

Scan here for more information on Notice of Assessments



## HOW TO READ YOUR

## **FORSYTH COUNTY ANNUAL** NOTICE OF ASSESSMENT

www.forsythco.com/assessment-notice

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 2025.

**Property Description** This is a state stratification code, which is different from the zoning of your property.

**Homestead Code** 

If you have applied and been approved for homestead exemption, there will be a homestead code or codes listed. For more information on homestead, visit www.forsythco.com/homestead.

**Current Year Value** Georgia law requires that your property is appraised at Fair Market Value. Assessed value is 40% of the Fair Market Value.

Reason for a Change of Value

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.

**Taxing Authorities** 

Forsyth County Schools and Forsyth County government and their estimated operation and maintenance millage rates which are subject to change based on property tax requirements and/or reassessment of values. Not shown here are estimated millage rates for the School Bond, County Bond and Fire Operations.

**Other Exemptions** Value deductions for agriculture covenants, freeport exemptions, etc.

**Homestead Exemptions** Value deductions for homestead exemption.

**Net Taxable Value** The 40% assessed value minus exemption deductions.

**Estimated Rollback Millage Rates** These are estimates by each taxing authority that when applied to current year property value produces the same amount of tax revenue as was generated by the previous year property value.

## How House Bill 581 and House Bill 92 Changed This Year's Notice

In Box C: The end-of-year tax estimate, School Bond, County Bond and Fire Operations estimated millage rates have been removed.

In Box C: Estimated roll-back tax rates have been added. These are estimates from Forsyth County Schools and Forsyth County government operations of what would generate the same amount of revenue for each taxing authority as the previous year's millage rate generated. Final 2025 millage rates will be adopted later this summer.

Forsyth County **Board of Assessors** 110 East Main Street, Suite 260 Cumming, GA 30040 770-781-2106

RETURN SERVICE REQUESTED

FORSYTH HOMEOWNER 123 MAIN STREET CUMMING GA 30040

## Official Tax Matter - XXXXTax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above

Annual Assessment Notice Date: XX/XX/XXXX

Last date to file a written appeal: XX/XX/XXXX

\*\*\* This is not a tax bill - Do not send payment \*\*\* County property records are available online at: www.qpublic.net/ga/forsyth

> Official Tax Matter 2025 Real Assessment

The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form.

At the time of filing your appeal you must select one of the following appeal methods:

(1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)

(3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 110 East Main Street, Suite 260, Cumming, GA 30040 and which may be contacted by telephone at: (770) 781-2106.

Additio							
Account Num	Account Number 000000123456		Property ID Number 123 456		Tax Dist	Covenant Year	Homestead YES - S1,SF
0000001234					County		
Property Description	R1 - RE	SIDENTIAL	BUILDING		NBHD - 01200	)	
Property Address	123 MA	IN ST, CUM	MING 30040				
	Тахра	yer Returned Valu	e Previous	Year Fair Market \	Value Current Ye	ear Fair Market Value	Current Year Other Val
100% <u>Appraised</u> Value				447,540		469,230	
40% <u>Assessed</u> Value				179,016		187,692	
requirements. The			ir Market Value" as	sessed values for	these types of prope	perties or any portion o erties are provided unde	of properties meeting ce or "Other Exemption Valu
Value adjusted to re	exemptions eflect mark	et value	ir Market Value" as Reasons for d Estimated Roll-B	sessed values for Change of Assess ack Millage Rate of	these types of proper sment Notice	ity's general operation a	er "Other Exemption Valu
Value adjusted to re	eflect mark g Authority ounty board	et value	ir Market Value" as Reasons for d Estimated Roll-B or inclusion on you	sessed values for Change of Assess ack Millage Rate or ar annual notice of	these types of proper sment Notice	erties are provided under	er "Other Exemption Valu and maintenance fund to 5(b)(1)(l)(i).
Value adjusted to re	eflect mark g Authority ounty board	et value  provided a certifier of tax assessors for	ir Market Value" as Reasons for d Estimated Roll-B or inclusion on you	sessed values for Change of Assess ack Millage Rate or ar annual notice of	these types of prope sment Notice of the Taxing Author f assessment pursual	erties are provided under bity's general operation a nt to O.C.G.A. § 48-5-306	er "Other Exemption Values and maintenance fund to (b)(1)(0)(0).

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities