



FULTON
COUNTY

BOARD OF ASSESSORS

"We build on a foundation of VALUE, SERVICE and TRUST"



2023 ANNUAL REPORT

The Board of Assessors (BOA) takes a great amount of pride in sharing its 2023 Annual Report of Fulton County, which constitutes the annual state of the office. Through its highly competent and trained staff, the BOA is charged with determining the fair and equitable value of all real and tangible personal property within the county. Please consider this document as a reference guide that displays the importance and significance of the services our office provides and its impact on the communities where we work and call home. We acknowledge our responsibility to develop and maintain a high level of customer service to the community and work tirelessly to do the things necessary to foster an extraordinary working relationship with the community.

Fulton County can boast a uniqueness in the sense that the number of diverse communities, industries, and growth influences its character and presence. From the rural areas on the furthest north and south sides of the County to the areas impacted by gentrification, intown work/live communities, and the suburban areas, these diverse residential communities have shaped the living experience in Fulton County. The continued growth in the movie industries, the re-emergence of the hospitality industry supported by a strong presence in sports and entertainment, the increased need for housing units made way for apartments and the addition of leasable square footage in industrial warehousing has all contributed from a Commercial/Industrial standpoint.

As we continue to navigate the challenges of the “post-pandemic” era, the processes utilized by our office are continually validated to ensure a feeling that doing business with the BOA is a pleasure and not a chore. You will find enhancements to our website to be beneficial. A couple of features of note are that of the enhanced Property Search tool and the Comparison Search tool which is designed to assist taxpayers with identifying comparable properties and prepare them for their appeal, should they choose. While our online services significantly maximize convenience, our office is still available to the public should they require in-person assistance.

While the market continues to be influenced by unpredictable factors, new construction appears to be consistent as a significant contributor to the growth in the digest. It is important to make it abundantly clear that Appraisal staff does not predict the market; however, they do record the actions of the market as of January 1 of a given tax year based on the prior year’s market information.

The BOA looks forward to the opportunity to respond to any questions, concerns, or suggestions.

Mission Statement:

The Fulton County Board of Assessors provides exceptional customer service while delivering timely, accurate, and equitable property assessments in compliance with Georgia law and Department of Revenue guidelines. We are committed to maintaining the trust and confidence of our customers by upholding the highest standards of professionalism and dedication to serving their needs.

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Mission: To promote integrity and professionalism in assessment administration through education, leadership, and cooperation.



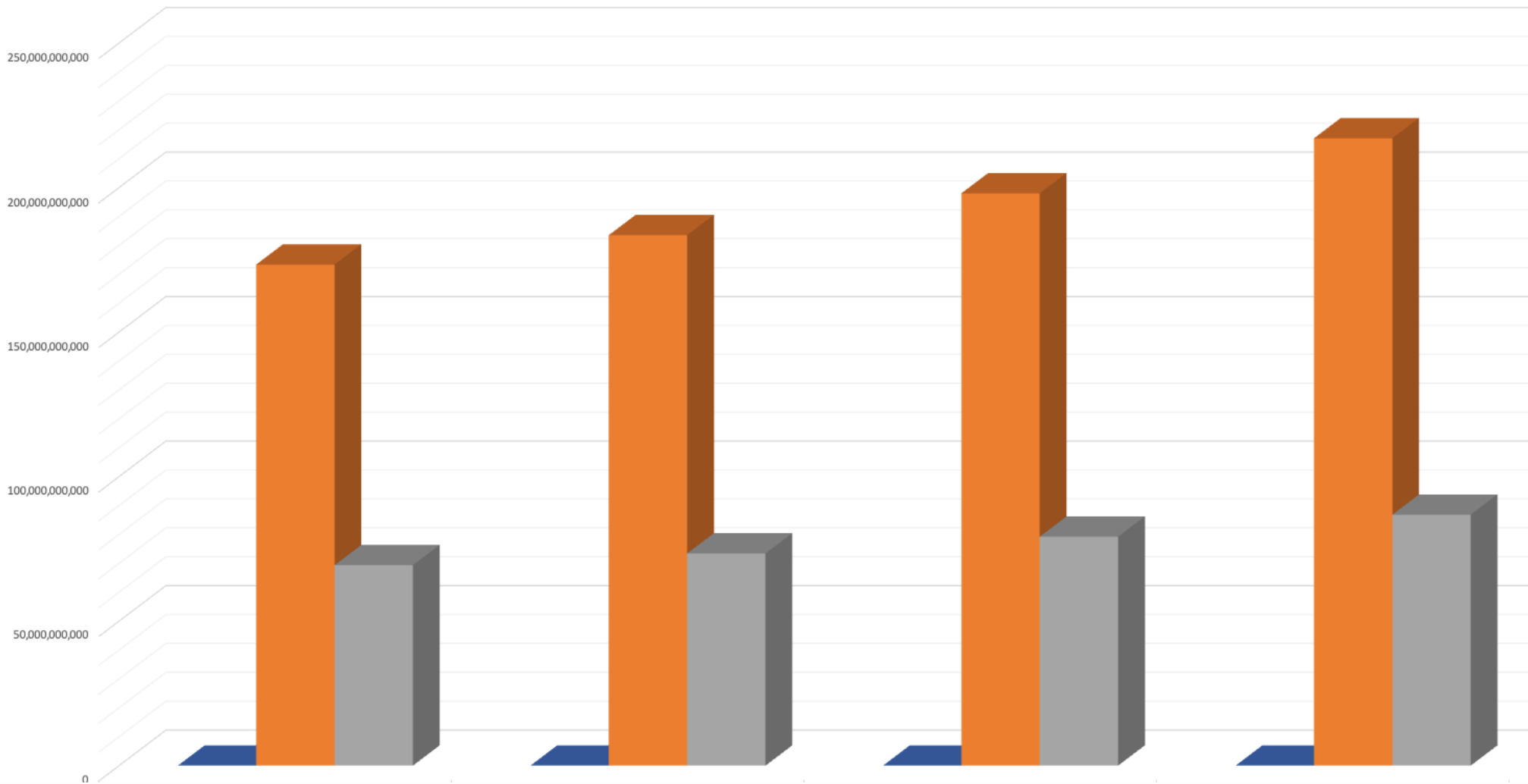
IAAO serves property assessment professionals from government jurisdictions and agencies as well as various business and academic communities.

2023 FULTON COUNTY MARKET VALUE

Tax Roll Year	2020	2021	2022	2023
Parcel Count	356,743	359,314	361,994	364,870
Personal Property Accounts	27,730	28,029	28,352	27,922
Market Value (B)	\$173.3	\$183.5	\$198	\$217
Assessed Value (B)	\$69.3	\$73.4	\$79.2	\$86.8

Market Value and Assessed Value are expressed in billions (B).

MARKET VALUE



	2020	2021	2022	2023
■ PARCEL COUNT	356,743	359,314	361,994	364,870
■ MARKET VALUE (Billions)	\$173.3	\$183.5	\$198	\$217
■ ASSESSED VALUE (Billions)	\$69.3	\$73.4	\$79.2	\$86.8

