (revised April 2025)

**Official Tax Matter - XXXX Tax Year**

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

**Annual Assessment Notice Date:**  
XX/XX/XXXX

**Last date to file a written appeal:**  
XX/XX/XXXX

**\*\*\* This is not a tax bill -  
Do not send payment \*\*\***

County property records are available online at:  
[Gwinnett-Assessor.com](http://Gwinnett-Assessor.com)

**A**

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** You must appeal no later than 45 days after the date of this notice, or your right to file an appeal will be lost. Forms and additional information on the appeal process may be obtained at [Gwinnett-Assessor.com](http://Gwinnett-Assessor.com).

**To file an appeal online, visit [Gwinnett-Assessor.com](http://Gwinnett-Assessor.com)**

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued in excess of \$500,000)

All documents, records and methods used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 75 Langley Drive, Lawrenceville, GA 30046 or by telephone at 770.822.7200. Your staff contact is *(insert manager name)*.

**Additional Information on the Appeal process may be obtained at [Gwinnett-Assessor.com](http://Gwinnett-Assessor.com)**

Neighborhood/Market Area	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
25133018 M2513	R5000 123	0.5	DACULA		S1R

**Property Description**  
L01 EVERGREEN PARK PHASE 1

**Property Address**  
123 MAIN ST, DACULA 30019

	Taxpayer Returned Value	Previous Year Value	Current Year Value	Current Year Other Value*
100% Appraised Value	0	401,400	465,000	0
40% Assessed Value	0	160,560	186,000	0

\*The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Value" assessed values for these types of properties are provided under "Other Exemption Value".

**Reasons for Assessment Notice**

Adjusted for Market Conditions

The following Taxing Authority provided a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operating and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment pursuant to O.C.G.A. 48-5-306(b)(1)(i).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
County General Fund	0	128,800	57,200	6.584
School	0	128,800	57,200	17.97
Dacula	0	128,800	57,200	4.369

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.