

Understanding the Notice of Assessment

What is an Annual Notice of Assessment?

- Georgia law requires the Board of Assessors to notify all property owners of the previous value, the current value, an estimated tax, and other specific information.

Who determines the value of my property?

- State certified members of the Assessor's appraisal staff adjust property values annually based on previous year sales, cost and income data.

Do I have to pay the estimated tax amount listed on the bottom of the notice?

- No. The Annual Notice of Assessment is not a bill. The estimated tax is required by law and simply estimates a tax based on the current value listed on the notice minus any exemptions times the previous year's millage rates.

Why is it necessary to update values annually in Paulding County?

- State law requires all property in Georgia is assessed at 40% of market value. The purpose of updating property values is to make sure the assessed values reflect the change in property values based on current market conditions.

Who do I contact if I have questions?

- The Board of Assessor's office. You can give us a call, email or visit and we will be more than happy to provide you with the information and answer any of your questions. Our contact information is below.

Assessment Notice hotline: 770-505-1362 (only during appeal period)

Office: 770-443-7606

Fax: 770-443-7539

Address: 240 Constitution Boulevard, Room 3082, Dallas, GA
30132

Email: assessors@paulding.gov

When is the deadline to appeal the notice?

- Written appeals will be received by the Assessor's office up to **Monday, July 10**. Written appeals can be by email, mail, fax or hand delivery.

What will happen if someone misses the **Monday, July 10 appeal deadline?**

- The appeal will not be valid and a rejection letter sent back to the owner due to an untimely filing.

I do not understand some of the information on the notice.

Why do all of the owners not show on the notice?

- The notice only allows for the first two lines of ownership to be on the notice. One of our staff can look up your information to verify all owners are correctly associated with the record.

What is an Account Number?

- An account number is the primary number associated with the record similar to an account number with a power bill, water bill, etc.

What is Property ID Number?

- Property ID Number is for locating property by map.

What is Acreage?

- The acreage amount is the amount of land deeded to a property owner.

What is a Tax Dist?

- Indicates if a property is located with a city limit. There are four tax districts in Paulding County:
 - 01-County Unincorporated
 - 02 City of Dallas
 - 03-City of Hiram
 - 04-City of Braswell

What is a Covenant Year?

- A covenant is a 10-year agriculture exemption. If a property is in a covenant, the first year of the covenant will show.

What is Homestead?

- The State and Paulding County offer exemptions to persons that own and occupy their home as a primary residence on January 1.
Link: [Homestead Information](#)

How do I know if I am receiving the correct exemption?

- The Assessor's office has homestead information on the web to review or you can give us a call, email or stop by the office and we will be happy to make sure you are receiving the best exemption available.
Link: [Homestead Information](#)

What is Property Description?

- Property Description will either show the subdivision name and lot number or Real Property which is land, buildings, etc. or Mach, Equip, Inventory or Marine which would be personal property.

What is Property Address?

- The property address is the official location address for the property.

What is the 100% Appraised Value and 40% Assessed Value?

- The 100% is a value stated at 100%. The 40% number is simply the 100% number times 40%.

Do I add the 100% and 40% values together to find what my property is worth?

- No. The 100% Appraised Current Fair Market Value is the value of your property for the current year.

Why have both numbers?

- Georgia Law requires both numbers to show on the notice. The 100% is easy for owners to understand and the 40% is what most properties are taxed at.

What is Taxpayers Returned Value?

- It is simply an owner's opinion of value. If a property owner filed paperwork with the assessor's office stating they feel their property was worth \$50,000, you would see the \$50,000 in the Taxpayer Return Value field.

What is the Previous Year Fair Market Value?

- The Previous Year Fair Market Value is value of the property last year.

What is the Current Year Fair Market Value?

- The Current Year Fair Market Value is the value established for the current year.

What is market value?

- In general, fair market value means the amount a buyer would pay for the property and a seller would accept for the property based on current market conditions of similar type properties.

What is the Current Year Other Value?

- If a property is under a ten-year agriculture covenant, the State of Georgia values the land based on income and sales of other agriculture properties. The total land value under the agriculture covenant is listed here.

What is the Reason for Assessment Notice?

- The Reason for Assessment Notice list changes to the property over the past year.

What is the tax information at the bottom of the notice?

- Taxing Authority is the school system, county taxes, fire tax and city tax if applicable.
- Other Exempt is the exemption applied for agriculture covenants, Freeport exemptions, etc.
- Homestead Exemption is the exemption amount for homestead.
- Net Taxable Amount is the Current 40% Assessed Value minus any exemptions.
- Millage Rate is the previous year "tax rate" adopted by the Taxing Authority.
- Estimated Tax is an estimation only and is based on the properties current information times the previous year's millage rate.

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I live in the City of Dallas/Braswell and receive a separate bill for my city tax. Why do I see a city tax estimate on the notice when I receive a separate bill?

- Georgia Law requires the notice list each estimated tax separately. The City of Dallas/Braswell will continue to send separate bills.