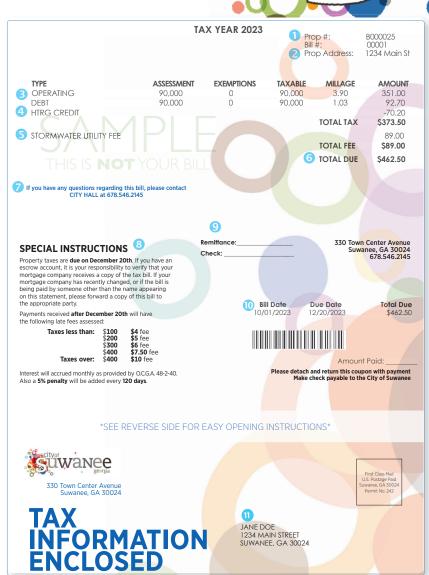
# UNDERSTANDING YOUR PROPERTY TAX BILL

- 1. Account Number: This is the property reference number. The first part is an internal reference number. The remainder beginning with "R" is the actual tax parcel number.
- 2. Property Address: This is the street address of the property.
- 3. Millage Rate: The tax rate, or millage rate, is set annually by the City Council. A tax rate of one mill represents a tax liability of one dollar per \$1,000 of assessed value. During the budget process the City estimates total revenue from other sources. This figure is subtracted from the overall budgetary needs, and then a millage rate is set that will generate the necessary revenues to fulfill budgetary requirements. The millage rate is set at 4.93 but is divided between operating budget and bonded debt. The operating millage provides the necessary funding for the general operations of the City. Bonded Debt provides the resources to pay the open space and new city hall bonded debt payments.
- **4.** HTRG Credit: The "HTRG Credit" reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.
- 5. Stormwater Utility Fee: It represents a fee to offset the costs of operating and maintaining the Suwanee stormwater management system and financing necessary repairs, replacements, and improvements of the stormwater infrastructure. The fee amount is based on each parcel's Equivalent Runoff Units (ERU). An ERU represents 3,825 square feet of impervious surface; the fee per ERU is set by City Council at \$89.00.
- 6. Amount Due: This represents the total amount due.
- 7. Contact Number: Call for questions regarding this bill.
- **8.** Special Instructions: Description of late fees and penalties applied after December 20th.
- Payment Coupon: Please detach and return this section with your payment for proper application to the account.
- 10. Due Date: Payments made after the due date are subject to additional fees and penalties as described in section six.
- 11. Name: This is the owner and owner address of record as of January 1 of the tax year billed.



## **CONTACT INFORMATION**

City of Suwanee, Georgia	
Mayor	Jimmy Burnette770-868-7115
Mayor Pro Tem	.Larry Pettiford678-464-3651
Council	Peter Charpentier770-757-3323
	Heather Hall410-979-7905
	Beth Hilscher 678-546-3388
	Linnea Miller678-592-4150
City Manager	.Marty Allen770-945-8996

#### **City of Suwanee Department Directors**

City of Suwanee Department Directors		
Assistant City Manager	Denise Brinson770-904-3385	
Business Services	Devin Snapp770-904-2789	
City Clerk	Robyn O'Donnell770-904-2790	
Finance	Amie Sakmar770-904-2797	
Planning & Inspections	Josh Campbell770-904-3372	
Police	Cass Mooney770-904-7611	
Public Works	Bob Dean770-904-3373	

#### **City of Suwanee Property Tax Division**

Business Services Manager....Taranta Anderson...770-904-2795

#### **Gwinnett County Property Valuation & Appeals**

Tax Assessor	Real Property	770-822-7200
	Personal Property	770-822-7220
Website	gwinnett-assesso	r.com
E-mail	assessor@gwinne	ttcounty.com

#### **Gwinnett County Property Tax Department**

Tax Commissioner	770-822-8800
Website	gwinnetttaxcommissioner.com

## FREQUENTLY ASKED QUESTIONS

#### How do I pay my bill?

Currently we have four options for paying your bill:

- Mail Return the payment coupon with a check or money order in an envelope addressed to: City Hall, 330 Town Center Ave. Suwanee, GA 30024. Attention: Tax Payment.
- **Drop Box** Place the payment coupon with a check or money order in an envelope and drop it in the payment box outside City Hall, available 24 hours a day, 7 days a
- **In Person** Payments may be made by cash, check, money order or credit card at City Hall. Please bring your payment coupon with you. Hours of operation, Monday thru Friday, 8 to 5.
- **Online Payments** You can now pay your property taxes online at **suwanee**.com. Online payments may be made with a credit/debit card and electronic checks. There is a 3% service charge fee.

#### **How do I apply for Homestead Exemption?**

Citizens can apply online or request an application from Gwinnett County by phone or e-mail. The Gwinnett County Tax Commissioner's Office will automatically mail Homestead Exemption applications to those persons who bought homes during the previous calendar year. Homestead Exemption applications are due on or before April 1st. If you have any other questions regarding Homestead Exemption, please contact the Gwinnett County Tax Commissioner's Office at 770-822-8800 or go online at gwinnetttaxcommissioner.com.

#### What if my mortgage company pays my taxes?

The City of Suwanee receives tax information from Gwinnett County annually. This database does not list mortgage company information so we have no way of knowing whether or not your mortgage company pays your taxes for you. If a mortgage company contacts us requesting the tax information for your property, we send a copy to them. Otherwise, it is your responsibility to contact your mortgage company, verify that they have received a copy of the tax bill and, if not, send them a copy.

### Who determines the value of my property?

Property values are determined by the Gwinnett County Tax Assessor's Office. Real property values are determined based on recent sales and market conditions. A new state law passed in 2010 now requires counties to send an assessment notice to all property owners every year. Personal property values are determined by customer returns filed with the Gwinnett County Tax Assessor's Office stating assets and values. Personal property values are set to depreciate at a normal rate over time.

#### How do I appeal my tax assessment?

All appeals must be submitted on PT-311A eForm downloaded from the Gwinnett County Tax Assessor's website. All appeals must be received by the Gwinnett County Board of Assessors or USPS postmarked within 45 days from the date of the notice. The PT-311A eForm must include the parcel number or address, the current year stated value and the reason you want to resolve your appeal. Grounds for appealing your valuation are:

**Value**: Would the property sell for the appraised amount?

**Taxability**: Is the property taxable?

**Uniformity**: Is the appraisal uniform with other similar property?

## WHERE DO YOUR **TAXES GO?**

The City provides a wide range of municipal services to citizens including police protection, parks and recreation, planning and zoning, building inspections, code enforcement, economic and community development, special events, municipal court services, and infrastructure Financial Services \$100 10%

In 2023, the average home value in Suwanee is \$525,000 and the typical resident will pay about \$1035 in property taxes. The chart to the right answers a common question asked by Suwanee residents,,"Where do my property taxes go?"

