

2026 Property Tax Billing Update

David A. Britt II, MBA, MPA

Muscogee County Tax Commissioner



Property Tax Bill

2026 Property Tax Bill

DAVID A. BRITT II
Muscogee County Tax Commissioner

3111 Citizens Way
Columbus, GA 31906-2681
Phone (706) 653-4211



RETURN SERVICE REQUESTED

20 1 10601
HERO IM A
1234 WARRIOR LN
COLUMBUS GA 31904-1119



Tax Payer: HERO IM A

Location: 1234 HERO LN

Parcel #: 123 456 789

District: USD02

Building Value		Land Value		Acres		Fair Market Value		Exemption Code	
347,200		81,890		2.0000		429,090		H5	
Entity	Local FMV	40% Assessment	Exemption	Taxable Value	Milage Rate	Gross Tax	Sales Tax Rollback	HTRG Credit	Net Tax
COUNTY OPERATING	342,305	136,922	126,526	10,396	.026600	276.93			.00
CREDITS					-.017430		-181.20	-95.33	
COUNTY BOND	342,305	136,922	126,526	10,396	.000920	9.56			9.56
SCHOOL OPERATING	342,305	136,922	126,526	10,396	.023075	239.89		-239.89	.00
TOTALS					.033165	525.98	-181.20	-335.22	9.56

Online payments may be paid using Visa, Mastercard, Discover, AMEX or eCheck at <https://columbusga.gov/taxcommissioner>. See "Convenience Fees" (back page) for fee details.



Scan QR code to make payments →



- Taxes are Due December 1st.
- Partial Payments are accepted before the due date.
- The "HTRG Credit" reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.
- See back of bill for **important details**.

40% Payment Option	3.82
60% Payment Option	5.74
2026 Tax Due	9.56
Penalty	.00
Interest	.00
Other Fees	.00
Previous Payments	.00
* Back Taxes	.00
Total Due December 1	9.56

KEEP TOP PORTION FOR YOUR RECORDS
RETURN THIS PORTION WITH YOUR PAYMENT

HERO IM A
1234 WARRIOR LN
COLUMBUS GA 31904-1119

PARCEL#		ACCOUNT#	
123 456 789		2026-1234 0004 01	
40% Payment Option	ROLL TYPE	LOCATION	
3.82	RE	1234 HERO LN	
BALANCE	DUE DATE	AMOUNT REMITTED	
9.56	12/01/2026	\$	

- Postdated checks are not accepted
- Include Parcel, Phone & Driver License Numbers
- Make check / money order payable to:

Muscogee County Tax Commissioner

Muscogee County Tax Commissioner
P.O. Box 117744
Atlanta, GA 30368-7744

GENERAL PROPERTY TAX BILLING INFORMATION

OFFICE HOURS: Monday - Friday 8:30 AM to 4:30 PM

LOCATION: 3111 Citizens Way, Columbus, GA 31906

PROPERTY TAX DUE DATE: One-installment - Payments are due December 1, 2026.

Partial payments in any amount are accepted after the bill is received.

Traditionally: Tax bills were payable in two installments: 40% by October 1 and the remaining 60% by December 1.

HOMEOWNERS TAX RELIEF GRANT (HTRG): A one-time tax reduction for eligible homeowners with an approved homestead exemption. The state-funded credit reduces the taxable assessed value up to \$18,000, resulting in a lower property tax amount.

PAYMENT OPTIONS: We accept cash (office), personal checks, cashier's checks, eChecks (online), money orders, and credit or debit cards (Visa, Mastercard, American Express & Discover).

PAYMENT BY MAIL: Payments mailed through the USPS are considered on time if **postmarked by the due date**. Metered mail dates are **not** accepted. Post-dated checks **cannot** be accepted.

LOCKBOX MAILING ADDRESS: MCTC, P.O. BOX 117744, ATLANTA, GA 30368-7744

CONVENIENCE FEES: Credit/Debit Cards: 2.5% of the payment amount (3% for American Express), with a minimum of \$1.50. eCheck: \$2.00 flat fee (online only).

NSF FEE: Returned checks or money orders are subject to a fee of 5% of the payment amount, with a minimum charge of \$36.

RECEIPTS: Request for receipts must be accompanied by self-addressed, stamped envelop.

PAYMENT VIA MORTGAGE ESCROW ACCOUNT: If your mortgage company pays your property taxes through an escrow account, **do not send a separate payment**. Keep this bill for your records.

PAY ON TIME - INTEREST & PENALTY: Interest to accrue the 1st of the month, beginning with the month payment first becomes delinquent. A 10% penalty will be added to any unpaid principal balance on December 21st.

FAILURE TO PAY: Unpaid property taxes may result in legal action or a tax sale. Not receiving a tax bill does **not** remove your responsibility to pay on time.

PROPERTY UNDER APPEAL - PAYMENT: A temporary tax bill is issued for property values under appeal. The taxpayer is required to pay 100% of the prior year's taxes or 85% of the current year's tax (whichever is less) by the due date indicated.

HOMESTEAD EXEMPTION: Applications for homestead exemptions are filed at the Tax Commissioner's office. The deadline is traditionally April 1st of the applicable tax year the exemption is requested. New Georgia legislation has extended this deadline through the end of the 45-day appeal period for the current year.

WEBSITE: www.columbusga.gov/taxcommissioner. Also see QR code for website & payments on the front of the bill.

