


CONTENIDO DEL AVISO ANUAL DE TASACIÓN

- 1 Su aviso anual de evaluación**
 La notificación anual de valoración no es una factura, por lo que no es necesario realizar ningún pago ni tomar ninguna medida. La notificación le proporciona información importante y el valor de su propiedad. Dispone de 45 días a partir de la fecha de la notificación de valoración para apelar el valor de su propiedad. En ella también se indica la fecha oficial de envío de la notificación y la fecha límite para presentar un reclamo.
- 2 Su derecho a apelar y cómo solicitar una exención de vivienda**
 Los propietarios tienen derecho a apelar el valor tasado de su propiedad. Puede presentar una apelación de forma gratuita, ya sea en persona, en línea o por correo postal. Las apelaciones presentadas en línea deben enviarse antes de las 11:59pm del día de vencimiento del plazo. Las apelaciones enviadas por correo postal deben llevar el sello postal con fecha igual o anterior a la fecha de vencimiento del plazo. Las solicitudes de exención por vivienda habitual deben presentarse ante la Oficina del Comisionado de Impuestos.
- 3 Su número de identificación de la propiedad**
 Utilice este número único para identificar su propiedad y poder realizar consultas en la página web del condado de Gwinnett.
- 4 Descripción de la propiedad**
 Indica la dirección física del inmueble, la superficie y el distrito fiscal.
- 5 Valor del ejercicio actual y del anterior**
 La legislación de Georgia exige que su propiedad sea valorada cada año según su valor de mercado.
- 6 Motivo del cambio en el valor**
 Indica el motivo de un cambio en el valor de mercado. La razón más común son los cambios en el mercado, tales como las ventas realizadas en su vecindario. Otros motivos por los que puede producirse un cambio en el valor incluyen modificaciones en las condiciones de la propiedad, tales como ampliaciones en su vivienda.
- 7 Lista de exenciones aplicadas**
 Es una lista de las exenciones, créditos y valoraciones preferenciales que se han aplicado a su propiedad y que se utilizará para calcular el Ahorro Fiscal Estimado. Póngase en contacto con la Oficina del Comisionado de Impuestos para obtener información sobre las exenciones a las que pueda calificar.
- 8 Ahorro fiscal estimado**
 Es importante señalar que se trata únicamente de una estimación del ahorro. Esta estimación utiliza valores, créditos, exenciones y valoraciones preferenciales del año en curso, así como tasas impositivas del año anterior, para su cálculo.



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 1 AV
 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; 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	3 R5000 123	0.5	4 DACULA
Property Description LOT EVERGREEN PARK PHASE 1			
Physical Property Address 123 MAIN ST, DACULA 30019			
	2025 Value	2026 Value	2026 Other Value *
100% Fair Market Value	\$465,000	\$470,000	\$0
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,			\$1,849.50
L8 - Statewide Floating Exemption			8 Estimated Tax Savings

** 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.