*Some Data Reported May Be Subject To Change

2023 FULTON COUNTY MARKET VALUE BY TAX DISTRICT

ALPHARETTA \$17.3 BILLION

ATLANTA \$106 BILLION

CHATTAHOOCHEE HILLS \$792.8 MILLION

COLLEGE PARK \$1.9 BILLION

EAST POINT \$3.9 BILLION

FAIRBURN \$3 BILLION

FULTON INDUSTRIAL DISTRICT \$1.3 BILLION

HAPEVILLE \$1.1 BILLION

JOHNS CREEK \$14.3 BILLION

MILTON \$8.9 BILLION

MOUNTAIN PARK \$77.1 MILLION

PALMETTO \$689.4 MILLION

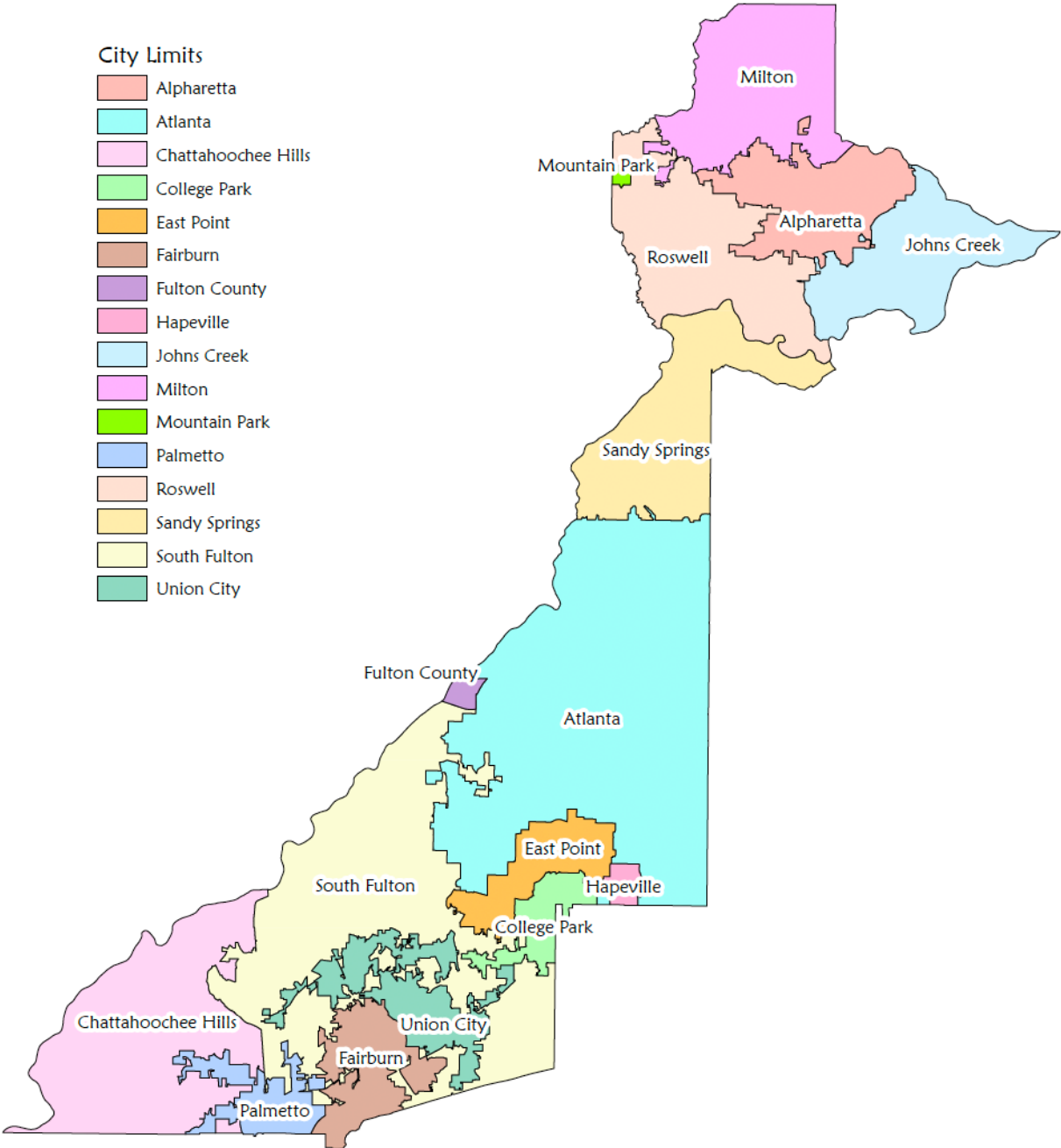
ROSWELL \$15.5 BILLION

SANDY SPRINGS \$25.7 BILLION

SOUTH FULTON \$12.9 BILLION

UNION CITY \$3.5 BILLION

Fulton County Tax Districts and City Limits



RESIDENTIAL DIVISION

The Residential Division had an active market for the tax year 2023. Staff processed a sizeable number of sales, permitted activity, and land dimension changes over 500 splits and consolidations. They processed an estimated 14,000 permits and added almost 3,000 new homes and incomplete construction to the digest. They also reviewed about 40,000 sales and confirmed property characteristics for over 15,000 parcels.

This year has been considered a seller's market. We experienced a significant increase in residential sales activity in most areas of the county. Additionally, most of our new construction was primarily in the North and South regions of the county. This was due to the abundance of available undeveloped large-acre tracts in these areas. Both regions had the bulk of the land packages processed, in most cases subdividing parcel(s) into 50 or more residential lots.

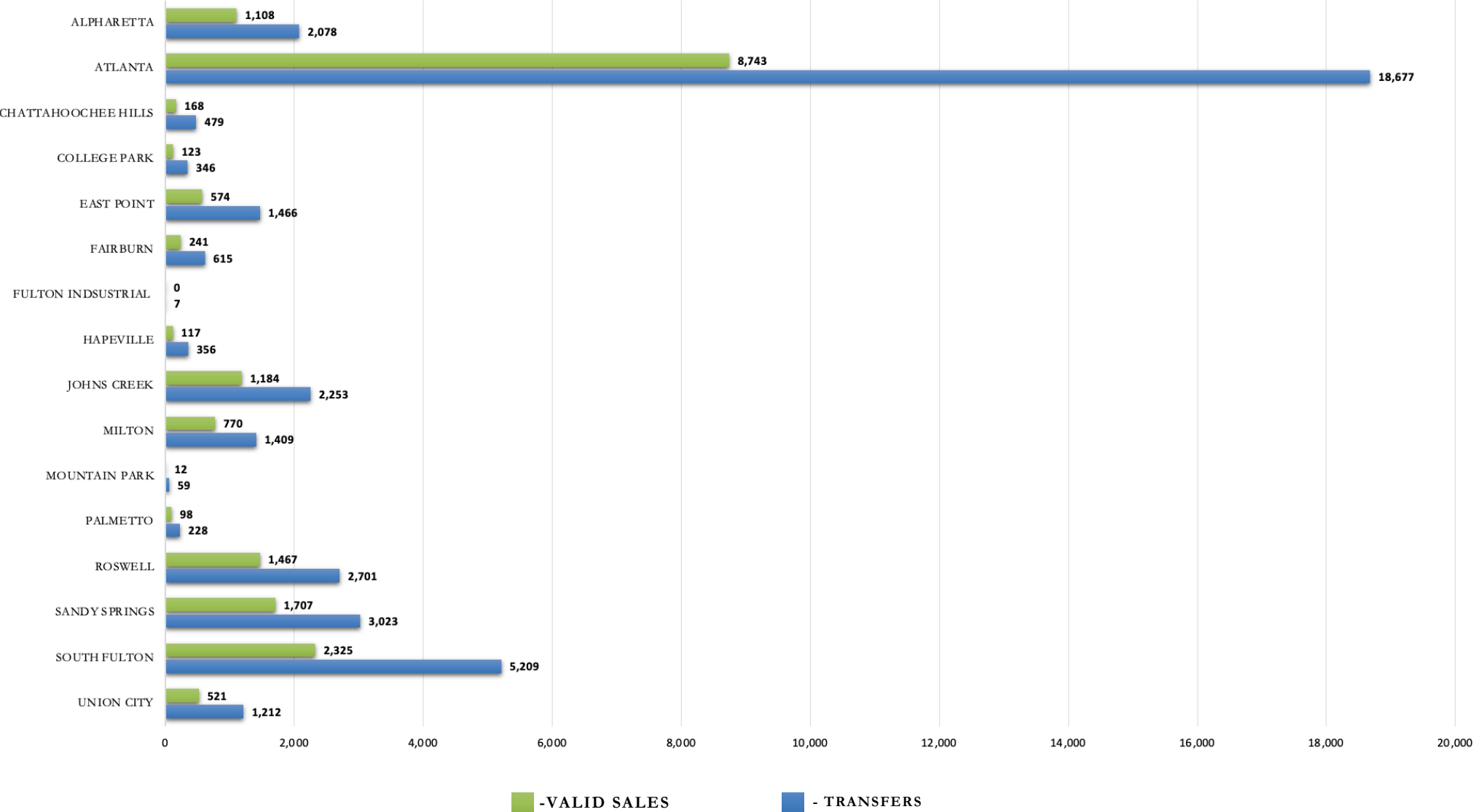
For 2023, we had parcels with permitted activity identified as demos, additions, maintenance, and pools. The primary focus for maintenance and addition permits was in the 14th/17th tax districts (City of Atlanta). Property owners tend to make interior/exterior updates/renovations to their homes in these areas. There is less available land for building new construction. Therefore, demos and rebuilds are at a higher rate in these areas. (i.e., Mini Mansion, etc.).

Based on our sales analysis, many residential neighborhoods were subject to be adjusted to the market. After we reviewed the property characteristics of the homes, we identified almost 1,600 neighborhoods out of a total of about 3,400 residential neighborhoods that required market adjustments.

Overall, the Residential Division 2023 assessment notices for Fulton County reflect fair market value based on valid sales, detailed market analysis, market conditions and trends.

