



# Understanding Your Fulton County Property Assessment Notice

Enclosed you will find your 2021 Property Assessment Notice. The guide below is intended to help you better understand your notice.

We encourage you to visit our website, [www.fultonassessor.org](http://www.fultonassessor.org). There you can learn more about the assessment process and take advantage of online services.

**\*\*\*\*\*Note that property values are set as of January 1, 2021\*\*\*\*\***

Some tax year 2020 appeals were not resolved at the time assessment notices were printed. However, property values established at the Boards of Equalization, Arbitration, Hearing Officer or Superior Court will be frozen for three years unless otherwise specified.

If you elect to file an appeal on your property, you must choose one of the appeal methods listed. Fees apply for appeals to Arbitration and Hearing Officer.

Please note that some city homestead exemptions may not be reflected on this notice.

ANNUAL NOTICE OF ASSESSMENT						PT-306 (revised May 2018)																																																					
<b>FULTON COUNTY ASSESSORS OFFICE</b> 235 Peachtree St. NE, Suite 1400 Atlanta, GA 30303 (404) 612-6440				<b>Official Tax Matter - 2021 Tax Year</b> <small>This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.</small> <b>Annual Assessment Notice Date: 06/01/2021</b> <b>Last date to file a written appeal: 07/15/2021</b>																																																							
FULTON COUNTY TAXPAYER 123 FULTON WAY SOUTH FULTON GA 30336				<b>***This is not a tax bill – Do not send payment***</b> County property records are available online at: <a href="http://www.fultonassessor.org">www.fultonassessor.org</a>																																																							
The amount of your ad valorem tax bill for the year shown above will be based on the <b>Appraised</b> (100%) and <b>Assessed</b> (40%) values specified in <b>BOX 'B'</b> of this notice. <b>You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.</b> If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <a href="http://dor.georgia.gov/documents/property-tax-appeal-assessment-form">http://dor.georgia.gov/documents/property-tax-appeal-assessment-form</a> . At the time of filing your appeal you must select one of the following appeal methods: A (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 235 Peachtree St. NE, Ste. 1400, Atlanta and which may be contacted by telephone at: 404-612-6440. <b>Your staff contact is John Smith.</b> Additional information on the appeal process may be obtained at <a href="http://dor.georgia.gov/property-tax-real-and-personal-property">http://dor.georgia.gov/property-tax-real-and-personal-property</a>																																																											
<table border="1"> <thead> <tr> <th>Account Number</th> <th>Property ID Number</th> <th>Acreage</th> <th>Tax Dist</th> <th>Covenant Year</th> <th>Homestead</th> </tr> </thead> <tbody> <tr> <td>5821137</td> <td>12-1234-4678-901-2</td> <td>.23</td> <td>SOUTH FULTON</td> <td></td> <td>YES - HF01</td> </tr> <tr> <td colspan="6"><b>Property Description</b> R1 - Residential Improvement NBHD - 1381</td> </tr> <tr> <td colspan="6"><b>Property Address</b> 123 FULTON WAY</td> </tr> <tr> <td colspan="2">Taxpayer Returned Value</td> <td>Previous Year Fair Market Value</td> <td>Current Year Fair Market Value</td> <td colspan="2">Current Year Other Value</td> </tr> <tr> <td colspan="2"><b>100% Appraised Value</b></td> <td>145,900</td> <td>149,500</td> <td colspan="2"></td> </tr> <tr> <td colspan="2"><b>40% Assessed Value</b></td> <td>58,360</td> <td>59,800</td> <td colspan="2"></td> </tr> <tr> <td colspan="6" style="text-align: center;"><b>Reasons for Assessment Notice</b></td> </tr> <tr> <td colspan="6">Value adjusted to reflect current market or uniformity</td> </tr> </tbody> </table>						Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead	5821137	12-1234-4678-901-2	.23	SOUTH FULTON		YES - HF01	<b>Property Description</b> R1 - Residential Improvement NBHD - 1381						<b>Property Address</b> 123 FULTON WAY						Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value		<b>100% Appraised Value</b>		145,900	149,500			<b>40% Assessed Value</b>		58,360	59,800			<b>Reasons for Assessment Notice</b>						Value adjusted to reflect current market or uniformity					
Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																																						
5821137	12-1234-4678-901-2	.23	SOUTH FULTON		YES - HF01																																																						
<b>Property Description</b> R1 - Residential Improvement NBHD - 1381																																																											
<b>Property Address</b> 123 FULTON WAY																																																											
Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value																																																							
<b>100% Appraised Value</b>		145,900	149,500																																																								
<b>40% Assessed Value</b>		58,360	59,800																																																								
<b>Reasons for Assessment Notice</b>																																																											
Value adjusted to reflect current market or uniformity																																																											
The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.																																																											
<table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exempt</th> <th>Homestead Exempt</th> <th>Net Taxable</th> <th>Millage</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>FULTON OPER</td> <td></td> <td>30,000</td> <td>29,800</td> <td>.010200</td> <td>303.96</td> </tr> <tr> <td>FULTON BONDS</td> <td></td> <td></td> <td>59,800</td> <td>.000230</td> <td>13.75</td> </tr> <tr> <td>FUL SCHOOL OPER</td> <td></td> <td>24,402</td> <td>35,398</td> <td>.017796</td> <td>629.94</td> </tr> <tr> <td><b>Total County Tax</b></td> <td></td> <td></td> <td></td> <td></td> <td><b>947.65</b></td> </tr> <tr> <td>SOUTH FULTON</td> <td></td> <td>30,000</td> <td>29,800</td> <td>.011579</td> <td>345.05</td> </tr> <tr> <td>Total City Tax</td> <td></td> <td></td> <td></td> <td></td> <td>345.05</td> </tr> <tr> <td>STATE</td> <td></td> <td>2,000</td> <td>57,800</td> <td>.000000</td> <td>.00</td> </tr> <tr> <td colspan="5"><b>Total Estimated Tax</b></td> <td><b>1,292.70</b></td> </tr> </tbody> </table>						Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax	FULTON OPER		30,000	29,800	.010200	303.96	FULTON BONDS			59,800	.000230	13.75	FUL SCHOOL OPER		24,402	35,398	.017796	629.94	<b>Total County Tax</b>					<b>947.65</b>	SOUTH FULTON		30,000	29,800	.011579	345.05	Total City Tax					345.05	STATE		2,000	57,800	.000000	.00	<b>Total Estimated Tax</b>					<b>1,292.70</b>
Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax																																																						
FULTON OPER		30,000	29,800	.010200	303.96																																																						
FULTON BONDS			59,800	.000230	13.75																																																						
FUL SCHOOL OPER		24,402	35,398	.017796	629.94																																																						
<b>Total County Tax</b>					<b>947.65</b>																																																						
SOUTH FULTON		30,000	29,800	.011579	345.05																																																						
Total City Tax					345.05																																																						
STATE		2,000	57,800	.000000	.00																																																						
<b>Total Estimated Tax</b>					<b>1,292.70</b>																																																						

**THIS IS NOT A BILL. DO NOT SEND PAYMENT.**  
 You have 45 days after the assessment notice date to appeal the appraised value of your property. You can file an appeal in person, online or by mail.  
**This is not a bill!**

Georgia law requires that your property is appraised at Fair Market Value. Assessed value is 40% of the Fair Market Value.

The estimate of taxes does not reflect the current year's millage rates. Although this is not a tax bill, the estimate of taxes is required by Georgia law.