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2013 Assessment Notices will not accurately reflect 2013 tax billing

The Gwinnett County Tax Assessor's office will begin issuing 2013 Notices of Current Assessment to residential and commercial property owners on Friday, April 5. The purpose of the assessment notice is to inform the property owner of the appraised value of the property that will be used later in the year to bill ad valorem (property) taxes. Once you receive your assessment notice, be sure to review the current value; appeals must be filed within 45 days of the notice date. Instructions on how to appeal will be included on the notice.



Tax estimates based on prior year's millage rate, current assessed value

The assessment notice is not a tax bill. However, the notices will include estimates of 2013 property taxes that may not accurately reflect property taxes for property owners in Gwinnett County depending on where they live. State law requires counties to send a Notice of Current Assessment to every property owner annually whether or not the value of the property has changed. State law also requires the assessment to include an estimate of the ad valorem tax bill (property taxes) based on the prior year's millage rate and the current year's assessed value.

New service districts will change 2013 millage rates

Because the law requires the use of the prior year's millage rates, Gwinnett County's property tax estimates cannot reflect the new 2013 service districts that will substantially change how property taxes will be billed this year. As a result of the new service districts, your actual tax bill may be more or less than this estimate. For example, someone who owns property inside a city that provides its own police service will not see the reduction in County taxes associated with county police services reflected on this notice.

What will my millage rate be?

Commissioners will set the millage rate for property taxes this summer, after assessments and appeals are completed in the spring. A millage rate will be associated with each of the new service districts; rates will depend on a property's location, which determines what services are provided by the County. Property taxes will be billed in early August with payment due 60 days following the billing date.

For more information

For a detailed explanation of how service districts will affect service delivery and property taxes for services, watch this video or visit www.gwinnettservicedistricts.com.



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