It is the responsibility of the taxpayer to have a current and updated address on file with the TAX ASSESSOR'S OFFICE. (706) 653-4398.

1232456789ZZZZZZZZ2026RE0000000095600000009561

Property Tax Bill

Online payments may be paid using Visa, Mastercard, Discover, AMEX or eCheck at <https://columbusga.gov/taxcommissioner/>. See "**Convenience Fees**" (back page) for fee details.



Scan QR code to make payments →



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- See back of bill for **important details**.

40% Payment Option	442.75
60% Payment Option	664.10
2026 Tax Due	1,106.85
Penalty	.00
Interest	.00
Other Fees	.00
Previous Payments	.00
* Back Taxes	.00
Total Due December 1	1,106.85



MUSCOGEE COUNTY
TAX COMMISSIONER
DAVID A. BRITT II, MBA, MPA

Property Tax Bill

RETURN THIS PORTION WITH YOUR PAYMENT

HOME MY FIRST
1234 EUTOPIA RD
UPATOI GA 31829-1704

PARCEL#		ACCOUNT#	
234 567 890		2026-2345 0100 01	
40% Payment Option	ROLL TYPE	LOCATION	
442.75	RE	1234 EUTOPIA RD	
BALANCE	DUE DATE	AMOUNT REMITTED	
1,106.85	12/01/2026	\$	

- Postdated checks are not accepted
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Muscogee County Tax Commissioner
P.O. Box 117744
Atlanta, GA 30368-7744

Muscogee County Tax Commissioner

234Z567Z890ZZZZZZZZZZ2026RE00000011068500001106854

Property Tax Bill Payment Options

PAYMENT LOCATIONS

- Mail

P.O. Box 117744

Atlanta, GA 30368-7744

- In Person

M-F 8:30AM-4:30PM

3111 Citizens Way, 31906

- Online:

<https://columbusga.gov/taxcommissioner>

- Scan the QR Code on your tax bill or billing insert

PAYMENT METHODS

- Cash

- Check

- Credit/Debit Card

- Money Order

- Cashier's Check

- Apple Pay & Google Pay (in office)

- E Check (Online)



Tax Bill Insert



— MUSCOGEE COUNTY —
TAX COMMISSIONER
■ DAVID A. BRITT II, MBA, MPA ■

2026 BILLING UPDATE

START EARLY. PAY IN PARTS.

Partial property tax payments are accepted in any amount.

SEPTEMBER



Your bill arrives.
Start paying.



OCTOBER



Continue making
partial payments.



NOVEMBER



Reduce or finish
your balance.

Pay any amount, as often as you choose.



BILLS MAILED:
SEPTEMBER 1



FINAL BALANCE DUE:
DECEMBER 1



**SCAN TO PAY YOUR
PROPERTY TAX BILL**

— **OR PAY ONLINE** —

columbusga.gov/taxcommissioner

USE THE PARCEL # ON YOUR BILL

706-653-4211

Tax Bill Insert



MUSCOGEE COUNTY
TAX COMMISSIONER
■ DAVID A. BRITT II, MBA, MPA ■

HTRG: ONE-TIME RELIEF TODAY. PLAN AHEAD FOR TOMORROW.

WHAT IS THE HTRG?



The 2026 **Homeowner Tax Relief Grant (HTRG)** is a one-time tax credit for eligible homeowners with an approved homestead exemption.



The Georgia HTRG reduces your home's taxable value by **\$18,000**, which lowers your property tax bill.



The HTRG is already included in your bill. No additional action is required.



Non-homesteaded properties are not eligible.

HAVE A MORTGAGE ESCROW ACCOUNT?



PLAN AHEAD



1

The 2026 HTRG lowers this tax bill, which may cause a future escrow shortage that could increase mortgage payments.

2

To avoid a possible mortgage payment increase, contact your lender to discuss your options.



Mortgage and escrow questions should be directed to your lender or loan servicer, which determines your escrow payment.



HTRG provided by Governor Brian Kemp and the Georgia General Assembly.

2026 HTRG: Homeowner Tax Relief Grant

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2026 HTRG: Homeowner Tax Relief Grant

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- 1** The 2026 HTRG lowers this tax bill, which may cause a future escrow shortage that could increase mortgage payments.
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For More HTRG Information

- HTRG-Escrow Account
 - Contact your lender
- HTRG- Billing
- Contact the Tax Commissioner's Office
 - Phone: 706-653-4211
 - Email: TaxCommissioner@columbusga.org
 - Website: <https://columbusga.gov/taxcommissioner>

Summary

- Property Tax Bills have been mailed.
- Final Due Date: Dec 1, 2026.
- Partial Payments accepted now-Dec 1.
- Payments accepted via mail, in person, online, or scan the QR Code enclosed with your bill.
- Payment Methods:
 - In office-Cash, Check, M.O., Card, Apple/Google pay
 - Via Mail- Check, Money Order, Cashier's Check
 - Online or QR Code- Credit/Debit Card, E Check
- HTRG: Reduction for 2026 on homesteaded property tax bills.
- HTRG may affect escrow account balance and future mortgage payments-contender.

Questions?

PO Box 1441, Columbus, GA 31902

3111Citizens Way, Columbus, GA 31906

Office Hours: M-F, 8:30 AM-4:30 PM

Email:TaxCommissioner@columbusga.org

Phone: 706-653-4211

<https://columbusga.gov/taxcommissioner>