RESIDENTIAL DIVISION

RESIDENTIAL TRANSFERS

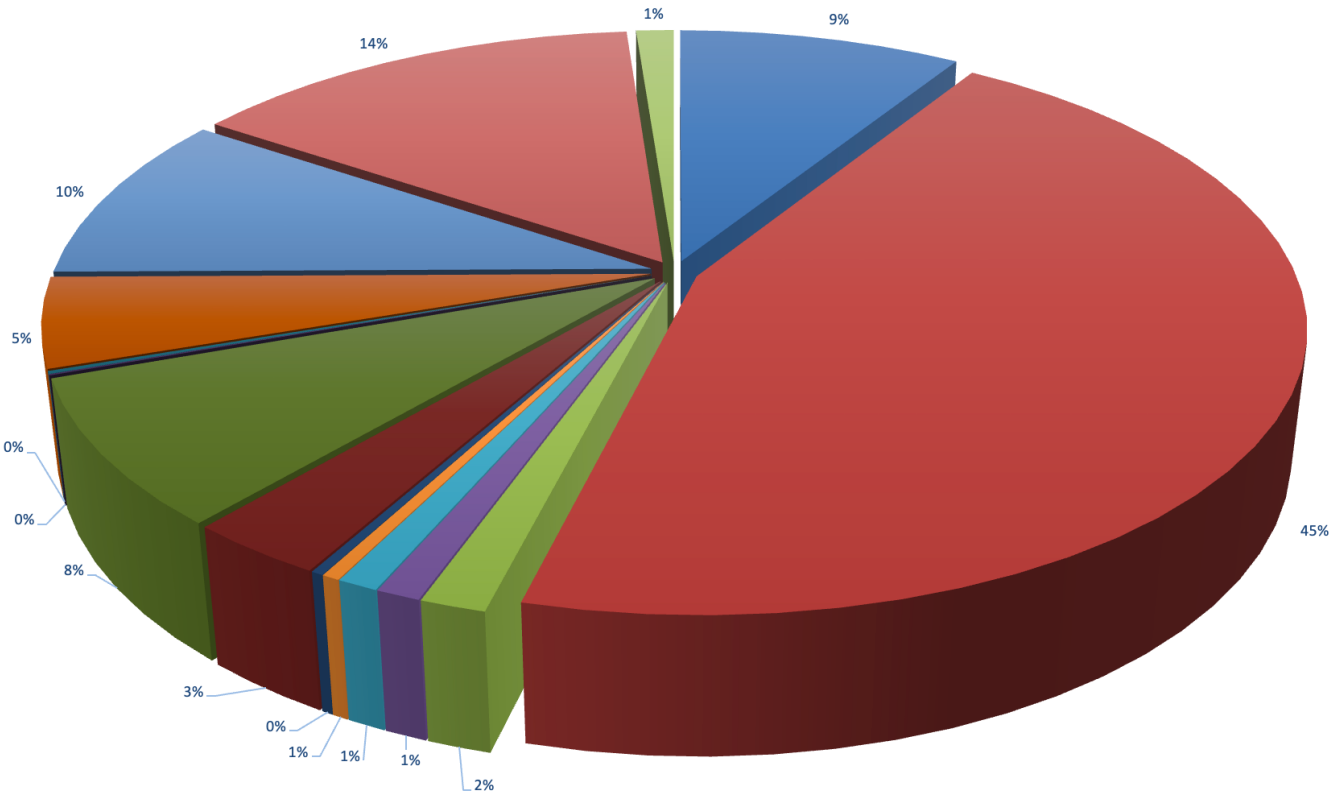


*Some Data Reported May Be Subject To Change

RESIDENTIAL DIVISION

RESIDENTIAL NEW CONSTRUCTION

■ ALPHARETTA	\$149,835,900.00
■ ATLANTA	\$751,025,700.00
■ CHATTAHOOCHEE HILLS	\$24,987,300.00
■ COLLEGE PARK	\$16,887,600.00
■ EAST POINT	\$15,539,600.00
■ FAIRBURN	\$6,736,800.00
■ HAPEVILLE	\$4,694,400.00
■ JOHNS CREEK	\$52,784,600.00
■ MILTON	\$137,499,600.00
■ MOUNTAIN PARK	\$1,171,300.00
■ PALMETTO	\$2,780,900.00
■ ROSWELL	\$84,784,900.00
■ SANDY SPRINGS	\$159,712,300.00
■ SOUTH FULTON	\$240,329,900.00
■ UNION CITY	\$19,932,800.00

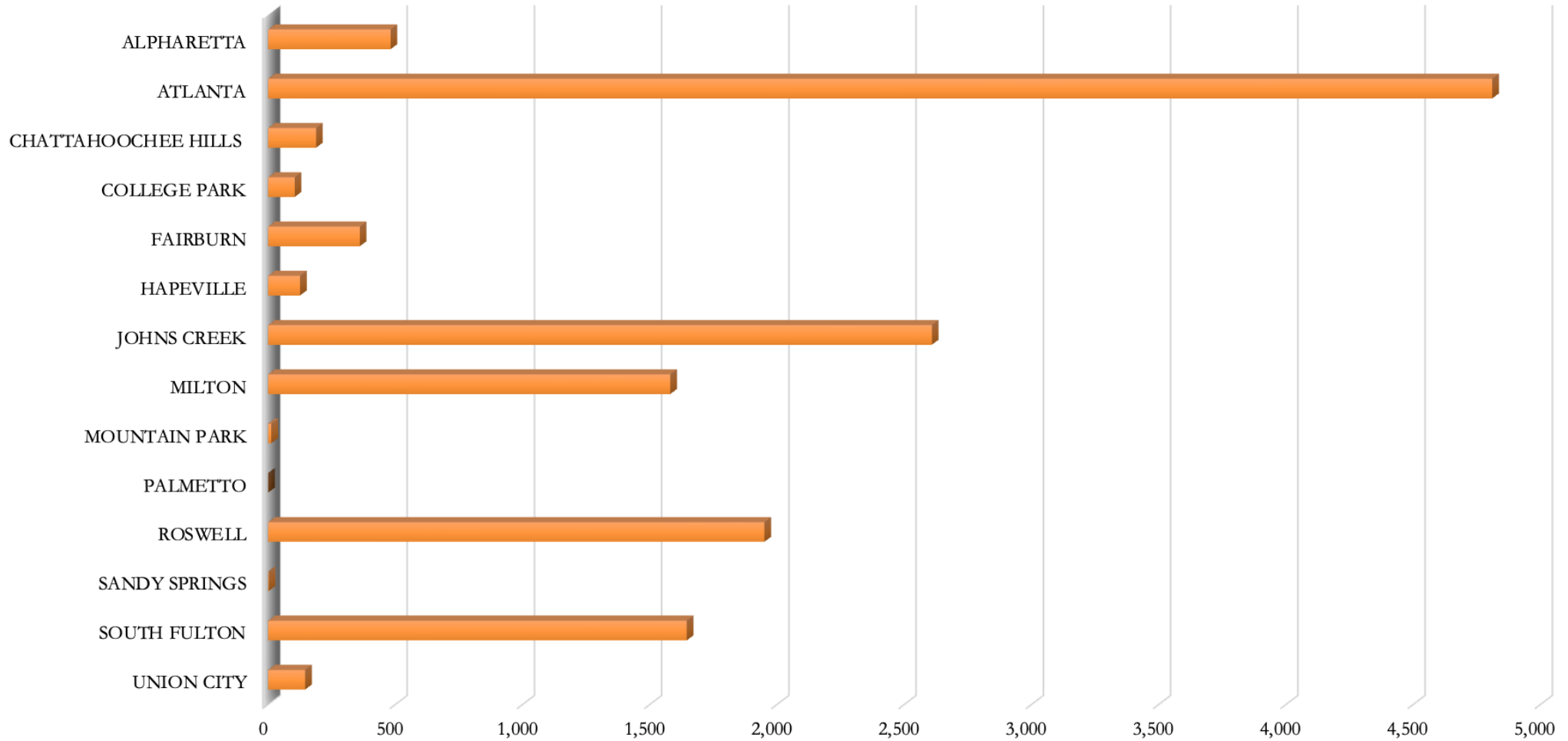


333,218 RESIDENTIAL PARCELS

RESIDENTIAL DIVISION

RESIDENTIAL PERMITS

■ PERMITS RESIDENTIAL



COMMERCIAL/ INDUSTRIAL DIVISION

The Commercial/Industrial Division received about 5,000 sales for tax year 2023. The sale activity was concentrated in South Fulton where there is adequate vacant land for new development for industrial warehouses. There were almost 12,000 permits that were field inspected by the commercial appraisal team. The new and incomplete construction permits resulted in an added \$3.7 billion in growth to the 2023 digest. The commercial team listed almost 200 new construction parcels and about 150 parcels coded as incomplete construction.

