



2025 DEKALB COUNTY REAL ESTATE TAX STATEMENT

IRVIN J. JOHNSON, TAX COMMISSIONER

IMPORTANT PROPERTY TAX
INFORMATION ON BACK

OWNER	JACKIE SMITH	APPRaisal VALUES AND EXEMPTION INFORMATION			
CO-OWNER		TOTAL APPRAISAL	862,800	EXEMPTION CODE	H3D
PARCEL ID / PIN	99 999 99 999/1234567	40% ASSESSMENT	345,120	BASE ASSESSMENT FRZ	322,560
PROPERTY ADDRESS	123 MAIN ST	APPEAL ASSESSMENT	0	NET FROZEN EXEMPTION	22,560
TAX DISTRICT	50 DUNWOODY				

TAXING AUTHORITIES	TAXABLE ASSESSMENT	x	MILLAGE	=	GROSS TAX AMOUNT	-	FROZEN EXEMPTION	-	CONST-HMST EXEMPTION	-	EHOST CREDIT	=	NET TAX DUE	
COUNTY OPNS	345,120		.0092090		3,178.21		207.76		92.09		2,878.36		0.00	
HOSPITALS	345,120		.0005060		174.63		11.42		5.06		158.15		0.00	
COUNTY BONDS	345,120		.0000000		0.00		0.00		0.00		0.00		0.00	
UNINC BONDS	345,120		.0004650		160.48		0.00		0.00		0.00		160.48	
FIRE	345,120		.0028650		988.77		64.64		28.65		0.00		895.48	
COUNTY SUBTOTAL (59.19%)													1,055.96	
SCHOOL OPNS	345,120		.0227800		7,861.83		0.00		7,861.83		0.00		0.00	
SCHOOL SUBTOTAL (0.00%)													0.00	
CITY TAXES	345,120		.0030400		1,049.16		597.06		191.28		0.00		260.82	
STATE TAXES	345,120		.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	
CITY STLIGHT	101 UNIT(S)		.53		53.53		0.00		0.00		0.00		53.53	
CITY SWTR FEE	1 UNIT(S)		98.82		98.82		0.00		0.00		0.00		98.82	
OTHER SUBTOTAL (40.81%)													728.17	
2025 PROPERTY TAXES					TOTAL MILLAGE	GROSS TAX AMOUNT	-	FROZEN EXEMPTION	-	CONST-HMST EXEMPTION	-	EHOST CREDIT	=	NET TAX DUE
					0.038865	13,880.43		880.88		8,178.91		3,036.51		1,784.13

The DEKALB COUNTY adopted millage rate exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax that you will owe. • The DEKALB SCHOOL chose to opt out of property tax relief for homeowners related to HB 581 (2024). If you have concerns about that decision, please call 678-676-1200.

YOUR TOTAL TAX SAVINGS FOR THIS YEAR IS \$12,096.30. A REDUCTION OF \$8,178.91 IS DERIVED FROM YOUR LOCAL CONSTITUTIONAL HOMESTEAD EXEMPTION(S). THE E-HOST CREDIT OF \$3,036.51 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 \$880.88.

OUR RECORDS INDICATE THAT A MORTGAGE COMPANY IS RESPONSIBLE FOR PAYMENT OF TAXES. IF A MORTGAGE COMPANY IS NOT RESPONSIBLE, PLEASE SUBMIT PAYMENT AS SHOWN BELOW.

IF MAKING FULL PAYMENT, TAXES MUST BE PAID ON OR BEFORE SEPTEMBER 30, 2025

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 17, 2025
5% PENALTY FOR LATE PAYMENT
RETURN COUPON WITH PAYMENT
Make check payable to:
DEKALB COUNTY
TAX COMMISSIONER

PARCEL I.D.	99 999 99 999
SITUS	123 MAIN ST
TOTAL ANNUAL TAX	1,784.13
INSTALLMENT AMOUNT DUE	892.06
ENTER AMOUNT PAID	

RETURN SERVICE REQUESTED

JANE SMITH
123 MAIN ST
ATLANTA GA 30360

020007277800000089206900000178413283

PIN: 1234567



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.

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PARCEL I.D.	99 999 99 999
SITUS	123 MAIN ST
TOTAL ANNUAL TAX	1,784.13
INSTALLMENT AMOUNT DUE	892.07
ENTER AMOUNT PAID	

RETURN SERVICE REQUESTED

JANE SMITH
123 MAIN ST
ATLANTA GA 30360

020007277800000089207700000178413286

PIN: 1234567



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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 was April 1; however, due to a recent legislative change (HB92), taxpayers have until the assessment notice appeal window to apply for a homestead exemption in person at any three Tax Commissioner's office locations.

EHOST Credit: This bill includes a county Equalized Homestead Option Sales Tax credit that reduces the gross ad valorem tax amount for qualified homeowners with a homestead exemption. O.C.G.A. § 48-8-109.5 (d) (Provided by the Office of the DeKalb County CEO)

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.

Can I appeal my property value? Value appeals are handled by the Property Appraisal & Assessment Department. The deadline to file an appeal has passed. 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.

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.

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.

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 USPS 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.



Processing fees apply