

Property Valuations Explained

Regarding New 2025 Homestead Exemption Laws

- Most Hall County Home and Property owners have been burdened by increasing property taxes over the years, with the most recent increases being substantially high. We live in an area that has been affected by extreme inflation, driving the cost/value of homes very high. This impacts your annual property tax burdens.
- GA. State legislators have recognized this burden to property owners who have a homestead exemption and have made some changes intended to soften the impact of the ever-increasing tax burden.
- The 2025 Tax Assessment Form that was sent to property owners who are currently receiving a homestead exemption will not reflect the 2023 appraisal value, but your tax burden will be based on your 2023 valuation, giving most homeowners a reduced amount of property tax for 2025 and subsequent years will see benefits outlined in the example.
- As you review your appraisal value for the last several years and the current year, decide if you agree with the appraisal value. If you believe it isn't accurate (within reason) you can follow the appeal process to have this reviewed. There is a growing movement of people encouraging others to use the appeals process as a weapon against the Tax Assessors Office. This is not a sound approach to resolving the problem. The appeals process should only be used to correct valuations and physical inaccuracies. The negative outcomes of using this process to simply bombard the office are many.
 - It will require the Tax Assessors office to add staffing at the taxpayers' expense
 - It will initiate an automatic State audit of the county at taxpayer expense
 - In many cases there would be a fine for each audit, again, at taxpayers' expense
 - The auditor would likely look wholistically at the state tax increases and could decide Hall needs to increase the tax burden on home/property owners.
- Because of these outcomes, I would encourage you to only use the appeals process after close consideration of your specific situation, as it is intended, and recognize there will be some softening of the taxes to help property owners with homestead exemptions in Hall county.

- The example below will show how some of these changes will affect some homeowners with homestead exemptions. I have also included a link to [qpublic](#) where you can see your appraisal rate for different years, there is a calculator to help understand your estimated tax burden in the upcoming years. By inputting the appraisal value, the calculator will show the property and school estimated portion of your tax burden (not including emergency services, fees...) and show how you may see a reduction in your overall tax burden in 2025.