



Understanding Your Annual Property Assessment Notice

PT-306 (revised May 2018)

Douglas County Board of Assessors
 Physical Location: 6200 Fairburn Road
 ***** PLEASE SEND ALL MAIL TO:
 8700 Hospital Drive
 Douglasville GA 30134
 (770)920-7228

Official Tax Matter - 2021 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 6/25/2021

Last date to file a written appeal: 8/9/2021

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
www.celebratedouglascounty.com

The 45 day appeal period begins from the date of this notice. Appeals (in writing only) are accepted in person or by mail. This notice is not a bill!

Property Owner
 1234 Main St.

DOUGLASVILLE GA 30135

If appealing your property value, please select one of the three methods listed. An additional fee is required for Arbitration and County Hearing Officer.

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>.

At the time of filing your appeal you must select one of the following appeal methods:

- (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 Physical Location: 6200 Fairburn Road ***** PLEASE SEND ALL MAIL TO: 8700 Hospital Drive Douglasville, GA 30134 and which may be contacted by telephone at: (770) 920-7228. Your staff contacts are APPRAISER and APPRAISER.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Homestead Codes:
 S1-Regular
 L7- Senior (62+)
 L8-Senior (65+)
 L9-Senior (Income Limits)
 S5-Disabled Veteran
 LA-Disabled Veteran (62+)
 LV-Disabled Veteran (65+)
 LD-Disability

Georgia Law requires that property is valued at Fair Market Value (100% Appraised Value). The Assessed Value is 40% of the Fair Market Value.

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
57621	01234567890	1.00	01		None
Property Description HSE/ 1.00 Main St. Douglas County					
Property Address 1234 HOSPITAL DR					
Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		245,000	245,000	250,000	
40% Assessed Value		98,000	98,000	100,000	
Reasons for Assessment Notice					
HOMESTEAD EXEMPTION CHANGE; OWNERSHIP CHANGE; Annual Notice: No change in return/previous value;					

Georgia Law requires an estimate of taxes on this notice. The 2021 Millage rate has not yet been set. The estimate of taxes is based on the 2020 millage rate.

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's 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.

Taxing Authority	Other Exempt	Homestead Exempt	Not Taxable	Millage	Estimated Tax
COUNTY MAINTENA	0	0	100,000	10.213000	1,021.30
SCHOOL MAINTENA	0	0	100,000	19.700000	1,970.00
SCHOOL BONDS	0	0	100,000	1.200000	120.00
Total Estimated Tax					\$3111.30

Property Assessment Notice Glossary of Terms

Property Owner – This is the owner on record with the Douglas County Board of Assessors' Office as of January 1, 2021. If you purchased the property after January 1, it will be reflected on the 2022 notice of assessment.

Annual Assessment Notice Date – The date that 2021 notices were mailed and posted at www.celebratedouglascounty.com

Last Date to File a Written Appeal – From the date of issuance of your 2021 assessment notice, property owners have 45 days to file an appeal if you do not believe your appraised value represents fair market value. You may file an appeal in person or by mail.

Property ID Number – Your property's unique identification number. This number is also referred to as the parcel identification number.

Tax District – This refers to the city within Douglas County where your property is located.

Covenant Year – If you have been approved for your property to be in a designated covenant, the beginning year of the covenant will appear in this field.

Homestead – You will see a code in this box if a homestead exemption is in place for your property.

Property Description – This field describes the type of property (commercial, residential, etc.)

Property Address – This is the physical address to the property.

100% Appraised Value – Also known as fair market value. Fair market value is defined by GA law as “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)

40% Assessed Value – This value represents 40% of fair market value and is used for tax calculation purposes

Reasons for Assessment Notice – This is the reason(s) for the change in value for the property.

Taxing Authority – The city, county, and school system that levy property taxes for your specific property.

Other Exemptions – In addition to homestead exemption, some properties have other special exemptions.

Homestead Exemption – The amount of your various exemptions

Net Taxable Value – This represents the portion of your property's value that is subject to property taxes (after homestead and other exemptions are subtracted).

Previous Millage – The millage rate is a tax rate expressed as mills per dollar. For example, a rate of 10 mills per dollar equates to \$1 per \$100 or \$10 per \$1,000. Note that GA law required that the rate on your notice is the millage rate for the previous year. The current year's millage rates are not set until after assessment notices are issued.

Estimated Tax – Per GA law, the notice of assessment must include an estimate of tax. This reflects last year's millage rate. These rates are subject to change each year.