

FULTON COUNTY BOARD OF ASSESSORS



2024 Digest Summary

OVERALL DIGEST SUMMARY

FULTON COUNTY

2023	TOTAL VALUE FOR 2023	2024	TOTAL VALUE FOR 2024	VALUE DIFFERENCE	% CHANGE
Gross Digest Total	\$274,112,153,463	Gross Digest Total	\$291,531,657,570	\$17,419,504,107	6%



RESIDENTIAL DIGEST SUMMARY

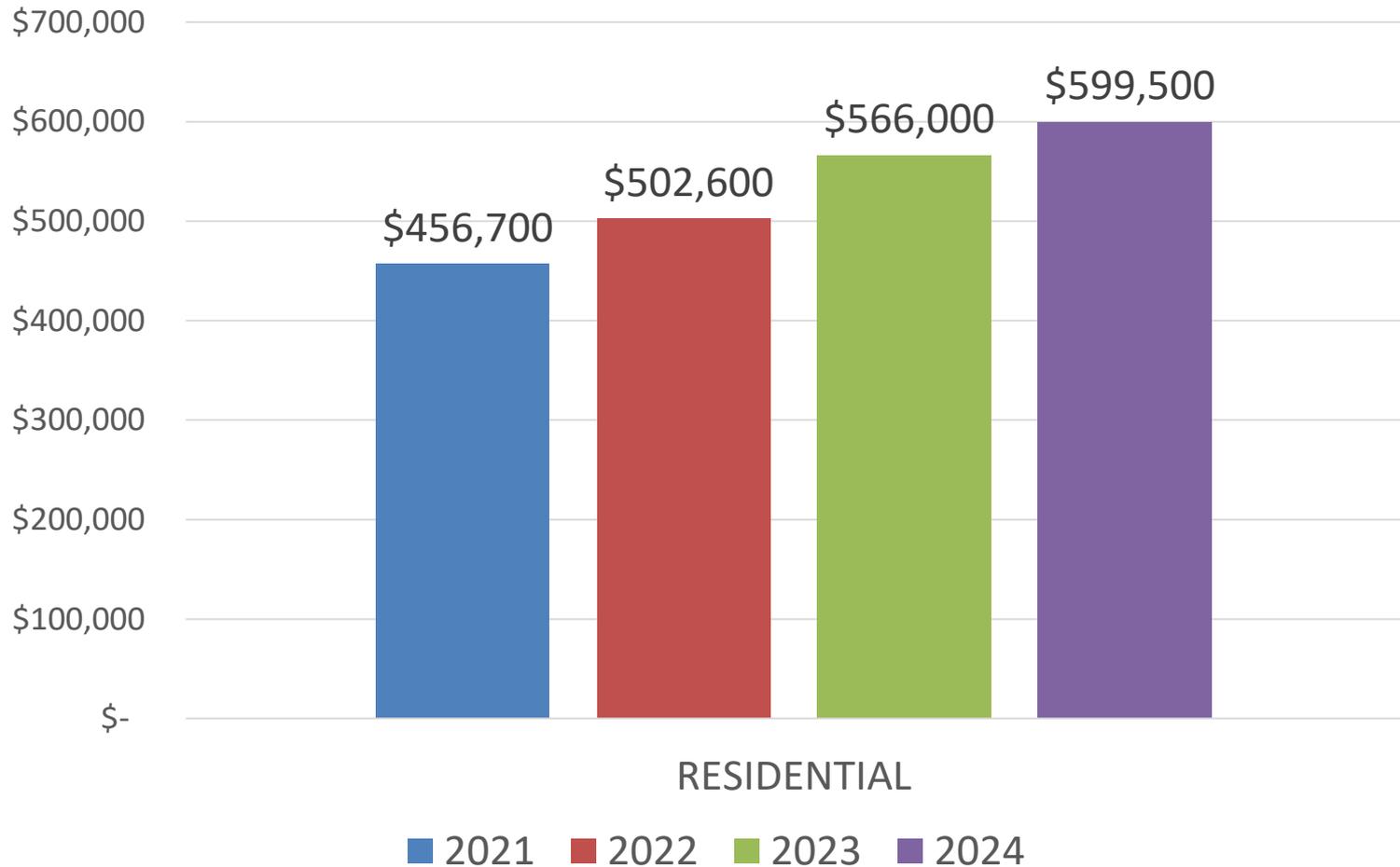
FULTON COUNTY

2023	TOTAL VALUE FOR 2023	2024	TOTAL VALUE FOR 2024	VALUE DIFFERENCE	% CHANGE
Gross Digest Total	\$157,849,562,900	Gross Digest Total	\$169,775,966,975	\$11,926,404,075	7%



RESIDENTIAL SALES PRICES BY YEAR

Average Residential Sales Price by Year



COMMERCIAL/INDUSTRIAL DIGEST SUMMARY

FULTON COUNTY

2023	TOTAL VALUE FOR 2023	2024	TOTAL VALUE FOR 2024	VALUE DIFFERENCE	% CHANGE
Gross Digest Total	\$84,905,228,500	Gross Digest Total	\$89,177,856,800	\$4,272,628,300	5%



