



Understanding Your Annual Notice of Assessment

The guide below is intended to help you better understand your notice.

We encourage you to visit our website, 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 1st of the tax year*******

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

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

ANNUAL NOTICE OF ASSESSMENT						PT-306 (revised May 2018)																																																											
FULTON COUNTY ASSESSORS OFFICE 235 Peachtree St. NE, Suite 1400 Atlanta, GA 30303 (404) 612-6440				Official Tax Matter - Tax Year <small>This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.</small> Annual Assessment Notice Date: Last date to file a written appeal:																																																													
DOE JOHN 123 JOHNSON AVE FAIRBURN GA 30213				***This is not a tax bill – Do not send payment*** County property records are available online at: www.fultonassessor.org																																																													
<p>The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. 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 http://dor.georgia.gov/documents/property-tax-appeal-assessment-form.</p> <p>At the time of filing your appeal you must select one of the following appeal methods:</p> <p>A</p> <ul style="list-style-type: none"> (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) <p>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. Your staff contact is Mark Jones.</p> <p>Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property</p>																																																																	
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<p>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.</p> <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>176,160</td> <td>.008870</td> <td>1,562.54</td> </tr> <tr> <td>FULTON BONDS</td> <td></td> <td></td> <td>206,160</td> <td>.000200</td> <td>41.23</td> </tr> <tr> <td>FUL SCHOOL OPER</td> <td></td> <td>2,000</td> <td>204,160</td> <td>.017240</td> <td>3,519.72</td> </tr> <tr> <td>Total County Tax</td> <td></td> <td></td> <td></td> <td></td> <td>5,123.49</td> </tr> <tr> <td>JOHNS CREEK</td> <td></td> <td>15,000</td> <td>191,160</td> <td>.003986</td> <td>761.96</td> </tr> <tr> <td>JOHNS CREEK BONDS</td> <td></td> <td></td> <td>206,160</td> <td>.000390</td> <td>80.40</td> </tr> <tr> <td>Total City Tax</td> <td></td> <td></td> <td></td> <td></td> <td>842.36</td> </tr> <tr> <td>STATE</td> <td></td> <td>2,000</td> <td>206,160</td> <td>.000000</td> <td>.00</td> </tr> <tr> <td colspan="5">Total Estimated Tax</td> <td>5,965.85</td> </tr> </tbody> </table>						Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax	FULTON OPER		30,000	176,160	.008870	1,562.54	FULTON BONDS			206,160	.000200	41.23	FUL SCHOOL OPER		2,000	204,160	.017240	3,519.72	Total County Tax					5,123.49	JOHNS CREEK		15,000	191,160	.003986	761.96	JOHNS CREEK BONDS			206,160	.000390	80.40	Total City Tax					842.36	STATE		2,000	206,160	.000000	.00	Total Estimated Tax					5,965.85
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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.