

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

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 www.columbusga.gov/taxassessors or by going directly to www.qpublic.net/ga/muscogee
- Appeals will only be accepted during the appeal period. Link will close automatically at the end of the appeal period.

ONLINE APPEAL REVIEW – WHAT DOES IT LOOK LIKE?

- 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

The screenshot displays the qPublic.net interface for Muscogee County / Columbus Consolidated Government. The user is logged in as Suzanne Widenhouse. The navigation menu includes options like Layers, Map, Search, and Report. The 'Report' tab is active, showing an 'Online Appeal' section with a button labeled 'Appeal to Board of Assessors' highlighted by a red arrow. Below this is a 'Summary' section with property details and a photo of the property.

qPublic.net™ Muscogee County / Columbus Consolidated Government

Suzanne Widenhouse

Layers Map Search Comp Search Sales Search Sales List Results Comp Results Sales Results **Report** Field Definitions Home

Online Appeal

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.

Appeal to Board of Assessors

Summary

Parcel Number	029 045 015
Location Address	2613 18TH AVE
Legal Description	4 GATEWOOD SUR NORTH BK 5 ST ELMO
Property Class	R3 - Residential Lots
Neighborhood	5300R
Tax District	USD01
Zoning	RMF1
Acres	0.27
Homestead	N
Exemptions	

[View Map](#)

ONLINE APPEAL PROCESS

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

Online Appeal

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.



Start a new appeal

Enter email address: (optional)

(a link will be emailed to you, so that you can resume this process at any point)

Continue working on a previous appeal

Enter the 6 character alpha/numeric code:

ONLINE APPEAL DEMO VIDEO

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

Layers Map Search Comp Search Sales Search Sales List Results Comp Results Sales Results Report Field Det

Online Appeal

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

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

Close this appeal View demo video

Please complete the electronic appeal. Click on [Instructions](#) to see the full description of the Online Appeal.

Choose all grounds that apply

(Additional information will be collected in the next steps)

Value
 Uniformity

The following grounds for the appeal options below do not require a Comparable Search

Taxibility
 Exemption Denied
 Breach of Covenant
 Denial of Covenant

Save





ONLINE APPEAL COMPARABLE SEARCH

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

The screenshot shows a web application interface for online appeals. At the top is a dark blue navigation bar with the following menu items: Layers, Map, Search, Comp Search, Sales Search, Sales List, Results, Comp Results, Sales Results, Report, and Field Definition. Below the navigation bar is the main content area. On the left, under the heading "Online Appeal", there is a vertical list of five steps: Step 1 - Choose appeal type(s) (with a checkmark), Step 2 - Search for comparables (with a blue arrow and highlighted background), Step 3 - Fill out form, Step 4 - Attach supporting file documents, and Step 5 - Review And submit your Appeal. Below this list is a blue button labeled "Start new comparable search". On the right side of the main content area, there is text displaying "Parcel ID: 029 045 015 - Appeal code: S36Q9M" and "Location Address: 2613 18TH AVE". Below this text are two buttons: "Close this appeal" and "View demo video".

ONLINE APPEAL COMPARABLE SEARCH

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

Appeals Comp Search

Use	Category	Criteria	Criteria for Subject
<input type="checkbox"/>	Parcel	Low <input type="text"/> High <input type="text"/>	029 045 015
<input type="checkbox"/>	Address	<input type="text"/>	2613 18TH AVE
<input type="checkbox"/>	Distance From Subject	<input type="text" value="3"/> Miles <input type="button" value="v"/>	Lon: -84.9664829025041 Lat: 32.4877810556065
<input type="checkbox"/>	Subdivision	<div style="border: 1px solid gray; padding: 2px;"> GARRETT GEO J GARRETT J H GARRETT PINES GATEWOOD SURVEY </div> <p><small>You can select multiple criteria using the shift/ctrl key</small></p>	GATEWOOD SURVEY
<input type="checkbox"/>	Construction Type	<div style="border: 1px solid gray; padding: 2px;"> ALUM-VINYL ASPHALT BLOCK BRICK </div> <p><small>You can select multiple criteria using the shift/ctrl key</small></p>	BRICK

ONLINE SEARCH COMPARABLE SELECTION

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

Appeals Comp Results 305 Results

Show Property Photos




Instructions:
 Select up to Five (5) properties from the results below as a part of your comparable property analysis. Once finished, click Select Checked Items for Appeal. Must select at least One (1).