YEAR BY YEAR COMPARISON

CATEGORY	2023	2024	DIFFERENCE
New Parcels Created	2,080	2,439	359
Residential Transfers	40,118	33,731	-6,387
Residential Valid Sales	19,158	13,750	-5,408
Commercial Transfers	4,114	5,246	1,132
Commercial Valid Sales	456	269	-187
Homestead Filings	21,988	21,197	-791

COMPLIANCE ON RATIOS

All Ratios meet the State of Georgia Standards and Requirements

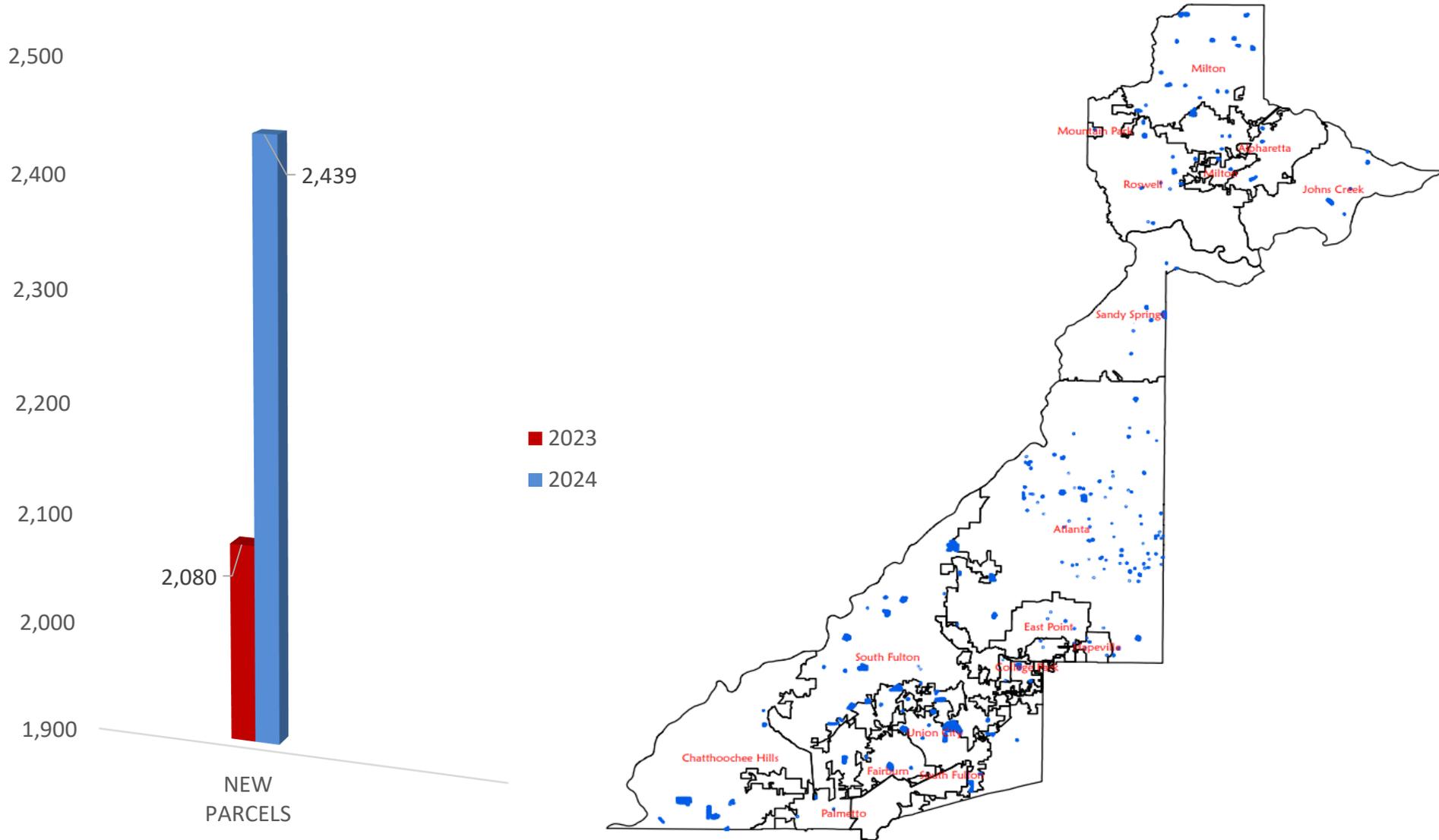
Category	Qualified Sales	Medial Ratio	Coefficient of Dispersion (COD)	Price Related Differential (PRD)
Residential	13,750	.98	.05	1.0091
Commercial	264	.99	.01	.999
Industrial	5	.98	.01	.99



