



HOW TO READ YOUR FORSYTH COUNTY ANNUAL NOTICE OF ASSESSMENT



- 1 This is not a bill. Do not send payment.** This is an official notice of ad valorem assessment of your property for the tax year 2026.
- 2 Property Description** This is a state stratification code, which is different from the zoning of your property.
- 3 Homestead & Other Exemptions** If you have applied and been approved for homestead, or other exemption, there will be code(s) listed. For more information on homestead and other exemptions, visit [Homestead & Other Tax Exemptions](#).
- 4 Current Year Value** Georgia law requires that your property is appraised at Fair Market Value. Assessed value is 40 percent of the Fair Market Value.
- 5 Taxable Assessed Value Changes Since 2025** This indicates the reason for any change in value. The most common reason is market changes, such as sales within your neighborhood or changes in property conditions such as an addition to your home.
- 6 Estimated Tax Savings** This is the total savings based on the exemptions applied to the property (if applicable).

PT-306 (revised 4/2026)

1

Forsyth County Board of Assessors
426 Canton Hwy
Cumming, GA 30040
(770) 781-2106

FORSYTH HOMEOWNER
123 MAIN STREET
CUMMING GA 30040

XXXX Notice of Assessment

Date Notice Mailed: XX/XX/XXXX
Appeal Deadline: XX/XX/XXXX

Appeals, homestead applications, or other specialized assessment applications must be filed within 45 days from the Date Notice Mailed

You are required by law to notify FORSYTH COUNTY BOARD OF ASSESSORS if you become ineligible for any homestead exemption listed in this notice and subject to penalties for failing to do so.

Rights to Appeal and Apply for Homestead Exemption

You have the right to appeal the property values provided in this notice. You may also apply for homestead exemptions if your property was owned and occupied as your family's primary residence and homestead as of January 1 of 2026. If you wish to appeal your 2026 property value or apply for homestead exemptions, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal or apply for homestead exemption by this date, your right to do so for this year will be lost.

For further information on filing appeals, applying for homestead exemptions, or reporting your ineligibility for a homestead exemption, visit or contact
For Appeals: Forsyth County Board of Assessors, 426 Canton Hwy, Cumming GA 30040, 770-781-2106, www.forsythco.com/departments-offices/board-of-assessors
For Homestead Exemptions: Forsyth County Board of Assessors, 426 Canton Hwy, Cumming GA 30040, 770-781-2106, www.forsythco.com/departments-offices/board-of-assessors

Board of Equalization: Appealing value, uniformity, exemptions, or taxability.
Nonbinding Arbitration: Appealing value only. Requires a certified appraisal.
Hearing Officer: Appealing value or uniformity. For a parcel of non-homestead real property with a fair market value of more than \$500,000; one or more accounts of wireless personal property with an aggregate fair market value of more than \$500,000; or one or more accounts of personal property other than wireless property with an aggregate fair market value of more than \$200,000.
Superior Court: Requires a written agreement with the county board of tax assessors.

To file an appeal with the Forsyth County Board of Assessors or for more information regarding reasons for any assessment change or the appeals process, contact Tim Samples and Jason Buice at (770) 781-2106 All documents and records used to determine the 2026 Value are available upon request from the Forsyth County Board of Assessors and must be provided within 10 business days of such request.

Account Number	Property Identification Number	Total Acreage	Tax District
000000123456	123 456	3.99	UNINCORPORATED
Property Description	R1 - Residential Building NBHD - 00130		
Physical Property Address	123 MAIN ST, CUMMING 30040		
	2025 Value	2026 Value	2026 Other Value *
100% Fair Market Value	914,510	929,670	

2

Please note: Tax rates for counties, school districts, and cities will be established by each local government later this year. If a local government intends to increase revenue on existing properties, they must advertise and hold three public meetings to do so.
* 2026 Other Value reflects the fair market value of any preferential assessment for properties or any portion of properties meeting certain requirements.

5 Taxable Assessed Value Changes Since 2025

Value Adjusted to Reflect Market Value

2026 Exemptions, Credits, and Preferential Assessments **

3 L1 LOCAL REGULAR	\$7,609.39
6	Estimated Tax Savings

****** The estimated tax savings under the 2026 Exemptions, Credits, and Preferential Assessments is determined by totaling the dollar value of any exemptions, credits, or preferential assessments applied to your property for 2026 using the 2025 millage rates for taxing authorities and types. All 2026 exemptions, credits, or preferential assessments listed include all taxing authorities, and such estimate may not reflect the total savings provided on the 2026 tax bill.

How Senate Bills 33 and 566 and House Bills 581 and 92 Changed This Year's Notice

- Removal of estimated property taxes to be owed from the notice
- Removal of the estimated rollback rates from the notice
- Removal of property tax estimates and estimated millage rates for the School Bond, County Bond and Fire Operations from the notice.
- Addition of the total savings added to the notice based on the exemptions applied to property to the notice.