The Fulton County submarkets that represented the bulk of new construction/incomplete construction are South Fulton with industrial, manufacturing, and cold/dry storage warehouses; Midtown with new hospitality, offices, and apartments; and North Fulton with new hospitality venues, offices, and retail. Some of the more notable new construction projects for 2023 are Invesco, One Phipps Plaza Office, the Hyatt Centric Hotel, Kimpton Shane Hotel, Broadstone Upper Westside Apartments, Nobu Hotel, Ascent Peachtree Apartments, Novel Apartments in Buckhead/Midtown, and DP World Logistics Warehouse in South Fulton. As a result, there is high demand for warehouses, multi-family, and affordable housing.

Existing Development Authority parcels by municipalities are Atlanta with 41, Sandy Springs with 15, Alpharetta with 29, East Point with one, and Union City with two. There are currently 254 projects included in the Development Authority program. New Development Authority projects by municipalities for tax year 2023 are Fulton with 31, Atlanta with 18, Alpharetta with eight, East Point with two, and Union City with two for a total of 61. As of tax year 2023, Fulton County has a total of 315 Development Authority parcels in the program.

Staff received and processed a total of 11 new Brownfield applications for tax year 2023, which represents a total of 77 Brownfield parcels. With the increase in the demand for affordable housing, we have received and processed a total of five new Low-Income Housing Tax Credit applications, which provides a total of 137 Low-Income Housing Projects. With the continued demand and trends to make affordable housing more available nationwide this has impacted Fulton County real estate developers in how to repurpose non-performing office buildings for future affordable housing communities. On the other hand, the growth and demand for housing has significant effects on escalating rental rate growth and new development of new multi-family housing throughout the county.

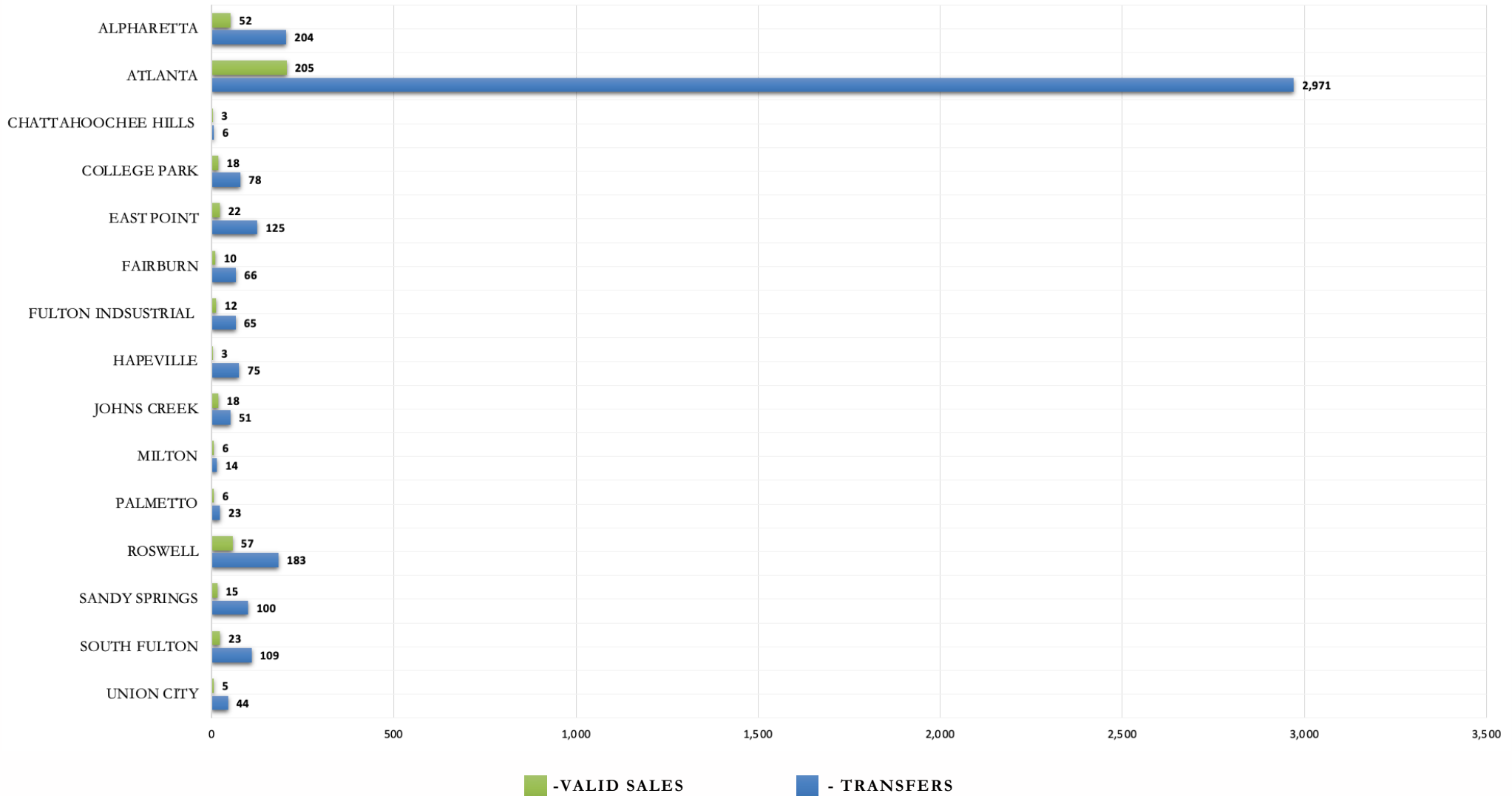
There has been an increase and continued national demand for more warehouse space to support import and e-commerce fulfillment centers. It has been noted that the trend in 2023 will extend into tax year 2024 for the demand of warehouse space in Fulton County. Staff received and processed almost 700 land packages which consist of land splits, consolidations, right-of-way, make taxable, dimension changes, and air right parcels.

As a result of an abundance of valid sales, the commercial division reviewed sales which resulted in market adjustments to five property types that includes about 85 land use codes. They include offices, industrial, hospitality, multi-family apartment, and retail. Due to market research and data analysis, staff adjusted market rental rates, expenses, and capitalization rates.

Overall, the 2023 notice of assessments for Fulton County taxpayers reflects Fair Market value based on sales, market analysis, market conditions, and industry trends.