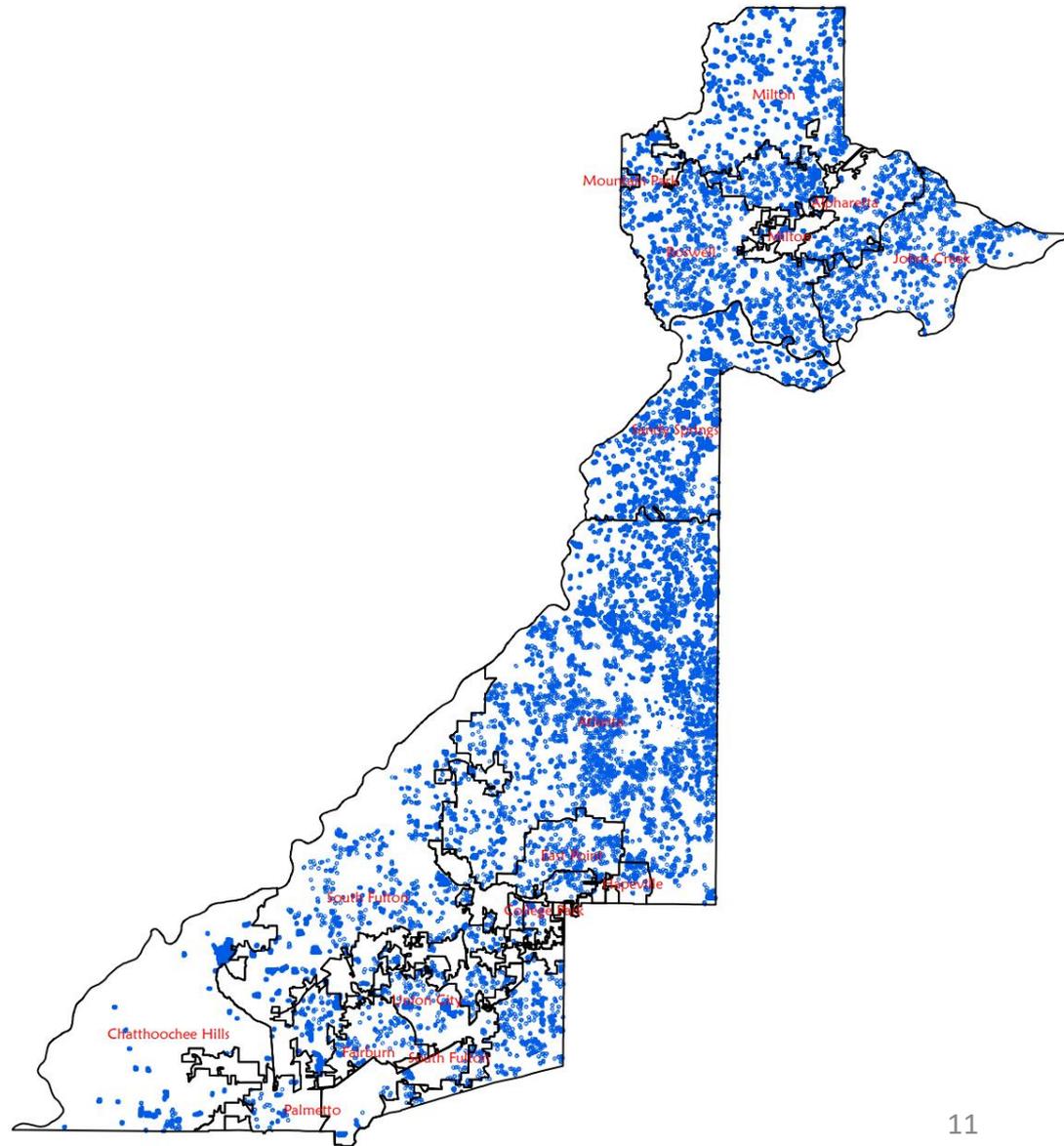
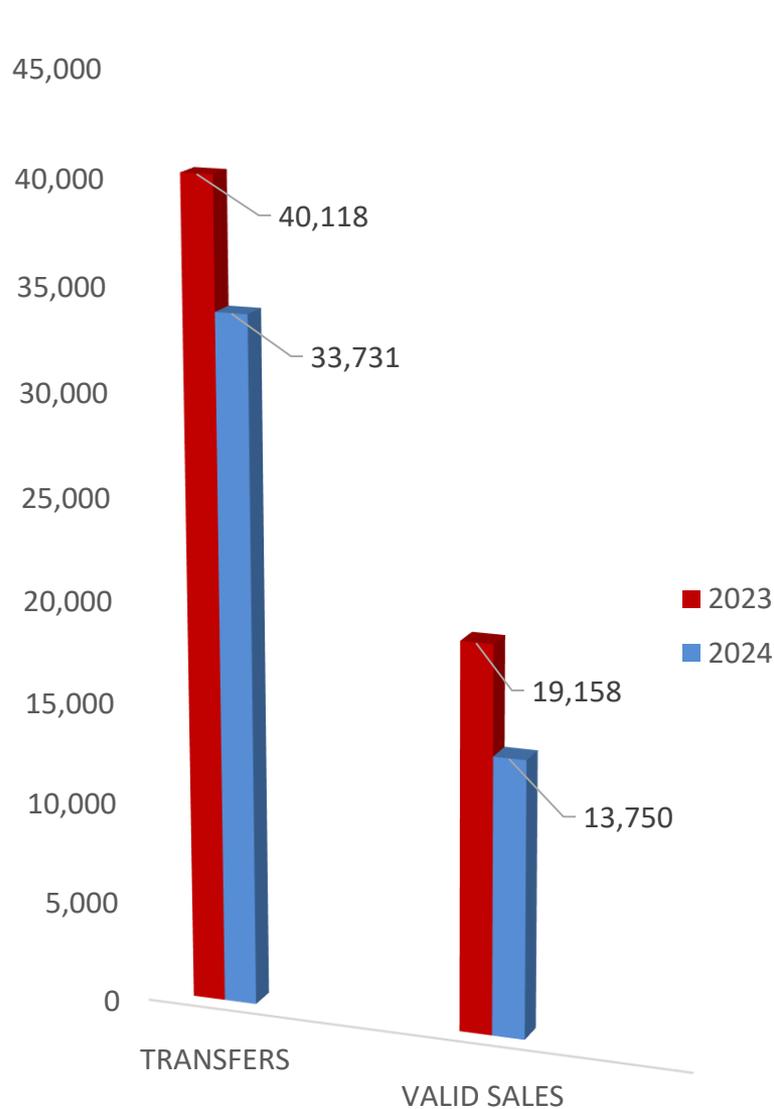
QUESTIONS

