

WHY DID MY PROPERTY TAXES INCREASE?



There are 2 possible reasons:

1. Your homeowners insurance went up last year and it affected your escrow account
2. Your property taxes went up last year and it affected your escrow account

Either way, you should direct all questions regarding payment increases to Amerinat at TaxIns@amerinatls.com. They can tell you exactly why there was an increase in your payments.

Please be aware that new tax bills will be coming out from the Gwinnett County Tax Assor's office in mid April. These bills will reflect what your new property tax bill will look like for the coming year. This assessment will affect your payment down the road should property taxes increase.

Once you receive the new bill you have the option to appeal the assessment. You will have 45 days from the date of receipt of the new assessment. **It is too late to appeal last year's assessment.** Please visit the Tax Assessors website to learn more: <https://www.gwinnettcounty.com/web/gwinnett/departments/financialservices/taxassessorsoffice/propertyappeals> You can also call their office at 770 822 7200.

Also, make sure you have filed your one-time homestead exemption that gives you a break on your property tax each year. Many of you did this when you first moved into your homes. If you didn't, here is the link to learn how:

<https://gwinnetttaxcommissioner.publicaccessnow.com/HomesteadExemptionApplication.aspx>