

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 30% 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.



Processing fees apply

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

Mail: Mailed payments must be tracked by the U.S. Postal Service by the due date to avoid late fees; metered or kiosk postage dates are not accepted. Proof of time of 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.

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