

We do amazing.

# **BOARD OF ASSESSORS**

SUZANNE WIDENHOUSE

CHIEF APPRAISER – BOARD OF ASSESSORS



### 2024 ANNUAL DIGEST ADJUSTMENTS

- No major Fair Market Value adjustments made to Residential and Commercial real property
- 6795 total sales in 2023, of which 3172 were arm's length sales.
- 5660 Personal Property Notices
- 70,835 Real Property Notices
- Net change to digest after exemptions ~2.4% increase



### **2024 ANNUAL NOTICES OF ASSESSMENT**

- Notices mailed May 21, 2024
- 45-day appeal period ending July 5, 2024
- Appeals must be hand delivered, postmarked (not metered), or uploaded by deadline



5/23/2023

### **NOTICES ONLINE & ONLINE APPEAL FILING**

- Taxpayers will be able to view their notices online
- A copy of the notice will be available at qpublic.net/ga/Muscogee beginning next week
- Appeal period is May 21, 2024 July 5, 2024
- Real Property may be appealed using the online Appeal Module which is hosted on our Qpublic.net site. Link will be available on the Tax Assessors' site <u>www.columbusga.gov/taxassessors</u> or by going directly to <u>www.qpublic.net/ga/muscogee</u>
- Appeals will only be accepted during the appeal period. Link will close automatically at the end of the appeal period.



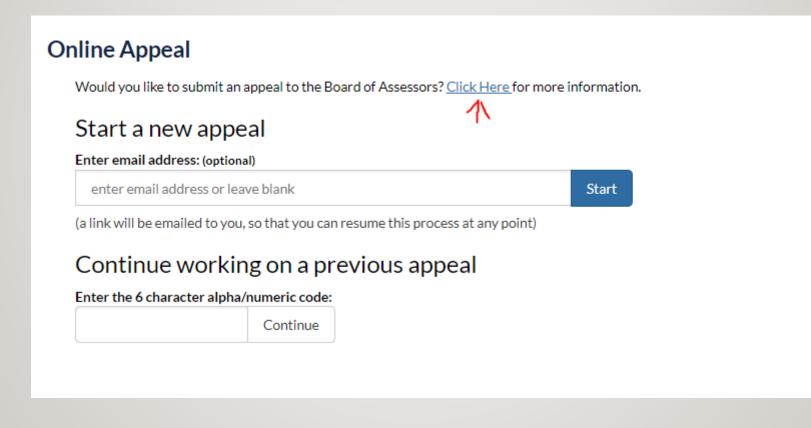
- From the search page, Taxpayer can select property by name, parcel number, or address
- Once selected the property page will display a link to appeal the property





### **ONLINE APPEAL PROCESS**

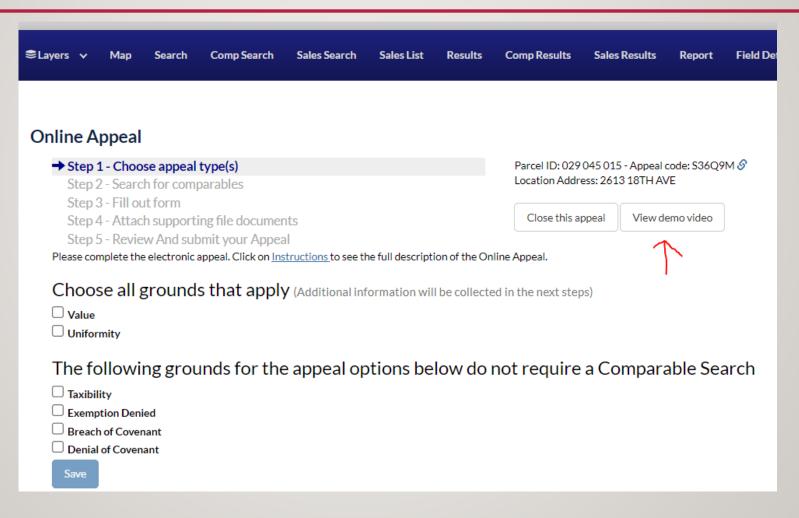
• Descriptions of the types of appeals are available on the start page





### ONLINE APPEAL DEMOVIDEO

• Once an appeal is started the Taxpayer can view an online video explaining the process



5/23/2023



### ONLINE APPEAL COMPARABLE SEARCH

• Selecting Value or Uniformity as the reason for the appeal starts a comparable search

Online Appeal         ✓ Step 1 - Choose appeal type(s)         → Step 2 - Search for comparables         Step 3 - Fill out form
→ Step 2 - Search for comparables Location Address: 2613 18TH AVE
Step 3 - Fill out form
Step 4 - Attach supporting file documents     Close this appeal     View demo video       Step 5 - Review And submit your Appeal     Close this appeal     View demo video



ONLINE APPEAL COMPARABLE SEARCH

• Taxpayer can select criteria for the search, their property information shows on the right

