DENISE R. MITCHELL, MPA
GWINNETT COUNTY TAX COMMISSIONER

NOTICE OF TAXES
GWINNETT COUNTY, GEORGIA
www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD
R7285 216	2026	STIVERS EDWARD M III

DISTRICT	PROPERTY LOCATION & DESCRIPTION
COUNTY Unincorporated	4934 KETTLE RIVER PT L353 BH RIVER CLUB PH3 UN1

FOR ADDITIONAL INFORMATION PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.
The Homeowner's Tax Relief Grant reflected on your bill is the result of legislation enacted by the Governor and the General Assembly of the State of Georgia.

APPRAISAL DETAIL		YOUR EXEMPTION AND CREDIT SAVINGS	
LAND VALUE:	$712,200	GWINNETT HOMESTEAD:	$293.70
BUILDING VALUE:	$1,757,800	HOMEOWNER TAX RELIEF GRANT:	$479.70
TOTAL VALUE:	$2,470,000	VALUE OFFSET EXEMPTION:	$2,358.31
ASSESSED VALUE:	**$988,000**		
ACREAGE:	1.050000	**TOTAL EXEMPTION:**	**$3,131.71**

COUNTY GOVERNMENT TAXES — Levied by the Board of Commissioners and representing 37.96% of your total ad valorem tax amount.

Taxing Authority		Millage Rate	Gross Tax	-VOE	-Exemption	-Credit(HTRG)	Taxable Value	= Net Tax
COUNTY GENERAL FUND	Assessed Value		988,000	(160,320)	(10,000)	(18,000)	799,680	
	Tax	0.006950	**6,866.60**	**(1,114.22)**	**(69.50)**	**(125.10)**		**5,557.78**
DEVELOPMENT/CODE ENFORCEMENT	Assessed Value		988,000	(160,320)	(10,000)	(0)	817,680	
	Tax	0.000360	**355.68**	**(57.72)**	**(3.60)**	**(0.00)**		**294.36**
ECONOMIC DEVELOPMENT	Assessed Value		988,000	(160,320)	(10,000)	(0)	817,680	
	Tax	0.000300	**296.40**	**(48.10)**	**(3.00)**	**(0.00)**		**245.30**
FIRE & EMS	Assessed Value		988,000	(160,320)	(10,000)	(0)	817,680	
	Tax	0.003200	**3,161.60**	**(513.02)**	**(32.00)**	**(0.00)**		**2,616.58**
POLICE	Assessed Value		988,000	(160,320)	(10,000)	(0)	817,680	
	Tax	0.002900	**2,865.20**	**(464.93)**	**(29.00)**	**(0.00)**		**2,371.27**
RECREATION	Assessed Value		988,000	(160,320)	(7,000)	(18,000)	802,680	
	Tax	0.001000	**988.00**	**(160.32)**	**(7.00)**	**(18.00)**		**802.68**

Value Offset Exemption (VOE): 160,320 of your county assessed value is exempt due to reassessment of property value. Visit www.gwinnetttaxcommissioner.com/VOE for more information.

TOTAL COUNTY TAXES **0.014710** **11,887.97**

SCHOOL TAXES — Levied by the Board of Education and representing 62.04% of your total ad valorem tax amount.

Taxing Authority		Millage Rate	Gross Tax	-SFE	-Exemption	-Credit(HTRG)	Taxable Value	= Net Tax
SCHOOL	Assessed Value		988,000	(0)	(8,000)	(18,000)	962,000	
	Tax	0.018700	**18,475.60**	**(0.00)**	**(149.60)**	**(336.60)**		**17,989.40**
SCHOOL BOND	Assessed Value		988,000	(0)	(0)	(0)	988,000	
	Tax	0.001450	**1,432.60**	**(0.00)**	**(0.00)**	**(0.00)**		**1,432.60**
TOTAL SCHOOL TAXES		**0.020150**						**19,422.00**

STATE, CITY & OTHER TAXES — Levied by the State, City or other authorities and representing 0.00% of your total ad valorem tax amount.

TOTAL MILLAGE RATE: 0.034860 **TOTAL AD VALOREM TAXES: 31,309.97**

OTHER ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
COUNTY SOLID WASTE	$25.01/month	300.12
STORMWATER CREDIT	FLAT RATE	-89.30
STORMWATER SERVICE	$2.46/100 sq.ft. X 12100 sq.ft.	297.66

TOTAL OTHER ASSESSMENTS: **508.48**

COMBINED TAXES AND ASSESSMENTS

CHARGE	AMOUNT
AD VALOREM TAXES:	31,309.97
ASSESSMENTS:	508.48
TOTAL AMOUNT DUE	31,818.45

GRAND TOTAL DUE THIS BILLING: **31,818.45**

09/08/2026

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2026	R7285 216	11-15-2026	$31,818.45	

Address Change: ☐

Check here and fill out the back of this remittance slip if your billing address or property location has changed.

