

# City of Dunwoody Property Tax Facts 2010

**IMPORTANT NOTICE TO HOMEOWNERS REGARDING  
2009 PROPERTY TAXES  
DeKalb County Tax Commissioner  
Claudia G. Lawson**

The 2010 Property tax bills should be arriving in your mailboxes soon. Tax amounts are available on this website by clicking view Property Tax Information under the Property Tax link. For additional information, you may call 404-298-4000.

Should you have questions concerning the value of your property, please visit online at <http://www.yourdekalb.com/propappr> or call the Property Appraisal Department at (404) 371-0841.

## Calculating City of Dunwoody Property Tax

**Figure 1:** The formula used to calculate a rate payer's property taxes owed is the Assessed Property Value (calculated at 40% of fair market value) multiplied by the millage rate minus exemptions.

Levy	Purpose	2008 Mill Rate	2009 Mill Rate	2010 Mill Rate	Change	% Change
Operating	To pay for general operating expenses of the City of Dunwoody (2010)	2.74	2.74	2.74	0.00	0.00%
Bonds	To pay debt service on General Obligation Bonds issued for various City purposes	0.00	0.00	0.00	0.00	0.00%
<b>TOTAL</b>		<b>2.74</b>	<b>2.74</b>	<b>2.74</b>	<b>0.00</b>	<b>0.00</b>

Figure 1

**Figure 2:** Shows how property taxes are calculated. This example depicts a basic homestead exemption of \$10,000 with an assessment freeze and a 1 mill exemption. The exemption code for this example is H1F.

Note: Exemptions vary per homeowner.

Fair Market Value	X	40%	=	Assessed Value	X	Millage Rate 2.74	-	Homestead Exemption	-	1 Mill Exemption	=	Net Tax Due
\$400,000	X	40%	=	\$160,000	X	\$438.40	-	\$27.40	-	\$160.00	=	\$251.00

Figure 2

**Figure 3:** City of Dunwoody gross tax calculation.

Fair Market Value	Assessment	Taxable Assessment	Millage Rate	Gross Tax Amount
<b>\$200,000</b>	40%	\$80,000	2.74	\$219.20
<b>\$400,000</b>	40%	\$160,000	2.74	\$438.40
<b>\$600,000</b>	40%	\$240,000	2.74	\$657.60
<b>\$800,000</b>	40%	\$320,000	2.74	\$876.80

Figure 3

# SAMPLE Dunwoody Tax Bill



## 2010 DEKALB COUNTY REAL ESTATE TAX STATEMENT

**PAY ONLINE AT [www.yourdekalb.com/taxcommissioner](http://www.yourdekalb.com/taxcommissioner)  
OR BY PHONE AT 404-298-4000**

CLAUDIA G. LAWSON  
TAX COMMISSIONER

<b>OWNER</b>	TAXPAYER JOE	<b>APPRAISAL VALUES AND EXEMPTION INFORMATION</b>			
<b>CO-OWNER</b>		<b>LAND</b>	125,000	<b>40% TAXABLE ASSESSMENT</b>	190,000
<b>PARCEL I.D.</b>	06 280 02 034	<b>BUILDING</b>	350,000	<b>BASE ASSESSMENT FREEZE</b>	190,000
<b>PROPERTY ADDRESS</b>	123 MAIN STREET	<b>MISCELLANEOUS</b>		<b>NET FROZEN EXEMPTION</b>	
<b>TAX DISTRICT</b>	50 DUNWOODY	<b>TOTAL</b>	475,000	<b>EXEMPTION CODE</b>	H1F
<b>PIN</b>	1234567				

YOUR TOTAL TAX SAVINGS FOR THIS YEAR IS 1,782.82 A REDUCTION OF 619.35 IS DERIVED FROM YOUR LOCAL CONSTITUTIONAL HOMESTEAD EXEMPTION(S). THE HOST CREDIT OF 1163.47 IS THE RESULT OF AN ADDITIONAL HOMESTEAD EXEMPTION FUNDED BY PROCEEDS FROM THE HOMESTEAD OPTION SALES TAX.

