

BOARD OF ASSESSORS

SUZANNE WIDENHOUSE

CHIEF APPRAISER – BOARD OF ASSESSORS



2023 ANNUAL DIGEST ADJUSTMENTS

- Fair Market Value adjustments made to Residential and Commercial real property
- 5317 total sales in 2022, of which 3565 were arm's length sales.
- 1453 Homesteads removed due to sale, move, or death
- 1770 New Homesteads added
- 5900 Personal Property Notices
- 70,678 Real Property Notices
- Net change to digest after exemptions ~12% increase



2023 ANNUAL NOTICES OF ASSESSMENT

- Notices to be mailed May 30, 2023
- 45-day appeal period ending July 14, 2023
- Appeals must be hand delivered, postmarked (not metered), or uploaded by deadline



NEW FOR 2023 – ONLINE APPEALS

- Taxpayers will now have the option to file their appeal online
- Online appeals are for Real Property appeals only
- Appeal period is the same May 30, 2023 July 14, 2023
- Appeal Module 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.



ONLINE APPEAL – WHAT DOES IT LOOK LIKE?

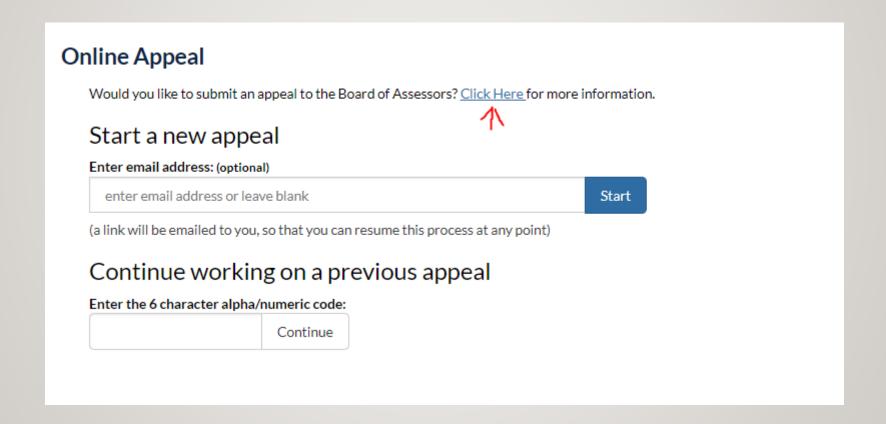
- From the search page, Taxpayer can select property by name, parcel number, or address
- Once selected the property page will display a link to appeal the property





ONLINE APPEAL PROCESS

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





ONLINE APPEAL DEMOVIDEO

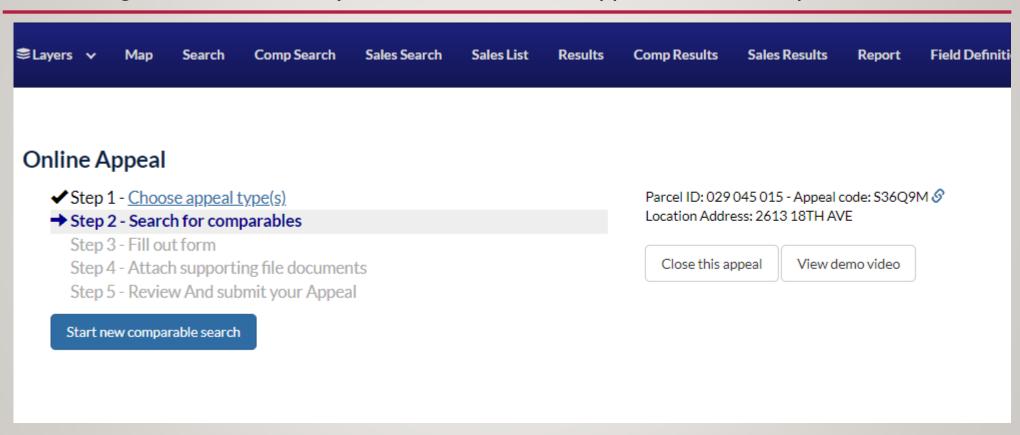
• Once an appeal is started the Taxpayer can view an online video explaining the process

□ Layers → Map Search Comp Search Sales Search Sales List Results Comp Results Sales Results Report	Field De
Online Appeal	
→ Step 1 - Choose appeal type(s) Step 2 - Search for comparables Step 3 - Fill out form Step 4 - Attach supporting file documents Parcel ID: 029 045 015 - Appeal code: S36Q Location Address: 2613 18TH AVE Close this appeal View demo video	9M <i>§</i>
Step 5 - Review And submit your Appeal Please complete the electronic appeal. Click on <u>Instructions</u> 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 Se	arch
Exemption Denied Breach of Covenant Denial of Covenant	



