

# NOTICE OF ASSESSEMENT

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from



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REAL ESTATE PROFESSIONAL

## What is a Notice of Assessment?

Under Georgia law, every property is assessed annually at fair market value. The notice of assessment states the property value determined by the assessor, as well as the estimated tax due based on the assessor's value. You should receive a notice of assessment for every property no later than July 1., regardless of whether there has been a change in value this year.

## How to Dispute a Notice of Assessment

If you disagree with the current year value of your property tax assessment, you can file an appeal within 45 days from the date of notice- do not wait until you receive a the bill. If you do not file an appeal, you will lose your ability to dispute the value of the tax for the current calendar year.

## Here are some steps you can take to ensure your home is fairly valued:



### Get a HomeBot Valuation

Homebot is an artificial intelligence (Ai) driven technology that offers homeowners a highly personalized report containing valuable information to empower you to make smarter financial decisions when it comes to your home. I offer this free to my clients and friends. Access your custom HomeBot report here: <https://hmbs.co/qBbRWc>



### Order an Appraisal

A home appraisal is a licensed or certified appraiser's opinion of a home's value. The appraisal is based on research of recent sales of comparable homes in the area, an analysis of the property and the appraiser's judgment. *If you refinanced your home recently, you may be able to use that value.*



### File an Appeal

To protect your appeal rights, you must file your property tax appeal with the County Board of Tax Assessors within 45 days of the date the Assessment Notice was mailed. You can file an appeal yourself or you can hire a real estate attorney or property tax advisor to appeal on your behalf.

**Contact me for referrals to appraisers or property tax advisors.**

**For more information about Property Taxes in the State of Georgia visit:**

**[dor.georgia.gov/property-taxes-georgia](http://dor.georgia.gov/property-taxes-georgia)**



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