APPENDIX

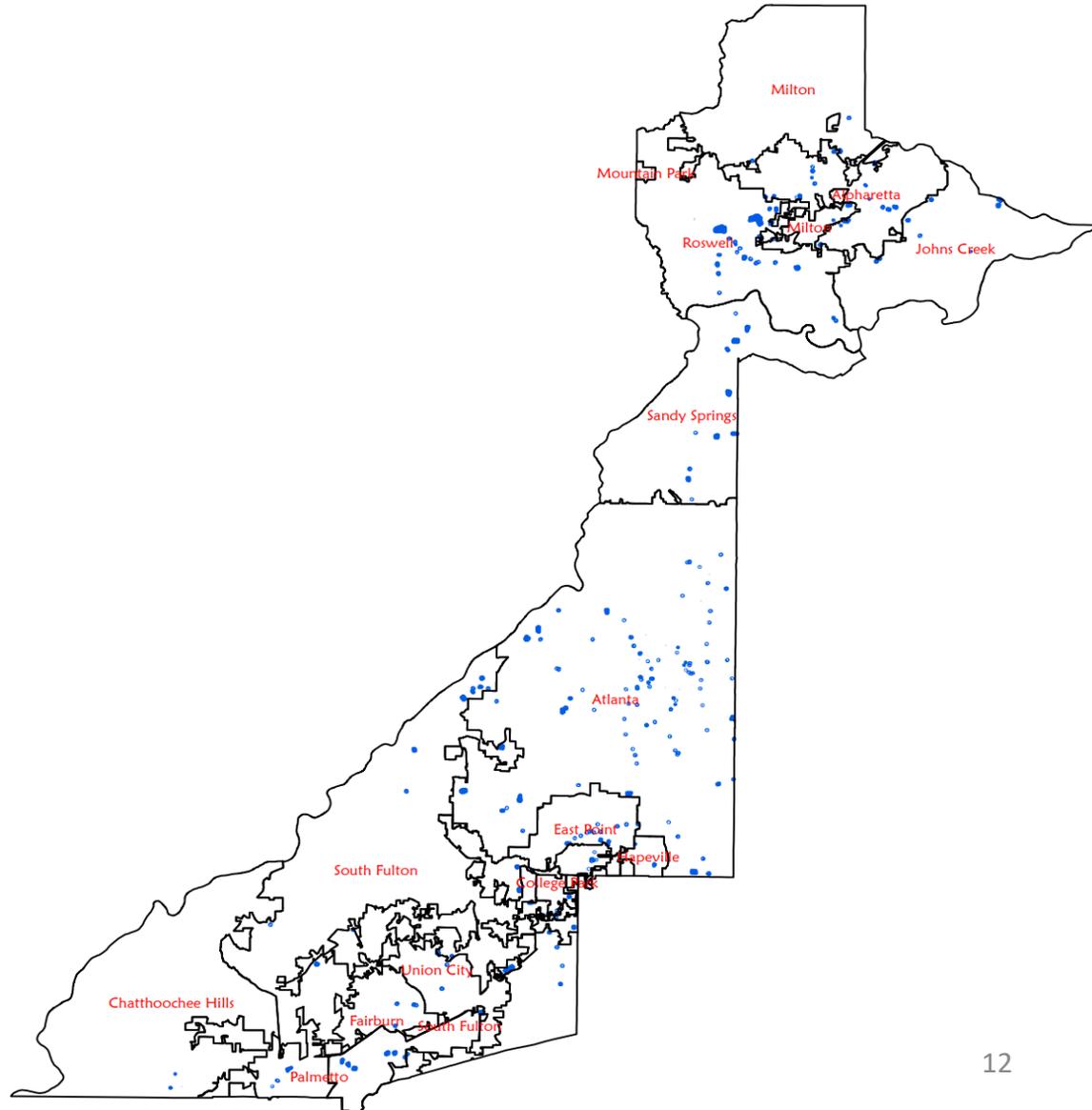
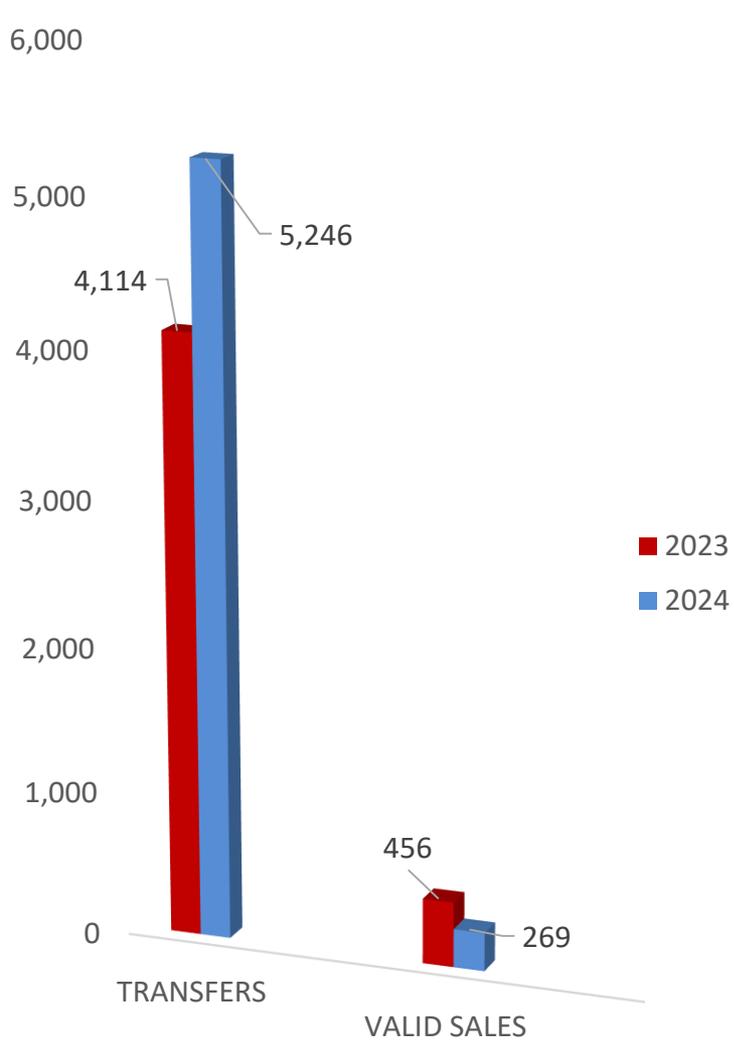
NEW PARCEL CREATION



