

Property Tax Almanac

2011 Tax Year

September 21, 2011

Tax bills due November 15

Gwinnett County taxpayers should have received their 2011 property tax bills; payment is due on November 15.

As you recall, the Board of Commissioners actually lowered the millage rate slightly this year, so many property tax owners will see a lower tax bill.

If you receive a property tax bill and have an open appeal on the value of the property, there will be a note mailed with your bill stating that you have been billed for 85 percent of your original property tax assessment. Be sure to pay this by November 15, and once the appeal is complete, you will either be billed or receive a check for the difference.



Tax Assessor working with residents to settle property appeals

The [Tax Assessor's Office](#) received a total of 26,386 residential appeals and 4,834 commercial appeals for the 2011 tax year. Each appeal is reviewed by a staff or contracted appraiser to determine if the value should be adjusted or if it should be referred to the Board of Equalization for a decision. Thousands of the appealed values have been adjusted and accepted by the property owners when notified of the new value. Very few of the appeals remain which have not begun the review process.

Approximately 4,500 appeals are waiting on scheduling at the Board of Equalization (BOE). State law defines a short window of time when the BOE hearing may be scheduled and the taxpayer notified - no fewer than 20 days, but no more than 30 days. This requirement in the scheduling process is causing a slowdown in the processing of appeals. Plans to complete the BOE hearing process by the end of the 2011 calendar year have been implemented.

If you have not received any communication concerning your properly filed 2011 appeal, please e-mail assessor@gwinnettcounty.com for an estimated schedule for completion of the process.

Requests to be allowed to file an original 2011 appeal will be rejected as "untimely" due to the expiration of the appeal period on May 31, 2011. Notices of Current Assessment for 2012 are scheduled to be issued on April 6, 2012. These notices will allow the 2012 property values to be appealed within a 45 day period, ending on May 22, 2012.

Where do your property taxes go?

Did you know that the average Gwinnett household pays less than one quarter a day to provide Parks and Recreation programs and maintenance?

You can see where all your tax dollars go by using the new [Where your property taxes go](#) tool on the [County's website](#). Just enter your address or the fair market value of a home to get a complete breakdown of how much per day - or per year - goes to various local government services.



The *Property Tax Almanac* is a planned series of explanatory e-mails scheduled to be issued throughout the 2011 property tax process.

Topics include: electronic filing of real property tax returns, issuance of Notices of Current Assessment, how to appeal, where to get e-forms and additional information, and tax billing and collection dates.

Spread the word

Be sure to forward this message to your family and friends in Gwinnett County so they can sign up to receive information on real property tax returns. They can sign up or update their e-mail newsletter profile at www.gwinnettcountry.com or by [clicking here](#).

Want to know more about where you live?

Gwinnett County Government wants to keep you informed about what's happening in your community. Find out what is going on each week through e-mail newsletters that contain information that is important to homeowners and residents. To receive this information directly, update your e-mail newsletter profile at www.gwinnettcountry.com or by [clicking here](#).

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Tax Assessor's Office
www.gwinnett-assessor.com

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