COMMERCIAL/ INDUSTRIAL DIVISION

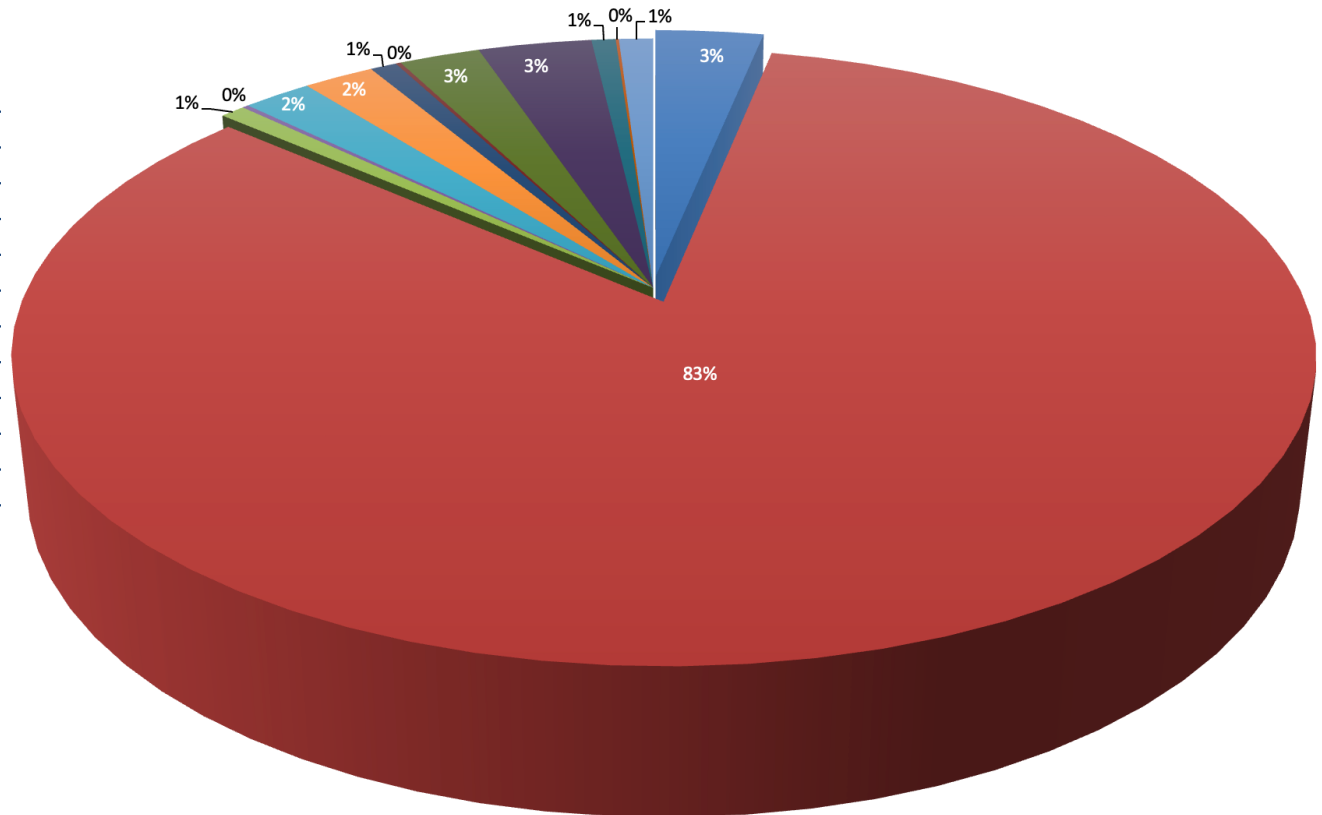
COMMERCIAL/ INDUSTRIAL TRANSFERS



COMMERCIAL/ INDUSTRIAL DIVISION

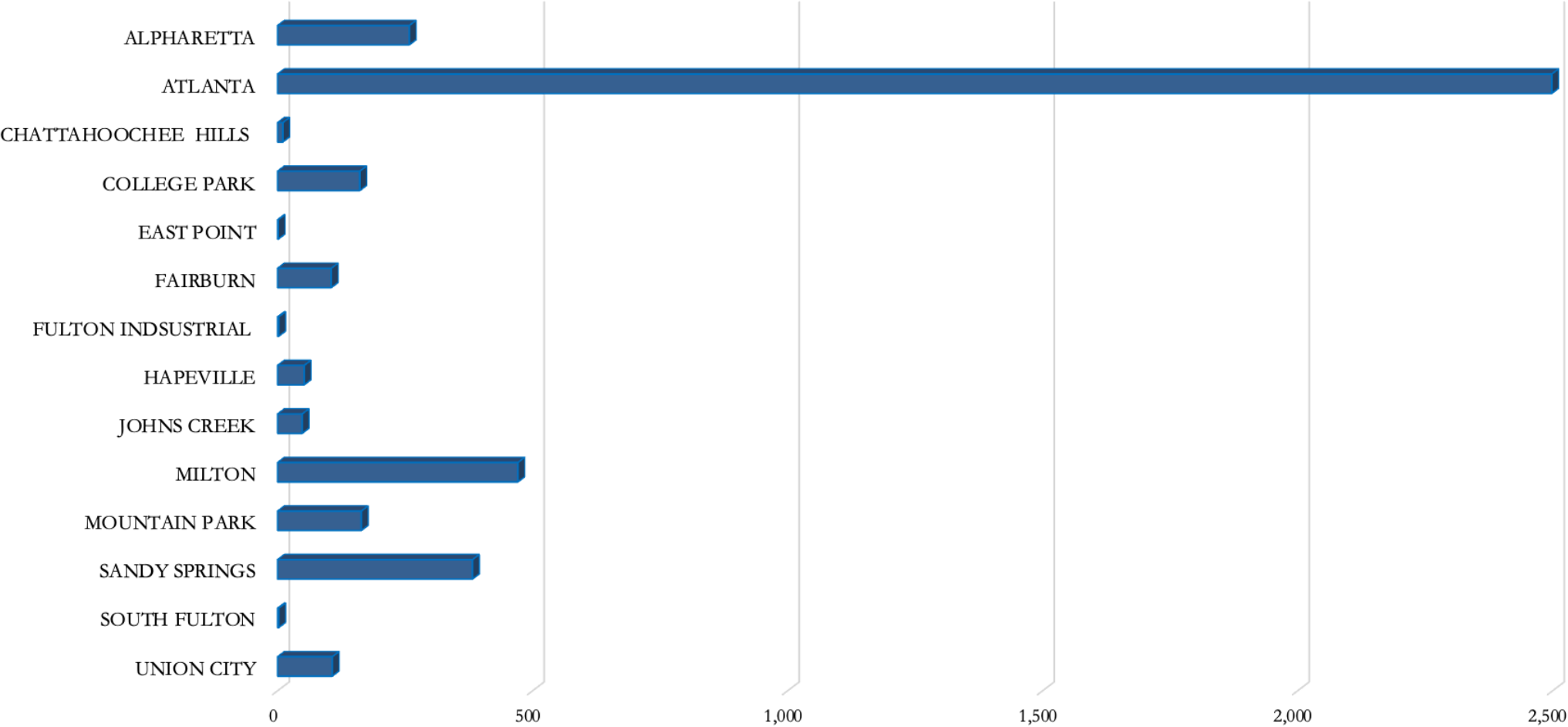
COMMERCIAL/ INDUSTRIAL NEW CONSTRUCTION

ALPHARETTA	\$119,650,000.00
ATLANTA	\$3,087,303,100.00
COLLEGE PARK	\$27,821,100.00
EAST POINT	\$6,910,700.00
FAIRBURN	\$76,158,400.00
FULTON INDUSTRIAL DISTRICT	\$78,222,600.00
JOHNS CREEK	\$29,276,600.00
MILTON	\$5,592,200.00
PALMETTO	\$89,544,600.00
ROSWELL	\$125,212,200.00
SANDY SPRINGS	\$26,644,600.00
SOUTH FULTON	\$3,445,100.00
UNION CITY	\$37,723,700.00



COMMERCIAL/ INDUSTRIAL DIVISION

COMMERCIAL PERMITS



*Some Data Reported May Be Subject To Change

PERSONAL PROPERTY DIVISION

The Personal Property Division received approximately 16,000 returns for 2023. This is 1,100 more than the returns received in the previous year. There were 435 Freeport applications processed at the time notices were mailed, compared to 473 last year. The total Freeport applications received were 557.

The Personal Property digest increased overall by 13% from tax year 2022 to tax year 2023, compared to 9% from 2021 to 2022. This was largely due to increased inventory and equipment of manufacturing companies.

While the number of boats stayed relatively the same, the number of aircraft increased by 14% due to enhanced discovery efforts. This resulted in a \$330 million increase in value.

The field review project for 2023 focused on malls and shopping centers. This resulted in the discovery of 103 businesses not on the digest, with an estimated total value of \$19.5 million.

There were 47 vehicle appeals received and processed as of mid-year 2023, compared to 37 in 2022.

2023 PERSONAL PROPERTY

27,084



BUSINESSES

91



AIRCRAFT

312



BOATS

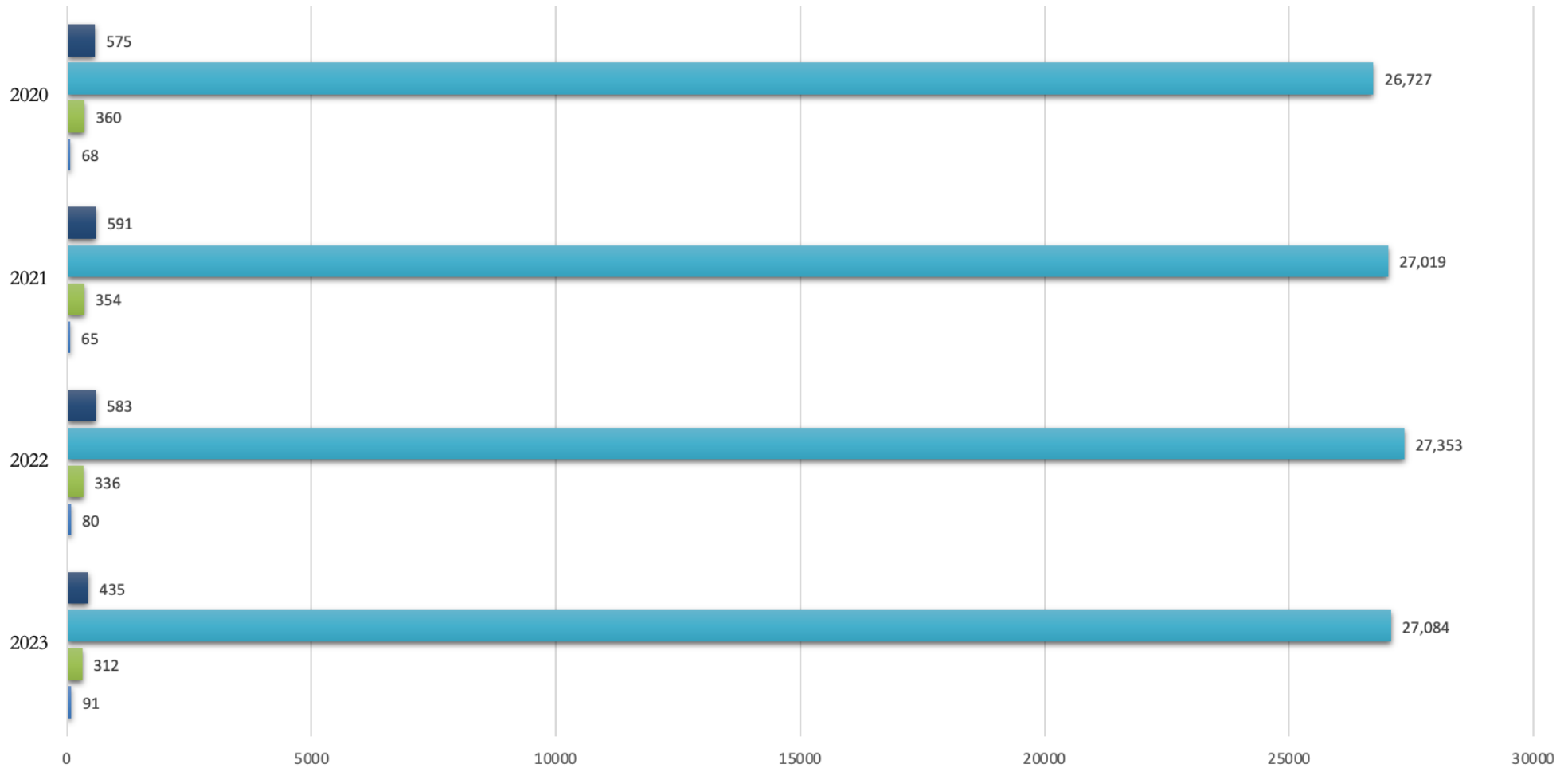
435



FREEPORT

PERSONAL PROPERTY DIVISION

ACCOUNTS



	2023	2022	2021	2020
■ Freeports	435	583	591	575
■ Business	27,084	27,353	27,019	26,727
■ Boat	312	336	354	360
■ Aircraft	91	80	65	68

*Some Data Reported May Be Subject To Change

FAIR MARKET VALUE

	2020	2021	2022	2023
BUSINESS (B)	\$34.5	\$34.4	\$36.1	\$36.6
AIRCRAFT (B)	\$1.3	\$1.5	\$1.9	\$2.3
BOATS (M)	\$4	\$3.9	\$4.1	\$4
FREEPORT (B)	\$12	\$13.9	\$15.7	\$21.7
TOTAL (B)	\$47.8	\$49.8	\$53.7	\$60.6

SUPPORT SERVICES DIVISION

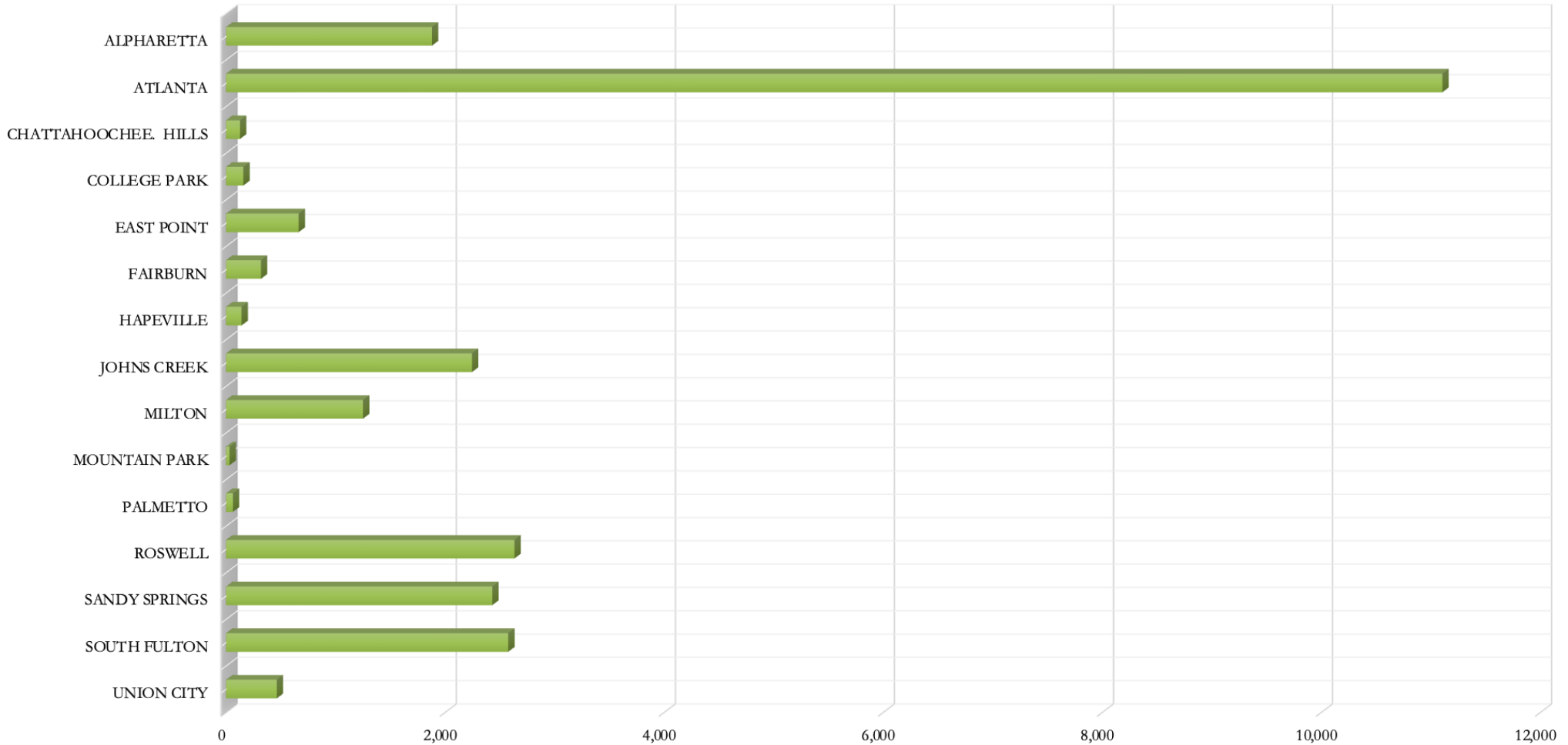
Our Field Book Division is responsible for processing deeds transfers for each tax year to reflect real estate data including property ownership and the legal description of the property so transferred. For 2023, our Field Book staff processed 44,000 deeds compared to approximately 48,000 deed transfers in the preceding tax year. This still accounts for the most deed transfers for a county in the state of Georgia.

In conjunction with our Field Book Division, our GIS Division provides mapping and data services for the Tax Assessor's Office that is utilized to analyze and display the current year configuration of parcels in the county. Staff is responsible for updating and maintaining a variety of data layers, develops and maintains the county's spatial databases, and provides mapping and data services to local government departments throughout Fulton County. They process the various splits, dimension changes, and combinations of properties through land packages along with processing right-of-way deeds and other parcel changes. Our GIS Division processed 1,020 land packages that consisted of over 4,600 parcels for the current tax year.

Our Homestead Division is responsible for processing homestead applications for those property owners in Fulton County who own and occupy their property on January 1 of the current tax year. Homestead exemptions serve to effectively reduce the tax burden on property owners whose primary residence is located in Fulton County. Our office received approximately 22,000 homestead applications for tax year 2023. This includes basic homestead exemption filings along with applications for senior, income, disability, veteran, and various other special homestead exemptions for which Fulton County residents might qualify. Sixty-five percent of those filings were submitted using our online portal. The remaining applications were primarily filed manually at one of our six locations throughout the county.

SUPPORT SERVICES DIVISION

HOMESTEAD FILINGS





**DID YOU
KNOW?**



WHAT ARE THE DUTIES OF THE BOARD OF ASSESSORS?

- Appraise all real and personal property
- Process exemption applications
- Maintain records of property ownership
- Maintain property tax maps
- Prepare real and personal property tax digest annually
- Process property appeals

WHAT ARE THE DUTIES OF THE TAX COMMISSIONER?

- Calculate and print tax bills
- Collect taxes
- Distribute revenues to the County, School Boards, and Municipalities
- Process motor vehicle tag applications & renewals

IS THE ASSESSMENT NOTICE I RECEIVED THE SAME THING AS MY PROPERTY TAX BILL?

