



2024 DEKALB COUNTY REAL ESTATE TAX STATEMENT

IRVIN J. JOHNSON TAX COMMISSIONER

PAY ONLINE OR SIGN UP FOR PAPERLESS BILLING AT www.dekalbtax.org



6G22

OWNER		SAMPLE TAXPAYER		APPRAISAL VALUES AND EXEMPTION INFORMATION			
CO-OWNER				TOTAL APPRAISAL	292,900	EXEMPTION CODE	H1F
PARCEL ID / PIN	XX XXX XX XXX / XXXXXXXX			40% ASSESSMENT	117,160	BASE ASSESSMENT FRZ	111,600
PROPERTY ADDRESS	123 DEKALB WAY			APPEAL ASSESSMENT	0	NET FROZEN EXEMPTION	5,560
TAX DISTRICT	04 UNINCORPORATED						

The 2024 tax bill includes a county Equalized Homestead Option Sales Tax (EHOST) credit. Application of the EHOST credit will reduce the gross ad valorem tax amount paid by qualified homeowners. O.C.G.A. §48-8-109.5 (d) (Provided by the Office of the DeKalb County CEO).

County Government Taxes are levied by the Board of Commissioners and represent 28.12% of your tax statement									
Board of Education School Taxes are levied by the Board of Education and represent 61.08% of your tax statement									
State & City Taxes and other charges are levied as applicable by State, City, or County authorities and represent 10.80% of your tax statement									
TAXING AUTHORITIES	TAXABLE ASSESSMENT X	MILLAGE	=	GROSS TAX AMOUNT -	FROZEN EXEMPTION -	CONST-HMST EXEMPTION -	EHOST CREDIT	=	NET TAX DUE
COUNTY OPNS	117,160	.0094960		1,112.55	52.80	94.96	964.79		0.00
HOSPITALS	117,160	.0005060		59.28	2.81	5.06	51.41		0.00
COUNTY BONDS	117,160	.0000000		0.00	0.00	0.00	0.00		0.00
UNIC BONDS	117,160	.0004650		54.48	2.58	0.00	0.00		51.90
UNIC TAXDIST	117,160	.0010340		121.14	5.74	10.34	0.00		105.06
FIRE	117,160	.0028650		335.66	15.93	28.65	0.00		291.08
POLICE SERVC	117,160	.0064440		754.98	35.84	64.44	0.00		654.70
COUNTY SUBTOTAL									1,102.74
SCHOOL OPNS	117,160	.0228800		2,680.62	0.00	286.00	0.00		2,394.62
SCHOOL SUBTOTAL									2,394.62
STATE TAXES	117,160	.0000000		0.00	0.00	0.00	0.00		0.00
DEKALB SANI	1 UNIT(S)	315		315.00	0.00	0.00	0.00		315.00
STORM WATER	1 UNIT(S)	108		108.00	0.00	0.00	0.00		108.00
STREET LIGHT	1 UNIT(S)	.4		0.40	0.00	0.00	0.00		0.40
OTHER SUBTOTAL									423.40
2024 PROPERTY TAXES		TOTAL MILLAGE		GROSS TAX AMOUNT -	FROZEN EXEMPTION -	CONST-HMST EXEMPTION -	EHOST CREDIT	=	NET TAX DUE
		0.043690		5,542.11	115.70	489.45	1,016.20		3,920.76

YOUR TOTAL TAX SAVINGS FOR THIS YEAR IS \$1,621.35. A REDUCTION OF \$489.45 IS DERIVED FROM YOUR LOCAL CONSTITUTIONAL HOMESTEAD EXEMPTION(S). THE E-HOST CREDIT OF \$1,016.20 IS THE RESULT OF AN ADDITIONAL HOMESTEAD EXEMPTION FUNDED BY PROCEEDS FROM THE EQUALIZED HOMESTEAD OPTION SALES TAX. THE PROPERTY TAX FREEZE EXEMPTION SAVED YOU \$115.70.