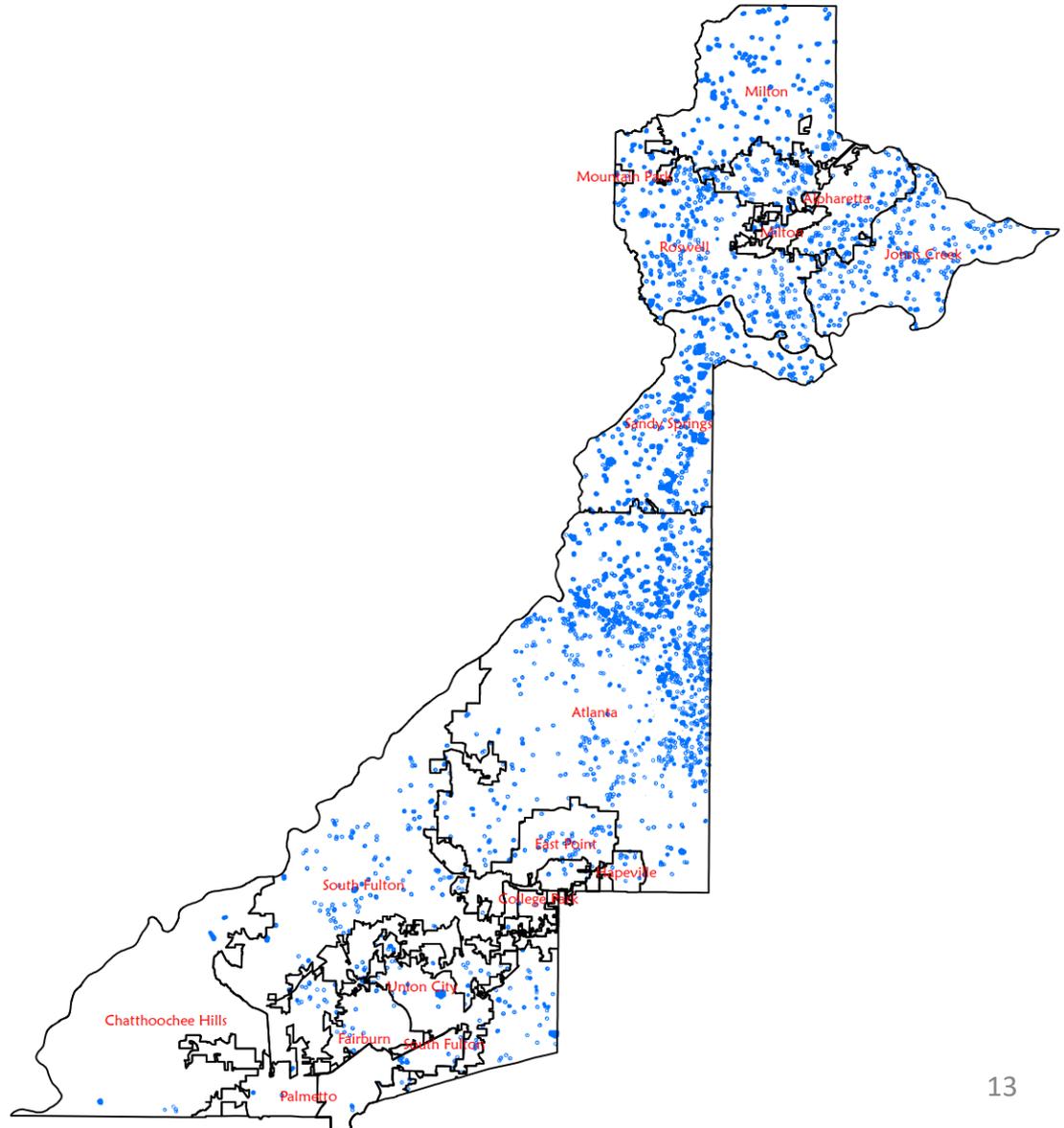
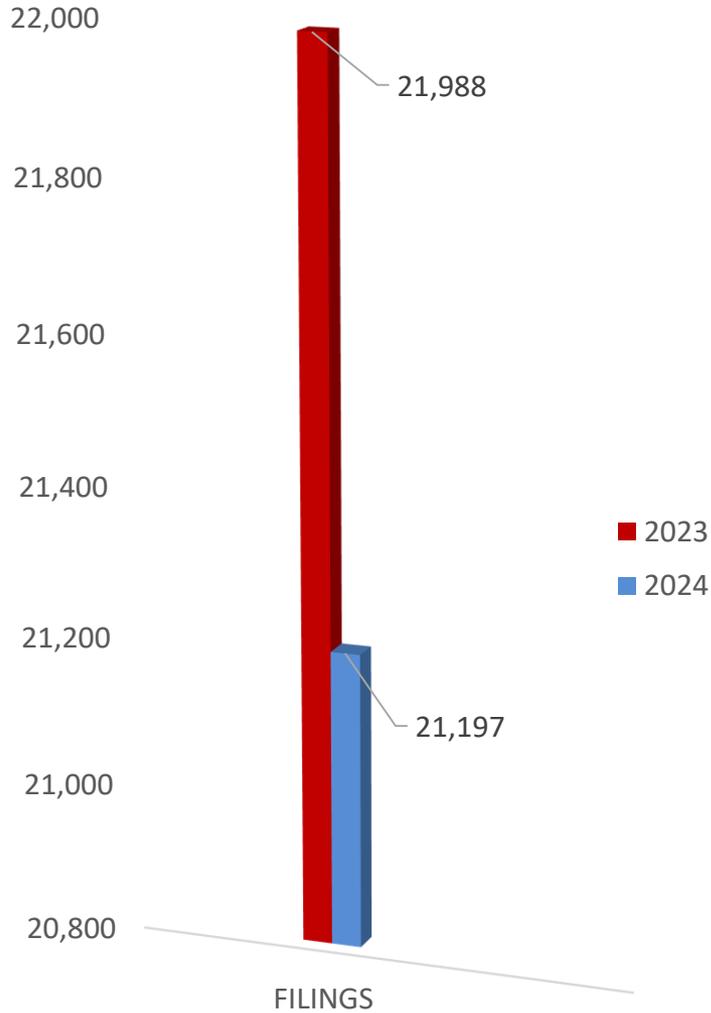
RESIDENTIAL TRANSFERS



