

Fulton Property Assessment Notices Are Coming in Late May

In late May, Fulton County property owners will receive their 2018 assessment notices, reflecting this year's assessed values. Overall, most will see that their property is becoming more valuable. Read more to learn what you can expect with this year's assessments, and the ways Fulton County is working to improve the Property Assessment process.

How are individual property values determined?

Georgia law requires that all properties receive a notice of assessment each year. Property appraisers consider a number of factors when determining values, including the location of the property, the acreage and land usage, and the size, age and condition of any buildings. They also look carefully at sales of similar properties in that neighborhood. Sales are an especially important element in ensuring that properties are assessed at Fair Market Value as required by law.

Will my property value increase this year?

During the Great Recession, property values across the nation plummeted and began to recover once the recession ended. Property owners will see today that sales prices in most neighborhoods across Fulton County are higher than in recent years, reflecting the strong real estate market in metro Atlanta. These trends have also been shared in numerous media reports and real estate market analysis.

How is Fulton County Improving the property assessment system?

Fulton County is putting a number of tools in place to help ensure that property assessments are even more accurate and timely. The Tax Assessors' website provides a wealth of information about property values, and is fully searchable. Visitors to www.fultonassessor.org will see a new layout and improved navigation. Even better, they see new self-service tools. Property owners can review their property characteristics and take steps to correct any errors. For example, if the Tax Assessors' records reflect that a property has 3,000 square feet instead of 2,000 square feet, the property owner can submit a correction directly through the website. Residents can also update their mailing address directly through the site.

What are property owners' rights to appeal?

Property owners should carefully review their notice of assessment, arriving in the mail in late May. If they do not believe the assessed value is the price for which they could reasonably sell their property (Fair Market Value), then they may file an appeal within 45 days of the notice date. The new website and online features will make it easier for property owners to appeal their values. Once an appeal is filed, it may take some time for the matter to be resolved. If an appeal is pending at the time tax bills are issued, the property owner can choose to pay 85% or 100% of their tax bill.

How are Laws Being Updated to Address Rising Property Values?

During the 2018 session of the Georgia General Assembly, many different bills were passed creating different types of homestead exemptions to provide property relief for Fulton County property owners. If they are signed by the Governor, these new exemptions will go before voters on the November 2018 General Election and would take effect in 2019.