


# HOW TO READ YOUR GWINNETT COUNTY ANNUAL NOTICE OF ASSESSMENT

- 1 Your annual Notice of Assessment**  
 An annual Notice of Assessment is not a bill, and no payment or action is required. The notice provides you with important information and the value of your property. You have 45 days after the assessment notice date to appeal the value of your property. This also lists the official mailing date of the notice and your last day to file an appeal.
- 2 Your right to appeal and how to apply for homestead exemption**  
 Property owners have the right to appeal their property's assessed value. You can file an appeal for free either in person, online, or by mail. Appeals filed online must be submitted by 11:59pm on the appeal deadline date. Appeals filed by mail must be postmarked by the appeal deadline. Homestead exemption applications are required to be filed with the Tax Commissioner's Office.
- 3 Your Property Identification Number**  
 Use this unique number to identify your property so you can conduct research on the Gwinnett County website.
- 4 Description of the property**  
 Indicates the physical address of the property, the acreage, and tax district.
- 5 Current and prior year's value**  
 Georgia law requires that your property is appraised at Fair Market Value each year.
- 6 Reason for a change in value**  
 Indicates the reason for a change in the Fair Market 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 List of applied exemptions**  
 A list of the exemptions, credits, and preferential assessments that have been applied to your property are used to calculate the Estimated Tax Savings. Please contact the Tax Commissioner's Office regarding any exemptions you may qualify for.
- 8 Estimated tax savings**  
 It is important to note that this is only an estimate of savings. This estimate uses values, credits, exemptions, and preferential assessments for the current year and millage rates from the previous year in its calculation.



**GWINNETT COUNTY BOARD OF ASSESSORS**  
 CHIEF APPRAISER, STEWART OLIVER  
 REAL PROPERTY DIVISION  
 75 Langley Drive  
 Lawrenceville, GA 30046-6935  
 770.822.7200

PT-306 (Revised April 2026)


**2026 Notice of Assessment**  
 Date Notice Mailed:  
 May 15, 2026

**1 Appeal Deadline:**  
 June 29, 2026

Appeals, homestead applications, or other specialized assessment applications must be filed within 45 days from the Date Notice Mailed.

\*\*\*You are required by law to notify Tax Commissioner, Denise Mitchell if you become ineligible for any homestead exemption listed in this notice and subject to penalties for failing to do so.\*\*\*

\*\*\*\*\*AUTO\*\*S-DIGIT 30011 1 58 58 1AV  
 0.593  
 DACULA HOMEOWNER  
 123 MAIN STREET  
 DACULA, GA 30011-1310



LAST KNOWN ADDRESS OF JANUARY 1ST OWNER

**RIGHTS TO APPEAL AND APPLY FOR HOMESTEAD EXEMPTION 2**

You have the right to appeal the property values provided in this notice. You may also apply for homestead exemptions if your property was owned and occupied as your family's primary residence and homestead as of January 1 of 2026. If you wish to appeal your 2026 property value or apply for homestead exemptions, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal or apply for homestead exemption by this date, your right to do so for this year will be lost.

For further information on filing appeals, visit or contact the Assessors' Office at Gwinnett-Assessor.com, by calling 770.822.7200 and requesting the Residential Property, Commercial Property, or Personal Property Division, or emailing PropertyServices@GwinnettCounty.com. For further information on applying for homestead exemptions, or reporting your ineligibility for a homestead exemption, visit or contact the Gwinnett County Tax Commissioner's Office at GwinnettTaxCommissioner.com, by calling 770.822.8800, or emailing Tax@GwinnettCounty.com. Both the Assessors' Office and Tax Commissioner are located at 75 Langley Drive, Lawrenceville, GA.

**Board of Equalization:** Appealing value, uniformity, exemptions, or taxability.  
**Nonbinding Arbitration:** Appealing value only. Requires a certified appraisal.  
**Hearing Officer:** Appealing value or uniformity. For a parcel of non-homestead real property with a fair market value of more than \$500,000; or one or more accounts of wireless personal property with an aggregate fair market value of more than \$500,000; or one or more accounts of personal property other than wireless property with an aggregate fair market value of more than \$200,000.  
**Superior Court:** Requires a written agreement with the county board of tax assessors.

To file an appeal with the Gwinnett County Board of Tax Assessors or for more information regarding reasons for any assessment change or the appeals process, contact Keith Everett (Residential) and Kelly Parrish (Commercial) at 770.822.7200 or Trinidad Desamour (Personal Property) at 770.822.7220. All documents and records used to determine the 2026 Value are available upon request from the Gwinnett County Board of Tax Assessors and must be provided within 10 business days of such request.

Account Number	Property Identification Number	Total Acreage	Tax District
12345678	R5000 123	0.5	DACULA
<b>Property Description</b> L01 EVERGREEN PARK PHASE 1			
<b>Physical Property Address</b> 123 MAIN ST, DACULA 30019			
<b>2025 Value</b>		<b>2026 Value</b>	<b>2026 Other Value *</b>
\$465,000		\$470,000	\$0
<b>100% Fair Market Value</b>			

**Please note:** Tax rates for counties, school districts, and cities will be established by each local government later this year. If a local government intends to increase revenue on existing properties, they must advertise and hold three public meetings to do so.  
 \* 2026 Other Value reflects the fair market value of any preferential assessment for properties or any portion of properties meeting certain requirements.

TAXABLE ASSESSED VALUE CHANGES SINCE 2025	
Adjusted for Market Conditions 6	
2026 EXEMPTIONS, CREDITS, AND PREFERENTIAL ASSESSMENTS **	
S1R - Regular Homestead Exemption, L6 - VOE - Value Exemption, L8 - Statewide Floating Exemption	\$1,849.50
	<b>Estimated Tax Savings 8</b>

\*\* The estimated tax savings under the 2026 Exemptions, Credits, and Preferential Assessments is determined by totaling the dollar value of any exemptions, credits, or preferential assessments applied to your property for 2026 using the 2025 millage rates for taxing authorities and types. All 2026 exemptions, credits, or preferential assessments listed include all taxing authorities, and such estimate may not reflect the total savings provided on the 2026 tax bill.

This notice requires no action if you agree with it. If you disagree with the value on the notice, or applied for a homestead exemption or special assessment and believe you were improperly denied you may file an appeal by the deadline shown in the top-right corner of this notice. There is no cost to file an appeal directly with the Gwinnett County Assessors' Office, and you may do so in person, online, or by mail. Each year, property owners are solicited by companies that charge a fee to appeal the Annual Notice of Assessment. These companies have no affiliation with the County. Contact us directly if you are unsure how to file an appeal at no cost. Filing online at www.Gwinnett-Assessor.com is the best way to ensure we receive your appeal before the deadline. Scan the QR code for additional information.