[Select checked items for report](#)

Subject Property

Parcel ID	Address	Fair Market Value	Acres	Finished Sqft	Bedrooms	Year Built	Sale Price	Sale Date
029045015	2613 18TH AVE	\$141,790.00	0.27	2206	4	1953		

Comparables

	Parcel ID	Address	Fair Market Value	Acres	Finished Sqft	Bedrooms	Year Built	Sale Price	Sale Date
<input type="checkbox"/>	 191026050	5 LEAH CT	\$141,000.00	0.33	1997	3	1991	\$141,000	5/19/2021
<input type="checkbox"/>	 191020005	1616 DOUBLE CHURCHES RD	\$133,250.00	0.31	1864	3	1978	\$239,500	5/3/2022
<input type="checkbox"/>	 191018011	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

That the property is assessed for more than the fair market value. When this ground is relied upon, the protesting party shall state the specific property to be overassessed, and the amount which the party considers to be its actual value and fair assessment.

*Owners Assertion Value

\$ 130,000

Current Assessed Value

\$ 141,790

Property Owner Comments

My value is too high because my lot is smaller.

Contact information:

*Contact Number

706-123-4567

Work phone

enter phone number

Email

ccgboa@columbusga.org

NOTE: If the appeal form is signed by an agent, a letter of authorization must accompany the filing of the appeal.

Agent's Name

Tina Taxpayer Agent

Agent's address

123 Main St, USA

Agent's phone #

706-123-4567

Agent's Email

Taxagent@taxagent.com

You must select only one of the following options:

- BOE: appeal to the county board of equalization with appeal to the superior court (any/all grounds)
- * ARBITRATION: to arbitration with an appeal to the superior court (valuation is only grounds that may be appealed to arbitration)
- HEARING OFFICER: for 1-nonhomestead real property (and contiguous real property) or 2-wireless personal property account(s) 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

Save

ONLINE APPEAL SUPPORTING DOCUMENTATION

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

Online Appeal

- ✓ Step 1 - [Choose appeal type\(s\)](#)
- ✓ Step 2 - [Search for comparables](#)
- ✓ Step 3 - [Fill out form](#)
- ➔ **Step 4 - Attach supporting file documents**
- Step 5 - Review And submit your Appeal

Parcel ID: 029 045 015 - Appeal code: S36Q9M [🔗](#)

Location Address: 2613 18TH AVE

Close this appeal

View demo video

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

ONLINE APPEAL REVIEW AND SUBMISSION

- Taxpayers can review their appeal and documents prior to submitting

Online Appeal

- ✓ Step 1 - [Choose appeal type\(s\)](#)
- ✓ Step 2 - [Search for comparables](#)
- ✓ Step 3 - [Fill out form](#)
- ✓ Step 4 - [Attach supporting file documents](#)
- ➔ Step 5 - [Review And submit your Appeal](#)

Parcel ID: 029 045 015 - Appeal code: S36Q9M [🔗](#)

Location Address: 2613 18TH AVE

Close this appeal

View demo video

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:

[View Form \(pdf\)](#)

[Subject property](#)

[View Form and all comparables \(pdf\)](#)

Comparable property reports:

Comparable #1- [184 001 017](#)

Comparable #2- [185 033 007](#)

Comparable #3- [185 044 008](#)

Comparable #4- [188 024 008](#)

Comparable #5- [188 025 008](#)

[View locator map](#)

[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.