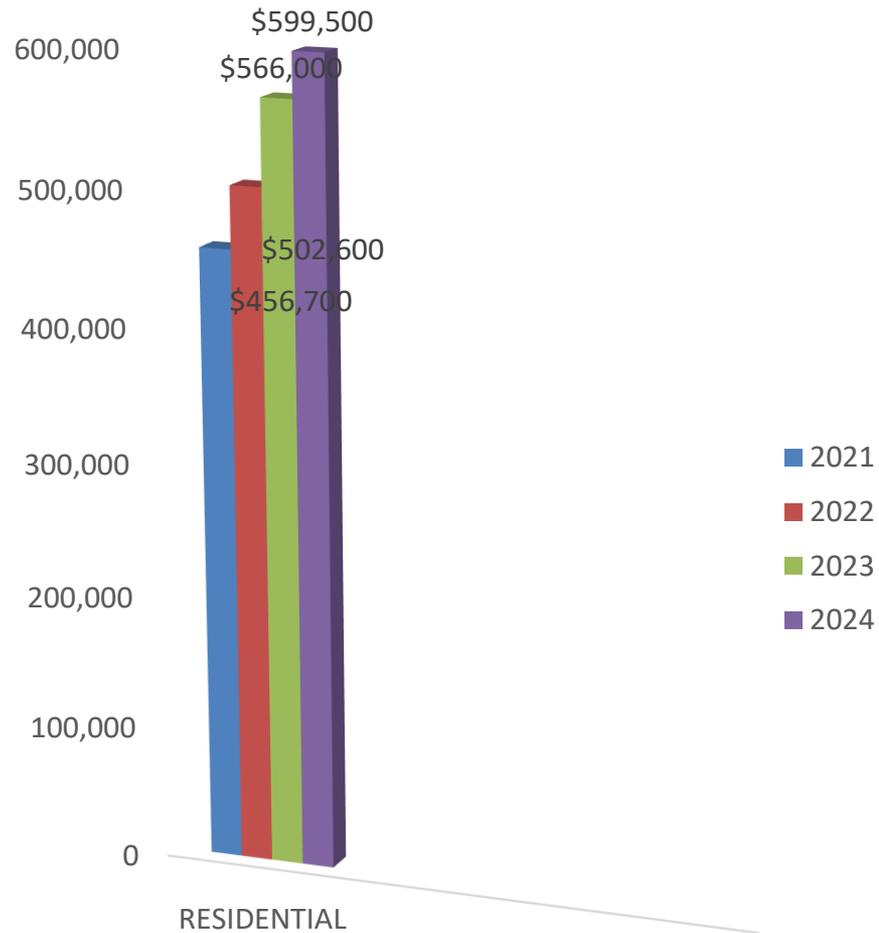
COMMERCIAL/INDUSTRIAL TRANSFERS



