


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.
- 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 & funds**
 This is a list of each authority that provides County services, along with any exemptions that apply, the assessed value after each exemption, and the related millage rate set by the Board of Commissioners or Board of Education. The rates listed are subject to change and millage rates are adopted after all annual notices of assessment are calculated.

770.822.7200 | Gwinnett-Assessor.com

ANNUAL NOTICE OF ASSESSMENT PT-306 (revised May 2018)



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

Official Tax Matter - 20XX Tax Year
This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date:
04/01/20XX

1 Last date to file a written appeal:
6/01/20XX

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

County property records are available online at:
Gwinnett-Assessor.com

DACULA HOMEOWNER
123 MAIN STREET
DACULA, GA 30019-1480

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.

To file an appeal online, visit Gwinnett-Assessor.com

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

A

- (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.

Additional Information on the Appeal process may be obtained at Gwinnett-Assessor.com

Neighborhood/Market Area	Property ID Number	Acres	Tax Dist	Covenant Year	Homestead
5000 M016	R5000 123	0.5	COUNTY Unincorporated		S1R

B

Property Description	Property Address	Taxpayer Returned Value	Previous Year Value	Current Year Value	Current Year Other Value
L01 EVERGREEN PARK PHASE 1	123 MAIN ST, DACULA 30019	0	259,200	275,000	0
100% Appraised Value		0	259,200	275,000	0
40% Assessed Value		0	103,680	110,000	0

Reasons for Assessment Notice

Adjusted for Market Conditions

C

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the current value contained in this notice. This is not a tax bill. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions. The estimated tax below does not include fees (i.e. solid waste, storm water, street lights, speed bumps, etc.)

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
Economic Development	0	54,920	55,080	0.3000	16.52
County General Fund	0	54,920	55,080	6.9500	382.81
Development/Code Enforcement	0	54,920	55,080	0.3600	19.83
Fire & EMS	0	54,920	55,080	3.2000	176.26
Police	0	54,920	55,080	2.9000	159.73
Recreation	0	51,920	58,080	1.0000	58.08
School	0	4,000.0	106,000	19.7000	2,088.20
School Bond	0	0	110,000	1.6500	181.50