



Mayor: Craig Newton • **Mayor Pro Tem:** Marshall Cheek • **Councilmember:** Andrew Hixson • **Councilmember:** Bruce Gaynor
Councilmember: Matt Myers • **Councilmember:** Josh Bare • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

June 17, 2025

To: Mayor and Council

From: Eric Johnson, City Manager
Jon Robinson, Director of Finance

Subject: Valuation of Homestead Properties

Gwinnett County has issued a corrected Annual Notice of Assessment. The only change from the original Notice is the inclusion of the Norcross Homestead Exemption Value in Section C at the bottom of the Notice. A sample Notice is attached.

The Board of Assessors provide 100% Appraised Value, along with a 40% Assessed Value for both the Previous Year (January 1, 2024) and the current year (January 1, 2025). The purpose of those is to show how the value has changed from the previous year, and this notice triggers the right to submit an appeal to the County Board of Assessors.

The notice also provides an Estimated Roll-Back Millage Rate for each Taxing Authority.

The County **opted out** of the new homestead exemption approved by Georgia voters because the existing “floating” exemption already offered by the County exceeds the value offered by the Constitutional Amendment. The Notice shows the accumulated value of that County exemption. In Section C, the 40% Assessed Value for the Current Year is reduced by the County General Fund Homestead Exemption Value shown on the Notice, and the County General Fund millage is applied against the Net Taxable Value.

The Board of Education also **opted out** of the new homestead exemption. The 40% Assessed Value for the Current Year is reduced by the School Homestead Exemption Value shown on the Notice, and the BOE millage is applied against the Net Taxable Value.

The City of Norcross **did not opt out** of the new homestead exemption enacted by Constitutional Amendment. For homestead properties, 2024 (i.e., January 1, 2024) is designated as the base year for all homestead properties until ownership changes (and a new base year is established for that property if the new owner(s) obtains a homestead exemption). The Constitutional Amendment provides that values for homestead properties will increase annually by a Consumer Price Index (CPI) adjustment. The State of Georgia determined earlier this year that there will be no CPI adjustment this year to the 2024 base year value. Therefore, the 2025 (January 1, 2025) 40% Assessed Value shown on the Annual Notice of Assessment as the “Previous Year Value” will be reduced by the Norcross Homestead Exemption Value shown in Section C to determine the value against which the Norcross Millage Rate adopted by City Council in August after public

hearings will be applied to generate Norcross tax bills that are mailed in September. In future years, the Previous Year Value will be increased by a CPI each year.

A sample calculation of Norcross Taxes:

A property with a Previous Year Value of \$389,400 at 100% Appraised Value, would have a 40% Previous Year Assessed Value of \$155,760. The standard homestead exemption is \$9,000. (For those over 62, it is \$18,000.)

Millage is applied at \$1 of taxes per \$1,000 of Assessed Value. The City's current total millage is 6.249 mills. The Recommended FY 26 Budget holds the millage rate constant. (It does not reflect the lower, 5.9520 Estimated Roll-Back Millage Rate shown on the Annual Notice.)

If, at the conclusion of public hearings, the City Council adopted that Recommended 6.249 total mills, then the City taxes on this sample homestead property would be:

$\$389,400 \times 0.4 = \$155,760$	assessed value is 40% of appraised value
$\$155,760 - \$9,000 = \$146,760$	standard homestead exemption is \$9,000
$\$146,760 / \$1,000 = \$146.76$	property is taxed in dollars per \$1000 of assessed value
$\$146.76 \times 6.249 = \917.10	millage is currently recommended at 6.249 mills

A sample Annual Notice of Assessment with this same Previous Year Value is attached.

ANNUAL NOTICE OF ASSESSMENT

PT-306R (revised April 2025)



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

NORCROSS, GA 30071-2030

Official Tax Matter - 2025 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date:
6/13/2025

Last date to file a written appeal:
7/28/2025

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

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

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. Your staff contact is Renee Boswell.

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

	Neighborhood/Market Area	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
			0.47	NORCROSS		S1R
B	Property Description					
	Property Address , NORCROSS 30071					
	Taxpayer Returned Value		Previous Year Value	Current Year Value	Current Year Other Value*	
	100% Appraised Value		389,400	474,500	0	
	40% Assessed Value		155,760	189,800	0	
	* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Value" assessed values for these types of properties are provided under "Other Exemption Value".					
	Reasons for Assessment Notice					
	Adjusted for Market Conditions					
C	The following Taxing Authority provided a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operating and maintenance fund to the county board of tax assessors for inclusion on your annual notice assessment. Pursuant to O.C.G.A. 48-5-306(b)(1)(D)(i).					
	Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate	
	COUNTY GENERAL FUND	0	153,640	36,160	6.5840	
	SCHOOL	0	8,000	181,800	17.9700	
	NORCROSS	0	9,000	180,800	5.9520	

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.