<b>COUNTY GOVERNMENT TAXES</b> Levied by the Board of Commissioners: representing 20.90% of your tax statement										
TAXING AUTHORITIES	TAXABLE ASSESSMENT	X	MILLAGE	=	GROSS TAX AMOUNT	FROZEN EXEMPTION	CONST-HMST EXEMPTION	HOST CREDIT	=	NET TAX DUE
COUNTY OPNS	190,000		0080000		1520.00		80.00	815.04		624.96
HOSPITALS	190,000		0009600		182.40		9.60	97.80		75.00
COUNTY BONDS	190,000		0005700		108.30		0.00	0.00		108.30
UNINC BONDS	190,000		0013700		260.30		0.00	0.00		260.30
FIRE	190,000		0024600		467.40		24.60	250.62		192.18
<b>TOTAL COUNTY TAXES</b>										<b>1260.73</b>

<b>BOARD OF EDUCATION - SCHOOL TAXES</b> Levied by Board of Education: representing 67.63% of your tax statement										
TAXING AUTHORITIES	TAXABLE ASSESSMENT	X	MILLAGE	=	GROSS TAX AMOUNT	FROZEN EXEMPTION	CONST-HMST EXEMPTION	HOST CREDIT	=	NET TAX DUE
SCHOOL OPNS	190,000		0229800		4366.20		287.25	0.00		4078.95
<b>TOTAL SCHOOL TAX</b>										<b>4078.95</b>

<b>STATE &amp; CITY TAXES, AND OTHER CHARGES</b> Levied as applicable by State, City, or County: representing 11.47% of your tax statement										
TAXING AUTHORITIES	TAXABLE ASSESSMENT	X	MILLAGE	=	GROSS TAX AMOUNT	FROZEN EXEMPTION	CONST-HMST EXEMPTION	HOST CREDIT	=	NET TAX DUE
CITY TAXES	190,000		0027400		520.60		217.40	.00		303.20
STATE TAXES	190,000		0002500		47.50		.50			47.00
CITY STLIGHT	95 FRONT FEET		.30		28.50					28.50
DEKALB SANI	UNIT RATE		1		265.00					265.00
CITY SWTRFEE	UNIT RATE		1		48.00					48.00
<b>TOTAL STATE, CITY AND OTHER ASSESSMENTS</b>										<b>691.70</b>

<b>TOTAL PROPERTY TAXES</b>											
			<b>TOTAL MILLAGE</b>		<b>GROSS TAX AMOUNT</b>		<b>FROZEN EXEMPTION</b>		<b>CONST-HMST EXEMPTION</b>	<b>HOST CREDIT</b>	<b>NET TAX DUE</b>
			0393300		7814.20				619.35	1163.47	6031.38
<b>TOTAL DUE</b>											

**PLEASE DO NOT FOLD, STAPLE, OR CLIP REMITTANCE COUPONS TO PAYMENT**

**MAKE YOUR CHECK PAYABLE TO:**  
DEKALB COUNTY TAX COMMISSIONER  
P.O. BOX 100004  
DECATUR, GA 30031-7004

**DUE DATE**  
NOVEMBER 15, 2010

**PLEASE NOTE THAT A 5% PENALTY WILL BE IMPOSED IF THE AMOUNT SHOWN IS NOT PAID BY THE INSTALLMENT DUE DATE**

<b>PARCEL I.D.</b>	06 280 02 034
<b>TOTAL ANNUAL TAX</b>	6031.38
<b>INSTALLMENT AMOUNT DUE</b>	3015.69

SECOND INSTALLMENT

02123456710000030156970000006031388

TAXPAYER JOE  
123 MAIN STREET  
DUNWOODY, GA 30338



**RETURN THIS COUPON WITH YOUR SECOND PAYMENT**

ENTER AMOUNT PAID

**PLEASE DO NOT FOLD, STAPLE, OR CLIP REMITTANCE COUPONS TO PAYMENT**

**MAKE YOUR CHECK PAYABLE TO:**  
DEKALB COUNTY TAX COMMISSIONER  
P.O. BOX 100004  
DECATUR, GA 30031-7004

**DUE DATE**  
AUGUST 31, 2010

**PLEASE NOTE THAT A 5% PENALTY WILL BE IMPOSED IF THE AMOUNT SHOWN IS NOT PAID BY THE INSTALLMENT DUE DATE**

<b>PARCEL I.D.</b>	06 280 02 034
<b>TOTAL ANNUAL TAX</b>	6031.38
<b>INSTALLMENT AMOUNT DUE</b>	3015.69

FIRST INSTALLMENT

02123456710000030156970000006031388

TAXPAYER JOE  
123 MAIN STREET  
DUNWOODY, GA 30338



**RETURN THIS COUPON WITH YOUR FIRST PAYMENT**

ENTER AMOUNT PAID