IF MAKING FULL PAYMENT, TAXES MUST BE PAID ON OR BEFORE SEPTEMBER 30, 2024

IRVIN J. JOHNSON
DEKALB COUNTY TAX COMMISSIONER
NICOLE M. GOLDEN
CHIEF DEPUTY TAX COMMISSIONER

Collections Division
P.O. Box 117545
Atlanta, GA 30368-7545
Phone: (404) 298-4000

PAY ONLINE AT
WWW.DEKALBTAX.ORG

DUE DATE
NOVEMBER 15, 2024

5% PENALTY FOR LATE PAYMENT
RETURN COUPON WITH PAYMENT

Make check payable to:
DEKALB COUNTY
TAX COMMISSIONER

PARCEL I.D.	SAMPLE
SITUS	SAMPLE
TOTAL ANNUAL TAX	3,920.76
INSTALLMENT AMOUNT DUE	1,960.38
ENTER AMOUNT PAID	
SECOND INSTALLMENT	

PIN: XXXXXXX



If you do not see your tax payment posted on our website, please contact our office at 404-298-4000 before placing a stop-payment on a check. Failure to do so may result in a late fee and NSF fee.

RETURN SERVICE REQUESTED

TAXPAYER
123 DEKALB WAY
DECATUR GA 30032

023407679600000196038600000392076881

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PARCEL I.D.	SAMPLE
SITUS	SAMPLE
TOTAL ANNUAL TAX	3,920.76
INSTALLMENT AMOUNT DUE	1,960.38
ENTER AMOUNT PAID	
FIRST INSTALLMENT	

PIN: XXXXXXX



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WHAT YOU NEED TO KNOW ABOUT YOUR TAX BILL & FAQs

Tax bills are mailed mid-August to the current owner on record as of Jan. 1 and at the time of billing. Failure to receive a bill does not relieve the responsibility of paying taxes due. Tax bills may be viewed online at DeKalbTax.org.

Property tax bills are calculated based on millage rates set by the governing authorities, the fair market value determined by the Property Appraisal & Assessment Department, and the assessment valuation of 40%. The Tax Commissioner is responsible for billing, collecting and disbursing property taxes.

How can I lower my taxes? Homestead exemptions, including senior exemptions, and all requirements are listed online at DeKalbTax.org. The application deadline is April 1. Applications received after the deadline will be processed for the following year.

Have a mortgage company? Depending on when the property was transferred, you should contact your closing attorney, mortgage company, escrow agent, or review your closing statement to determine who is responsible for paying the taxes. Tax bills are not mailed to mortgage companies by the Tax Commissioner.

Paying the full total amount due in one payment? Payment must be received by the Sept. 30 deadline.

Owe prior year taxes? Please see the front of your bill, or contact our office at 404-298-4000.

Notice of Assessment is not a tax bill. Notices are mailed by the Property Appraisal & Assessment Department in May or early June and serves as an estimate of the upcoming tax bill. The actual tax bill may be more or less.

Can I appeal my property value? Value appeals are handled by the Property Appraisal & Assessment Department. If you disagree with the current year value, appeals must be filed within 45 days of the notice (usually by mid-July). For more information, call 404-371-0841 or visit the website dekalbcountyga.gov/property-appraisal/welcome.

Do I still have to make a payment if my property value is being appealed? Yes, payment is still due by the installment deadline. Property tax bills on appealed properties reflect 85% or 100% of the taxable value, whichever the taxpayer elected at the time of appeal application. If at 85%, the balance will be billed once the appeal has concluded.

LATE PAYMENTS are charged a one-time 5% penalty per installment. Beginning Jan. 1 after installment dates, interest accrues monthly on the outstanding balance until paid in full. Accounts with an outstanding balance after Dec. 31 are subject to a lien. For **City of Atlanta property in DeKalb**, interest accrues a day after the due date. Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960).

PAYMENT METHODS

Bill pay (bank/credit union): The transfer of electronic funds is not immediate when scheduling payments with your financial institution. Payments are posted on the date we receive them from the bank.

Online: Visit publicaccess.dekalbtax.org. Credit/debit card payments are accepted; processing fees apply. There is no service fee for paying by e-Check.

Pay-by-phone: Call 770-336-7500, Mon–Fri, 8am–5pm. Credit/debit card payments are accepted; processing fees apply. There is no service fee for paying by e-Check.



Drop box: 24-hour secure drop box available at all three office locations. Payment must be placed in the box by the due date; cash not accepted.

Mail: Mailed payments must be postmarked by the U.S. Postal Service by the due date to avoid late fees; metered or kiosk postage dates are not accepted as proof of timely payment.

Due to ongoing USPS mail delivery issues, please consider alternative payment methods.

PAYMENT CONCERNS: If your payment is not posted on our website, contact our office at 404-298-4000 before placing a stop-payment on a check. Payments mailed during payment season may take a week or longer to post once received.

A cancelled payment may result in a late fee and NSF fee.