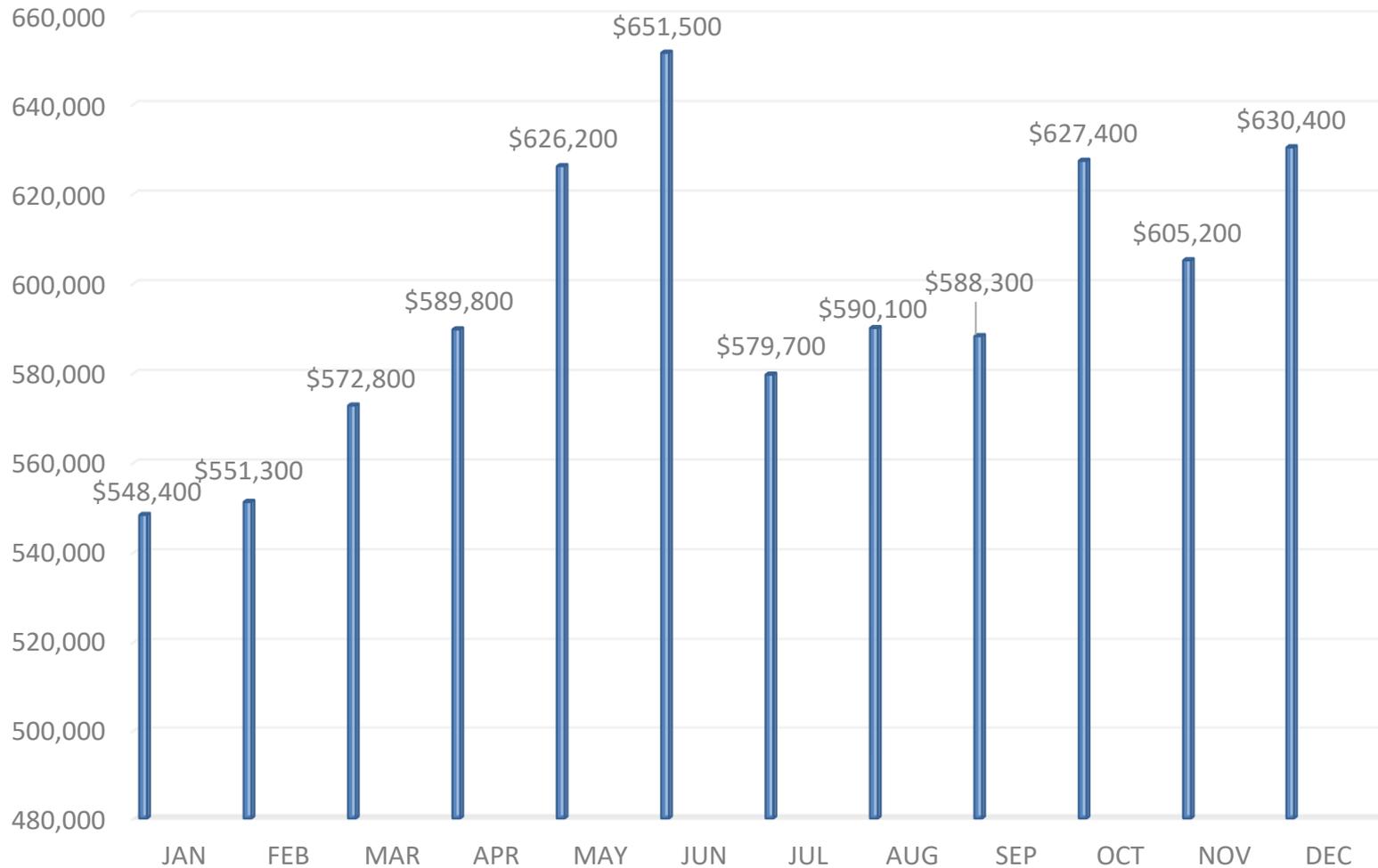
HOMESTEAD FILINGS



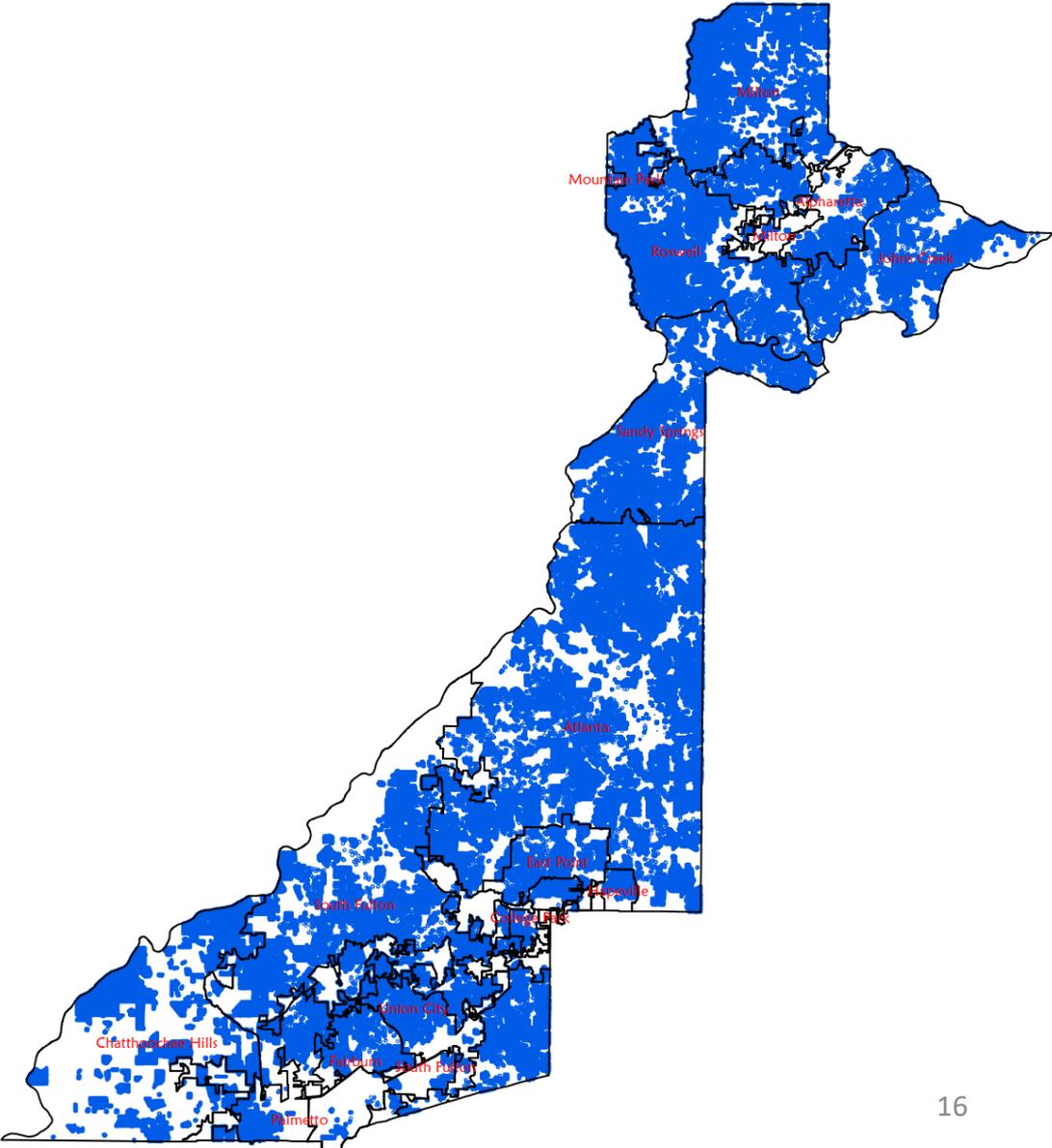
