



Understanding Your Fulton County Property Assessment

Your home is an important investment. Property assessments reflect your home's value and affect your property taxes. We want to help you better understand the property assessment process and your rights and responsibilities.

PROPERTY ASSESSMENT BASICS

1. Every Fulton County property is assessed every year, and must be within 10% of Fair Market value, according to Georgia law.
2. In establishing a property's value, Tax Assessors consider many characteristics including:
 - Size of land lot & buildings
 - Age, materials & features
 - Location
 - Sales of comparable properties
3. In addition to viewing properties in the community, assessors review photos of properties, sales data, building permits and more.

IMPROVING THE ASSESSMENT PROCESS

We heard your feedback. Fulton County Government is investing in an improved property assessment process, including new technology, additional staff, and a process review. In the end, you will see:

1. A more timely & efficient process.
2. More accurate & transparent information to help you understand how your property was assessed.
3. A better customer experience.

FAIR MARKET VALUE – “the amount a knowledgeable buyer would pay for the property and a willing seller would accept for the property at an arm's length, bona fide sale.” (O.C.G.A. 48-5-2)

LOOK FOR NOTICE OF ASSESSMENT

1. You will receive a Notice of Assessment in the mail in May. It will also be online.
2. The Notice of Assessment is NOT a bill.
3. You may appeal your assessment within 45 Days if you do not believe it represents the fair market value of your home.



YOUR GROWING INVESTMENT

Thanks to a strong job market, quality schools and many amenities, Fulton County is a desirable place to live and work.

Property in Fulton County is becoming more valuable, and many property owners will see this reflected in their assessment.



REDUCE YOUR PROPERTY TAXES WITH HOMESTEAD EXEMPTIONS

If you live in a home you own, a homestead exemption can potentially reduce your city, county & school property taxes.

TO QUALIFY FOR HOMESTEAD EXEMPTION...

- The home must be your legal residence & your name must be on the deed.
- If you own multiple properties, you can only apply for the home in which you live.
- Rental & commercial properties are not eligible.
- Special exemptions are also available for people with disabilities & other special circumstances.

2018 HOMESTEAD EXEMPTION DEADLINE
Monday, April 2, 2018

SENIOR HOMESTEAD EXEMPTIONS

WERE YOU

AGE
62

AGE
65

AGE
70

AS OF JANUARY 1?

You may qualify for one or more Homestead Exemptions available for seniors. Most senior homestead exemptions have income limits. To apply and see what exemptions you may qualify for, bring the following documents to one of our locations:

- Drivers License or Georgia ID
- All vehicle registrations for you & spouse
- Most recent state & federal income tax returns and W-2 Forms

CONTACT THE TAX ASSESSORS' OFFICE CALL US AT 404-612-6440 OR VISIT ONE OF OUR FIVE LOCATIONS

Peachtree Center North Tower (Main Office)

235 Peachtree Street, NE
Suite 1400
Atlanta, GA 30303

Fulton County Government Center

141 Pryor Street, Suite 1018
Atlanta, GA 30303-3487

Fulton County Customer Service Center at Maxwell Road

11575 Maxwell Road
Alpharetta, GA 30009

North Fulton Service Center

7741 Roswell Road, N. E. – Suite 210
Atlanta, GA 30350

South Fulton Service Center

5600 Stonewall Tell Road, Suite 224
College Park, GA 30349

REVIEW YOUR PROPERTY ONLINE TODAY
www.fultonassessor.org