No. The assessment notice is not a bill. Although Georgia law requires that the assessment notice give an estimated tax amount, its primary purpose is to advise of your property's appraised value as established by the Board of Assessors. Do not send payments until you receive a tax bill from the Tax Commissioner.

WHO SETS THE MILLAGE RATES (TAX RATES)?

The Board of Commissioners, Atlanta & Fulton County School Boards, and city governing authorities set the millage rates.

WHEN DO I APPLY FOR HOMESTEAD EXEMPTION OR ANY OTHER EXEMPTION?

You can apply for homestead exemption year-round. However, you must apply by April 1st for the exemption to be effective for the current year. Applications received after April 1st will be processed for the following year.

WHAT IS A HOMESTEAD EXEMPTION?

An exemption approved by the Georgia voters that exempts from taxation a specified amount of assessed value of your owner-occupied dwelling.



WHO QUALIFIES FOR HOMESTEAD EXEMPTION?

If you are the owner and reside at the property on January 1st, you qualify for Homestead Exemption that year. The property must be your primary residence.

IF I OWN MORE THAN ONE PROPERTY, CAN I GET A HOMESTEAD EXEMPTION ON MORE THAN ONE PROPERTY?

No. It is illegal to have more than one Homestead Exemption in this state or any other state. You can only receive an exemption on the home you consider your primary residence.

WHEN IS THE LAST DAY TO FILE A RETURN (REAL PROPERTY, BUSINESS PERSONAL PROPERTY, MARINE & AIRCRAFT)?

Returns must be filed on or before April 1 each year. Returns filed on April 1, must be postmarked by April 1st to be considered timely. Pitney Bowes or other metered mail date stamps will not suffice.



DO I HAVE TO APPLY FOR HOMESTEAD EXEMPTION EVERY YEAR?

No. Once granted Homestead exemption, you do not have to reapply again unless there is an ownership change on the deed to the property or if you move to a different location that you claim as your primary residence.

If you reach an age where you may qualify for senior exemptions, you must file for those exemptions, as they are not applied automatically.

You must also apply for disability and other special exemptions.

WHAT IS FREEPORT EXEMPTION?

Freeport exemption is an exemption on inventory of Georgia manufacturers, wholesalers and distributors. The exemption must be applied annually by April 1 www.fultonassessor.org on the Forms and Documents page to receive maximum exemption. Applications are also accepted until June 1st but with reduced exemption granted. Forms are available here.



WHO DETERMINES THE VALUE OF MY PROPERTY FOR TAX PURPOSES?

The Fulton County Board of Assessor's (BOA) appraisal staff determines and makes recommendations to the BOA. The Board of Assessors approves the values.

HOW DOES THE ASSESSOR'S OFFICE DETERMINE THE VALUE OF MY HOUSE?

The appraisal staff gathers and verifies property characteristics such as age of the home, square footage, bed and bath count, exterior covering, and type/quality of construction. The staff then utilizes the three approaches to value, cost, market and income to determine a value.



HOW IS FAIR MARKET VALUE DEFINED?

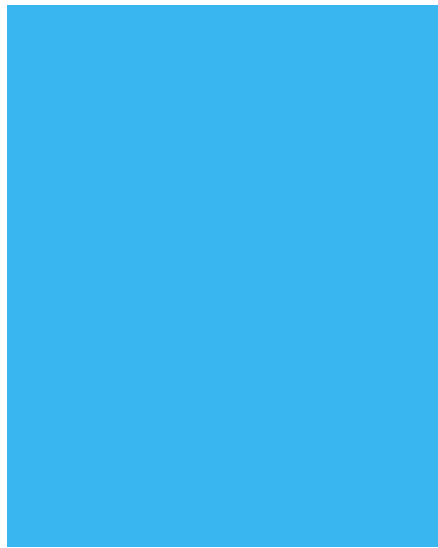
Fair market or appraised value is the amount a willing seller would sell and a willing buyer would purchase a property in an arm's length bona fide transaction.

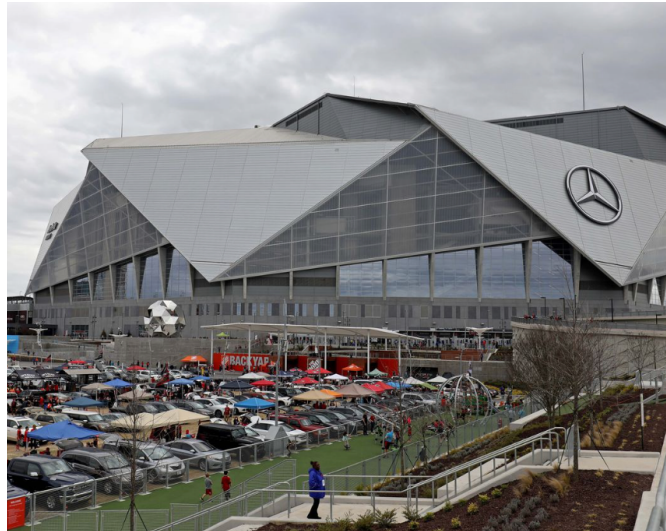
WHAT IS THE ASSESSED VALUE OF A PROPERTY?

Assessed value is 40% of the fair market value.

I DISAGREE WITH MY APPRAISED VALUE. CAN I APPEAL?

Appeals can only be filed in response to an Annual Assessment Notice. When you receive your Notice you will have 45 days from the Notice Date displayed on the form to file your appeal.





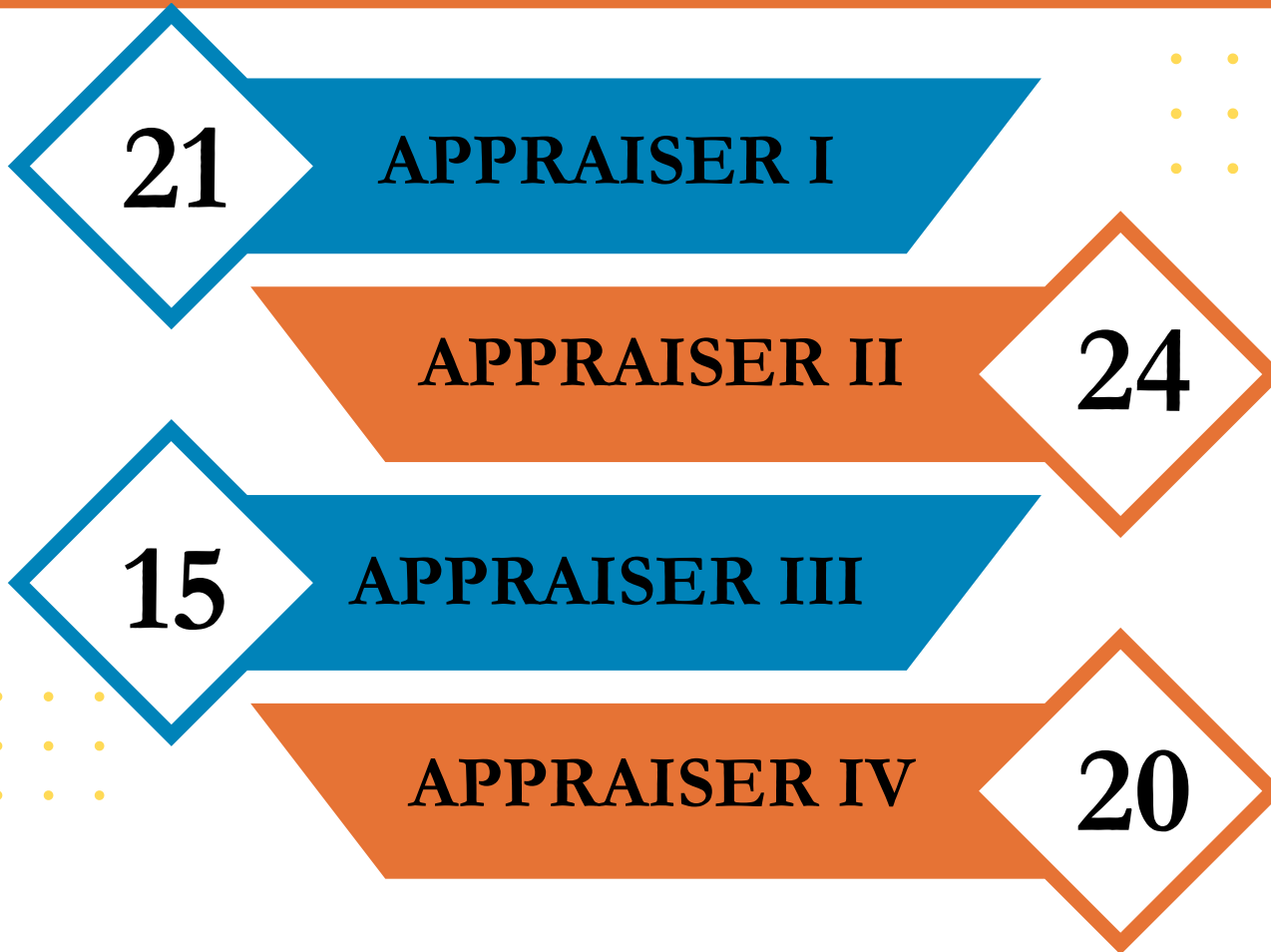
APPRAISAL EXCELLENCE

The Georgia Department of Revenue is required to instruct, operate, and administer courses of instruction to provide for the training and continuing education of county tax officials.