ONLINE APPEAL COMPARABLE SEARCH

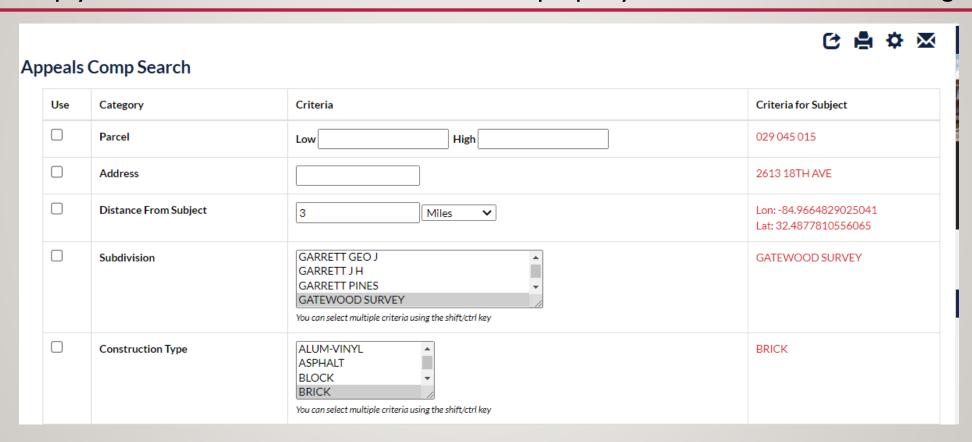
Selecting Value or Uniformity as the reason for the appeal starts a comparable search





ONLINE APPEAL COMPARABLE SEARCH

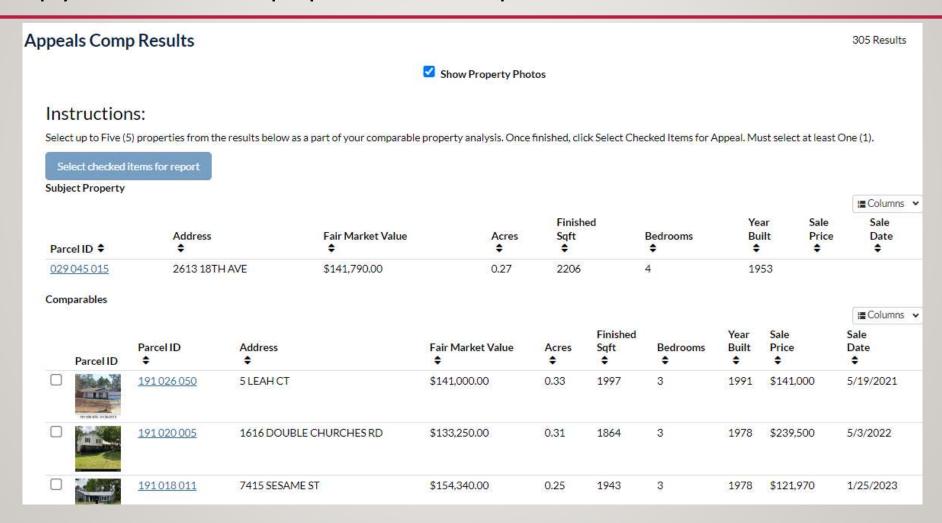
• Taxpayer can select criteria for the search, their property information shows on the right





ONLINE SEARCH COMPARABLE SELECTION

Taxpayers can select the properties most comparable from the results list





ONLINE APPEAL FORM

• Taxpayers fills out the online appeal form and hits save

*Owners Assertion Value	Curre	nt Assessed Value		
\$ 130,000	\$	141,790		
Property Owner Comments				
My value is too high because m	ny lot is smaller.			
Contact information:				
*Contact Number	Work	phone	Email	
706-123-4567	ent	er phone number	ccgboa@columbusga.org	
Agent's Name				
Tina Taxpayer Agent				
Agent's address				
Agent's address 123 Main St, USA	Agent	t's Email		
Agent's address		t's Email tagent@taxagent.com		



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 <u>Search for comparables</u>
- ✓ 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 S 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 <u>Attach supporting file documents</u>
- → 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- <u>188 024 008</u>

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.



QUESTIONS?