R7285 216 S1R 226895
7,681
EDWARD M STIVERS III
4934 KETTLE RIVER PT
SUWANEE GA 30024-8803

1111

1 26 187285002160000 3 00003181845 00003181845 7

Tax Commissioner Customer Service 8 a.m. - 5 p.m. Weekdays
Email: Tax@gwinnettcounty.com|Phone: 770-822-8800|www.gwinnetttaxcommissioner.com

Homestead Exemptions: If you own and occupy a residential property as of January 1 of the tax year, you may qualify for an exemption to reduce taxes. Apply at GwinnettTaxCommissioner.com/apply. Special exemptions exist for qualifying seniors, disabled and others. The same application is used for all homestead exemptions. Applications are accepted year-round. However, apply by the appeal deadline stated on your notice of assessment for the exemption to apply for the current year. Once approved, you do not need to reapply unless there is a change to the deed or you become eligible for a different homestead. Georgia law requires you to notify the Tax Commissioner's Office if you become ineligible for any homestead exemption. Failure to do so will result in penalties.

Property Values: The Board of Assessors (BOA) determines property values. For information about values and appeals, contact the BOA directly at 770-822-7200. The Tax Commissioner's Office has no role in determining property values. It is your right to file an Ad Valorem Real Property Tax Return with the BOA between January 1 and April 1 of the tax year to declare your own estimate of your property's value. You also have the right to appeal the value on your Annual Notice of Assessment within 45 days of its postmark. Note that the due date to file an appeal of your value with the BOA has passed.

Property you have bought or sold: If you owned property on January 1 of the tax year, you are responsible for the full year's taxes even if you sold it. If the taxes are not paid, you may be named on a tax lien. To avoid this, you must submit acceptable proof of the transfer of tax liability within 90 days of the tax due date. Visit GwinnettTaxCommissioner.com/sold for examples of acceptable proof. If your proof is accepted, liens for delinquent taxes will be filed in the name of the property owner as of the tax due date. If you moved to a new home in Gwinnett County, you must apply for a homestead by the appeal deadline stated on your notice of assessment for the exemption to apply for the current year.

Late Payments: Taxes not paid by the due date will accrue interest each calendar month, or any portion of a month thereof. Any amount remaining after 120 days after the due date will accrue a 5% penalty, with an additional 5% penalty added at 120-day intervals (20% maximum). Delinquent taxes will also subject the property to a tax lien and ultimately, to sale at a tax auction to collect the remaining amount. All payments received will be applied to your outstanding balance.

For Assistance Call:

- Tax Bills - Tax Commissioner: 770-822-8800
- Values & Appeals: Assessors' Office (BOA)
  *Notice of Assessments are mailed in the Spring
- Real Estate: 770-822-7200
- Personal Property: 770-822-7220
  (Planes, Boats, Motors, Businesses)
- County Solid Waste: 770-822-7141
- County Street Lights & Speed Tables: 770-822-7400
- County Stormwater: 678-376-7193
- County Millage Rates: 770-822-7000
- School Millage Rates: 678-301-6200
- City Taxes and Special Assessments-contact your city*

*Gwinnett County receives $2.10 per parcel from Peachtree Corners.
*Gwinnett County receives $3.10 per parcel from Berkeley Lake.
*Gwinnett County receives $3.10 per parcel from Grayson.
*Gwinnett County receives $3.10 per parcel for collecting special assessments for the city of Mulberry.

Payment Options (we do not accept payment by phone)

- **Pay online** at www.GwinnettTaxCommissioner.com
  Check: *No convenience fee*
  Debit Card: *Flat $3.50 Fee*
  Credit Card: *2.30% fee, $1.50 min. (Ex: $23.00 fee per $1,000)*
- **Mail payment and stub to**:
  Gwinnett County Tax Commissioner
  P.O. Box 372
  Lawrenceville GA 30046
- **Pay in person** at any Tax Commissioner Office
  To skip the wait, schedule an appointment at
  www.GwinnettTaxCommissioner.com/appointment
- **Check Payments** may be placed in a **drop box** outside any Gwinnett Tag Office
- **Make checks payable to Gwinnett County Tax Commissioner.**

Mailing Address Change: ☐ Property Location Change: ☐

New Address: _____

_____

Effective Date: _____

Daytime Phone _____

Signature: _____

PLEASE NOTE:

- We do not accept counter checks, two-party checks, or post-dated checks. Pay with funds on deposit in the United States. Do not mail cash.
- Dishonored checks are subject to additional penalties. Collection efforts may be made by a third-party company, Envision Payment Solutions, acting on behalf of the Tax Commissioner's Office.
- Mail postmarked by the U.S. Postal Service on the due date is accepted as timely received. Postage meter dates will not be honored as timely if received after the due date.
- In order to ensure that payments are postmarked timely, we recommend mailing at least seven working days prior to the due date.
- If you have an escrow account, your property tax information has been made available to your mortgage company; however, it is your responsibility to ensure taxes are paid. If your mortgage company has recently changed, you should send a copy of this bill to the new company.

PLEASE REMIT PAYMENTS TO:
GWINNETT COUNTY TAX COMMISSIONER
POST OFFICE BOX 372
LAWRENCEVILLE, GA 30046