

DeKalb County Office of the Tax Commissioner



Dear Property Owner,

This brochure provides helpful information and answers to frequently asked questions regarding your DeKalb County property taxes. We are committed to excellent customer service and are here to help. For assistance or to learn more about the Tax Commissioner's Office, please visit DeKalbTaxGA.gov, call 404-298-4000, or email proptax@dekalbcountyga.gov.

We also offer informational sessions for communities throughout the year. To request a speaker for your HOA, senior center, or community group, contact us. We are happy to connect.



WHAT YOU NEED TO KNOW

The Tax Commissioner's Office provides an efficient and seamless billing and collection process for ad valorem taxes in DeKalb County.

The office works with county departments and governing bodies to provide DeKalb property owners with the annual tax bills, process exemption applications, and has additional, distinct duties in the tax administration process.

Board of Commissioners (BOC) and Board of Education (BOE)

- Establishes millage rate for the basis of all taxes levied

Property Appraisal Department

- Determines taxable value (ad valorem) of all property
- Produces annual assessment notices/sets fair market value
- Handles all value appeals

Tax Commissioner's Office

- Processes exemption applications
- Produces property tax bills
- Computes, collects, and distributes tax funds to various levying authorities
- Does not allocate tax funds, levy taxes, or set deadline dates

Homestead Exemptions

Provide a reduction in annual property taxes to qualified homeowners in DeKalb County.

- Must own and occupy the home as your primary residence on Jan. 1
- Have all vehicles registered in DeKalb at the primary residence
- Must have Georgia DL/ID showing residency at the property
- Exemptions are not automatically granted and are not transferable
- Residents who are granted a homestead exemption will receive a property assessment freeze on their county taxes. The county assessment freeze may limit a tax increase in some cases. This does not apply to school, city, or state taxes.

Special Exemptions

Special exemptions are available to homeowners who meet household income requirements and are one of the following:

- Senior exemption: Age 62+ (income based)
- Disabled resident
- 100% Disabled veteran (\$126,526 exemption value)
- Un-remarried widowed spouse of a disabled veteran (\$126,526 exemption value)
- Un-remarried widowed spouse of a peace officer who died in the line of duty (full exemption value)

For all exemptions, eligibility and document requirements, visit DeKalbTaxGA.gov or email proptax@dekalbcountyga.gov.

Late Payment Penalty

A 5% penalty is applied to all late payments. If the envelope is not postmarked by the due date with the US Post Office stamp, the payment will be considered late and assessed the 5% penalty per installment (§0.C.G.A. 48-5-24). Mailing on the due date does not ensure that your payment will be postmarked by the installment due date.

Change of Address

To change your mailing address or to receive a bill by email, visit DeKalbTaxGA.gov and select "Change Mailing Address" under Property Tax.

DEADLINES TO REMEMBER

Current Year Homestead Filing	Mid-July
Special Exemption Filing	Mid-July
Atlanta Homestead Filing	Mid-July
Mobile Home Payment	April 1
County First Installment	Sept 30
County Second Installment	Nov 15
City of Atlanta Taxes	Dates may vary
Tax Liens Issued After	December 31

If the deadline is on a weekend, the due date is extended to Monday.

PROPERTY TAX PAYMENTS

✉ P.O. Box 100004, Decatur, GA 30031-7004

🌐 DeKalbTaxGA.gov ☎ 678-501-7995

📦 24-Hour Drop Box (All Locations)

📍 In Person (All Locations)

Central Office

4380 Memorial Drive, Suite 100
Decatur, GA 30032
Mon-Fri, 8am-4:30pm (Motor Vehicle)
Mon-Fri, 8am-5pm (Property Tax)

South Satellite

The Gallery at South DeKalb Mall
2801 Candler Road, Decatur, GA 30034
Mon-Fri, 8am-4:30pm (Limited Property Tax)

North Satellite

3653 Clairmont Road, Chamblee, GA 30341
Mon-Fri, 8am-4:30pm (Limited Property Tax)

CONNECT WITH US

✉ proptax@dekalbcountyga.gov

☎ 404-298-4000

🌐 DeKalbTaxGA.gov

**SCAN QR CODE
FOR MORE WAYS
TO CONNECT!**



DeKalb County Property Appraisal Department

The Property Appraisal Department is responsible for the annual valuation of all taxable real and personal property in DeKalb County. The Department produces information for a timely, equitable and acceptable tax digest for DeKalb County that meets all state statutes and legal requirements of the Georgia Department of Revenue.

Operating under the Georgia Revenue Codes, the Board of Assessors is responsible for the appraisal and assessment of all residential, commercial and personal property in DeKalb County. Property is appraised at 100 percent of its fair market value and assessed at 40 percent of that value.

Office hours are 8:30 a.m. to 5:00 p.m., Monday through Friday. The office is closed on legal holidays. All public information is available for review and copies may be obtained for a nominal fee. We are located at 325 Swanton Way, Decatur, GA, 30030.

How to file an appeal for property assessment

All Georgia counties must mail an annual Notice of Assessment to all taxable real estate property owners, which will give every property owner the opportunity to appeal. The notice will give owners 45 days to appeal if you do not agree with the current value displayed on the notice.

To file online, visit our website at dekalbcountyga.gov/departments/property-appraisal.

You may also appeal by mail or in person by writing a letter of appeal including the following information:

- Parcel Identification Number
- Property address and phone #
- Your intention to appeal to either: Board of Equalization, Hearing Officer, or Arbitration
- Your opinion of value
- Supporting documentation

Your letter of appeal must be hand-delivered or POSTMARKED BY THE US POSTAL SERVICE by the appeal deadline shown on the Notice to ensure acceptance as a timely appeal. Late appeals will not be processed. Appeals are not accepted via fax or email.

Avenues of Appeal

1) **Board of Equalization** - You may appeal to the BOE based on all/any grounds for no charge.

2) **Nonbinding Arbitration** – An appeal to nonbinding arbitration requires a \$217 filing fee and submission of a certified appraisal of your property. Appeals on the grounds of valuation only.

3) **Hearing Officer** – May only be used for non-homestead property valued in excess of \$500,000 or personal property exceeding \$200,000 on the grounds of value or uniformity.

For additional information on the property appeal process, please visit the department's website.

What type of properties qualify for special assessments?

Properties that may be eligible for a special assessment include properties qualified as Rehabilitated Historic, Landmark Historic, Conservation Use, Preferential Use (bona fide Agricultural production), Brownfield or Environmentally Sensitive.

PLEASE NOTE: USPS Changes to Postmark Date System Tracking Taking Effect December 24, 2025

There have been no changes to Georgia law requiring filings to be postmarked by the deadline date. For more details, refer to the official Federal Register notice: <https://www.federalregister.gov/documents/2025/11/24/2025-20740/postmarks-and-postal-possession>.



Contact Information



325 Swanton Way
Decatur, GA 30030



[DeKalbCountyGA.gov/
departments/property-
appraisal](https://DeKalbCountyGA.gov/departments/property-appraisal)



404-371-0841

