



## BestLivingAtlanta® Special Bulletin - 2018 Property Tax Increases

[View this email in your browser](#)

If you own property in metro-Atlanta, you have recently received your 2018 Annual Notice of Assessment from your county tax assessor. For virtually all taxpayers, the news is not welcome as increases from 20-50% are not uncommon. Note that these are estimates and may change. We have been studying the issue and I would like to offer thoughts on some of the questions that you may have. I will qualify this by saying that I am neither a tax attorney, nor an accountant but I have had a chance to get the facts and opinions from some experts.

### **Why are property tax assessments dramatically higher?**

The short answer is that the values of our homes have risen substantially over the past few years. For a variety of reasons, annual assessments have not kept up with the higher market values. In 2017, Fulton County issued a moratorium that held assessments steady, even as the price of homes rose 5-15%. And since each county is a separate governing and taxing entity, the processes, resources and systems vary in capabilities - meaning Fulton, Dekalb, Cobb and Gwinnett are all different. Essentially, increases in 2018 are intended to catch up from prior years below-market assessments.

### **Is this a windfall for county governments?**

Municipalities create and manage budgets and spending according to the needs and desired services of their residents. Schools, parks, infrastructure, law enforcement and even sports stadiums are examples. Tax assessors are responsible for calculating property values and collecting tax revenue from property owners. If the budgeting and spending process is assumed to be robust and reasonable (and I will leave that to you to grade your political representatives) then the increase in property values and thus tax collections would theoretically lead to huge windfalls for counties and cities.

The moderating factor between budgets and tax revenue is millage rates which

are also adjusted. Fast rising property values should be balanced by lower millage rates on the property - thus no windfall. Will the millage adjustments happen? We will see.

### **My assessment is too high - what can I do?**

The best advice I can offer is to do your homework. You may have seen a large percentage increase in your proposed tax bill but might still be below fair market value. And you may or may not be below value versus your neighbors. Property tax information is publicly available, so some research can help to identify your options. I would be happy to help you pull tax records and get you a comparative market analysis. If the data shows that your assessment seems to be high, you can file an appeal to the Board of Assessors and then escalate the issue to the Board of Equalization. Once your case reaches the BOE, your taxes cannot be raised for 2 years.

### **How do I file an appeal?**

Most importantly, act quickly! Property owners have 45 days from receipt of the annual notice to file an appeal. Each county tax commission has on it's website a Georgia Department of Revenue Form PT-311a. Take care to read and understand the document and your responses. More on this in a bit.

### **What are the deadlines for this year?**

Cobb County - June 18  
DeKalb County - July 16  
Fulton County - July 6

### **What happens after I file an appeal?**

Assuming that you met the deadline (be sure to get acknowledgement that it was received) a hearing before the Board of Equalization will be scheduled and you are required to attend or your case is dismissed. It is important to prepare your documentation for a clear, concise and professional presentation of your case. Feelings, opinions or political beliefs are irrelevant and will not help your cause. Stick to facts and data. There are also professionals who can handle the process for you for reasonable rates - often based on a percentage that you will save. Contact me if you would like recommendations for the experts.

## **This all gives me a headache. What should I do?**

Contact me. We look at market values, taxes and other housing issues literally every day and can help to quickly determine the best path for your specific situation. BestLivingAtlanta is here to help make your case with actual data and qualified assessments by real estate professionals. As noted earlier, we can also align you with the right tax or legal professionals to handle the whole process.

Finally, these occasional shocks to the system are an opportunity to evaluate what your real goals are. Maybe it's time to look at your real estate options...

- Is this the time to downsize?
- Should we look at our school situation?
- Are there investment opportunities?

Please call to talk things through and I hope that this helps.

Enjoy the beginning of summer!

[Back to Top](#)

---

### **For more information:**



**Email Jeff Here**



**Visit us on the web at [www.BestLivingAtlanta.com](http://www.BestLivingAtlanta.com)**



**Like us on Facebook at [BestLivingAtlanta](#)**

---



# Jeff Fancher



## BestLivingAtlanta<sup>®</sup>

**kw** KELLERWILLIAMS.  
PEACHTREE ROAD

804 Town Boulevard | Suite A2040 | Atlanta, GA | 30319  
404.803.1443 | [jtfancher@kw.com](mailto:jtfancher@kw.com) | [BestLivingAtlanta.com](http://BestLivingAtlanta.com)

[Back to Top](#)



Share



Tweet



Forward

*Copyright © 2020 Keller Williams, All rights reserved.*

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#)

This email was sent to << Test Email Address >>

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

Keller Williams · 804 Town Blvd. · Suite A2040 · Atlanta, GA 30319 · USA