Use	Category	Criteria	Criteria for Subject
	Parcel	Low	029 045 015
	Address		2613 18TH AVE
	Distance From Subject	3 Miles 🗸	Lon: -84.9664829025041 Lat: 32.4877810556065
	Subdivision	GARRETT GEO J GARRETT J H GARRETT PINES GATEWOOD SURVEY You can select multiple criteria using the shift/ctrl key	GATEWOOD SURVEY
	Construction Type	ALUM-VINYL ASPHALT BLOCK BRICK You can select multiple criteria using the shift/ctrl key	BRICK

5/23/2023



### ONLINE SEARCH COMPARABLE SELECTION

• Taxpayers can select the properties most comparable from the results list

peals Com	p Results									305 Results
				Show Property Pl	notos					
Instructio	ns:									
Select up to Five	(5) properties from the	e results below as a pa	art of your comparable	e property analysis. On	e finished, clic	k Select Che	ecked Items for A	Appeal <mark>.</mark> Mu	u <mark>st s</mark> elect at least	One (1),
Select checked	litems for report									
Subject Property	,									I≣ Columns
					Finishe	ed		Ye	ar Sale	Sale
Parcel ID \$	Address		Fair Market Value	Acres	Sqft €		Bedrooms €	Bu	uilt Price	Date \$
029 045 015	2613 18TH	AVE	\$141,790.00	0.27	2206		4	19	953	
Comparables										
										Columns
Parcel ID	Parcel ID	Address		Fair Market Value ✿	Acres	Finished Sqft \$	Bedrooms 🗢	Year Built €	Sale Price €	Sale Date €
	<u>191 026 050</u>	5 LEAH CT		\$141,000.00	0.33	1997	3	1991	\$141,000	5/19/2021
	<u>191 020 005</u>	1616 DOUBLE C	HURCHES RD	\$133,250.00	0.31	1864	3	1978	\$239,500	5/3/2022
	<u>191018011</u>	7415 SESAME ST		\$154,340.00	0.25	1943	3	1978	\$121,970	1/25/2023



#### **ONLINE APPEAL FORM**

• Taxpayers fills out the online appeal form and hits save

*Owners Assertion Value	Current Assessed Value	
\$ 130,000	\$ 141,790	
Property Owner Comments		
My value is too high because	my lot is smaller.	
Contact information:		
*Contact Number	Work phone	Email
706-123-4567	enter phone number	ccgboa@columbusga.org
NOTE: If the appeal form is sign	enter phone number	
NOTE: If the appeal form is sign		
NOTE: If the appeal form is sign Agent's Name Tina Taxpayer Agent		
NOTE: If the appeal form is sign		
NOTE: If the appeal form is sign Agent's Name Tina Taxpayer Agent Agent's address		

• \* ARBITRATION: to arbitration with an appeal to the superior court (valuation is only grounds that may be appealed to arbitration)

O HEARING OFFICER: for 1-nonhomestead real property (and contiguous real property) or 2-wireless personal property account(s) with

with appeal to superior court (value and uniformity only)

SC: Directly to Superior Court (requires consent of BOA) (any/all grounds)

\*Additional Cost/Fees May Apply



## ONLINE APPEAL SUPPORTING DOCUMENTATION

• Taxpayer can load supporting documentation and letters of authorization if needed



- Step 1 <u>Choose appeal type(s)</u>
- ✓ Step 2 <u>Search for comparables</u>
- ✓ Step 3 <u>Fill out form</u>
- Step 4 Attach supporting file documents
  - Step 5 Review And submit your Appeal

#### Attach supporting file documents

Upload any additional supportive documents here. Examples include: appraisals performed by a financial institution, a short video (in lieu of an oral hearing), c

#### Attached documents:

There are no files uploaded. Please click the "upload documents" button. If you don't have any documents to upload, then push the "skip this step" button.

Upload documents Skip this step

Parcel ID: 029 045 015 - Appeal code: S36Q9M Location Address: 2613 18TH AVE

Close this appeal

View demo video



### ONLINE APPEAL REVIEW AND SUBMISSION

Taxpayers can review their appeal and documents prior to submitting

#### **Online Appeal**

<ul> <li>✓ Step 1 - <u>Choose appeal type(s)</u></li> <li>✓ Step 2 - <u>Search for comparables</u></li> </ul>		Parcel ID: 029 045 015 - Appeal code: S36Q9M Location Address: 2613 18TH AVE				
✓ Step 3 - Fill out form						
✓ Step 4 - <u>Attach supporting file documents</u>	Close this appeal	View demo video				
Step 5 - Review And submit your Appeal						

#### Please review all of the documents to be submitted for your appeal

If you need to make any changes to the information shown below, please click one of the steps above. Once an appeal is signed and submitted, it cannot be changed. This form can only be submitted from May 30th through July 14th.

#### Appeal Form:

<u>View Form (pdf)</u> <u>Subject property</u> <u>View Form and all comparables (pdf)</u>

#### Comparable property reports:

Comparable #1- <u>184 001 017</u> Comparable #2- <u>185 033 007</u> Comparable #3- <u>185 044 008</u> Comparable #4- <u>188 024 008</u> Comparable #5- <u>188 025 008</u> <u>View locator map</u>

Download all reports and documents as one zip file

#### Submissions not available at this time

This form can only be submitted from May 30th through July 14th. Please return to this page during those dates to sign and submit your appeal. Until then, you can continue to prepare and view your information.