The Georgia Certification Program Objectives are:

- To encourage the recognition of assessment administration in local government as a profession established upon an identifiable body of knowledge and to offer courses of study through which such knowledge may be acquired;
- To foster and maintain high educational and ethical standards in the practice of assessment administration;
- To assist the local assessors and staff by establishing a program that builds professionalism; and
- To provide recognition for assessors, appraisers, and staff.

APPRAISAL EXCELLENCE

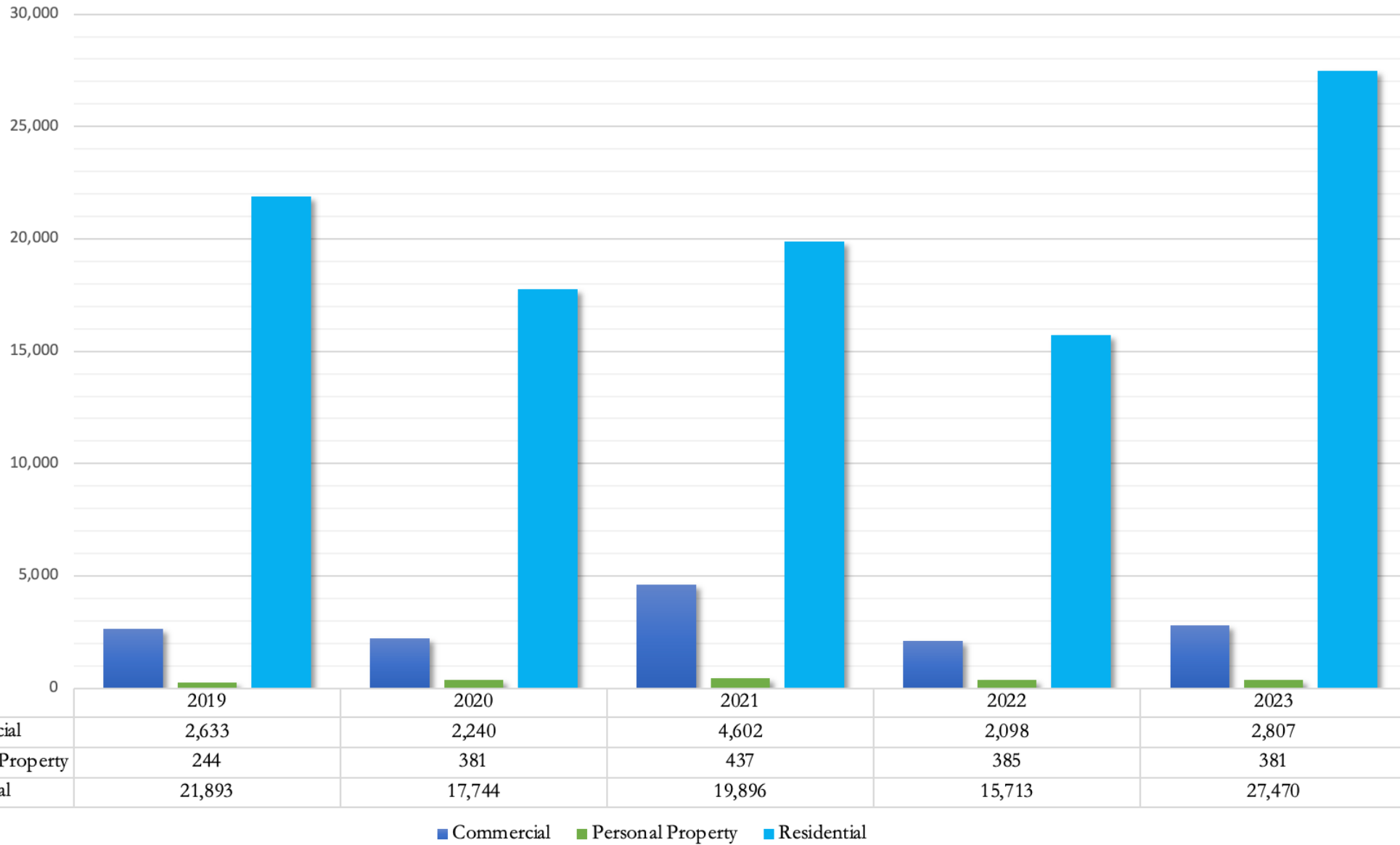


92 Appraisal Staff & Divisional Leadership

1,042 Years of Staff Experience



APPEALS COMPARISON



*Some Data Reported May Be Subject To Change



LEGISLATION

HB270

A BILL to be entitled an Act to provide a homestead exemption from City of College Park ad valorem taxes for municipal purposes for the full amount of the assessed value of the homestead for residents of that city who are disabled or who are 65 years of age or older and whose income, together with the income of the spouse who also occupies and resides at such homestead, does not exceed the maximum amount which may be received by an individual and an individual's spouse at full retirement age under the federal Social Security Act for the immediately preceding year; to repeal conflicting laws; and for other purposes.

<https://www.legis.ga.gov/legislation/64072>

PUBLIC INFORMATION

AVAILABLE FILINGS:

- Homestead & Special Exemptions
- Real Property Returns (Jan. 1 – April 1)
- Business Personal Property, Aircraft & Marine Returns (Jan 1 – April 1)
- Real and Business Personal Property Appeals
- Change of Mailing Address (Real Property Only)

ENHANCED FEATURES:

We are pleased to provide an enhanced property search tool on our website!

The search tool is easier to navigate and will improve the user experience. Also available is a comparable search module which allows the selection of various property characteristics to compare similar types of properties. Once the selection criteria are entered, a report is generated that includes a data summary of each property and a map displaying the parcels.

ONSITE PAPERLESS FILING:

Onsite paperless filing is now available for your convenience at all our homestead locations. Taxpayers simply provide the information necessary to qualify for an exemption without the need to fill out a paper application.

As a courtesy, required documentation necessary for filing is immediately scanned into our system and returned to the taxpayer. For a Basic Exemption, this includes a valid Georgia Driver's License or Georgia Identification card as well as the registration for vehicles owned by and registered in the name of the property owner and spouse.

For those filing for senior and other special exemptions, additional documentation may be required. This includes such items as State and Federal Tax returns or, if you do not file income tax, a Social Security Award letter. These items are scanned in and immediately returned also.

Before leaving, you will review a printed receipt with all your pertinent information included and sign verifying that your information is correct. Staff will scan the receipt into our system and return the signed receipt to you for your records. The signed receipt includes the oath that all information provided by the taxpayer is correct.

ELECTRONIC ANNUAL NOTICE OF ASSESSMENT FOR TAX YEAR 2024

You now have the ability to receive your Annual Notice of Assessment electronically. To opt in, click the Access E-Notice Portal link and create an account. You will need the Registration ID printed on the 2023 Annual Notice of Assessment.

If you have opted to receive your Annual Notice of Assessment electronically, you will be notified by mail once it is made available. If you have difficulty retrieving your notice at that time, please send an email to edocs@southdata.com. A representative will respond during normal business hours.



Locations:



Peachtree Center (Administrative Office)
235 Peachtree Street, NE, Suite 1400
Atlanta, Georgia 30303



Fulton County Government Center
141 Pryor Street, Suite 1018
Atlanta, Georgia 30303



Fulton County Customer Service Center
11575 Maxwell Road, Suite 102
Alpharetta, Georgia 30009



Greenbriar Mall
2841 Greenbriar Parkway, Suite 124
Atlanta, Georgia 30331



North Fulton Service Center
7741 Roswell Road, NE, Suite 210
Sandy Springs, Georgia 30350



South Fulton Service Center
5600 Stonewall Tell Road, Suite 224
Atlanta, Georgia 30349

BOARD MEMBERS:

Edward London - Chairman

Pamela Smith - Vice-Chair

Michael Fitzgerald

Melinda Kaplan

Lee Morris

**Roderick Conley, AAS, RES, GCA
Chief Appraiser**



SCAN ME

Contact Us

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-  404-612-6440
-  www.fultonassessor.org