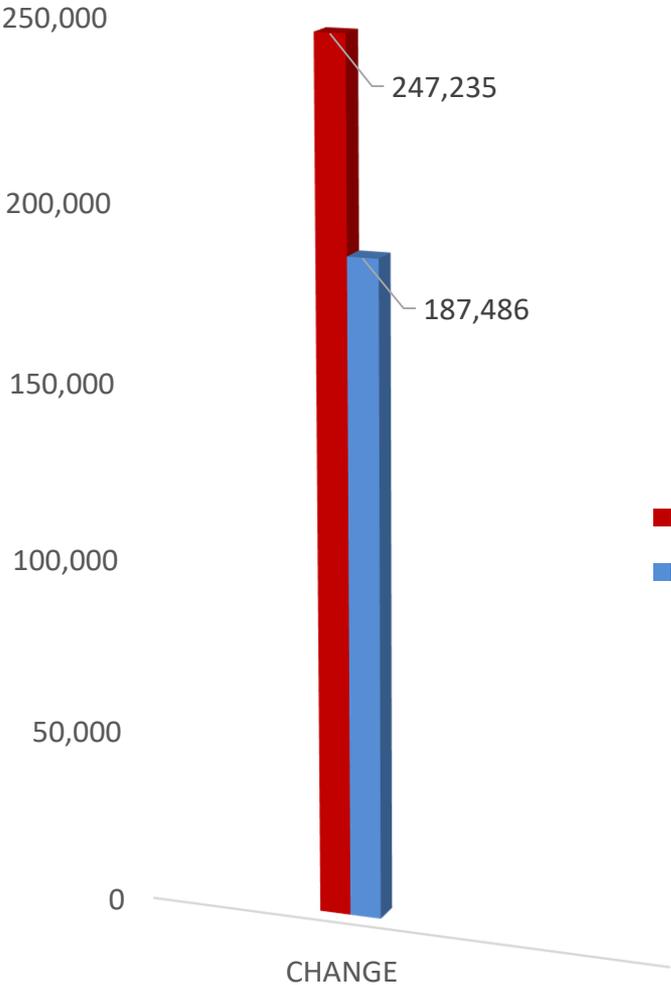
AVERAGE SALES BY YEAR



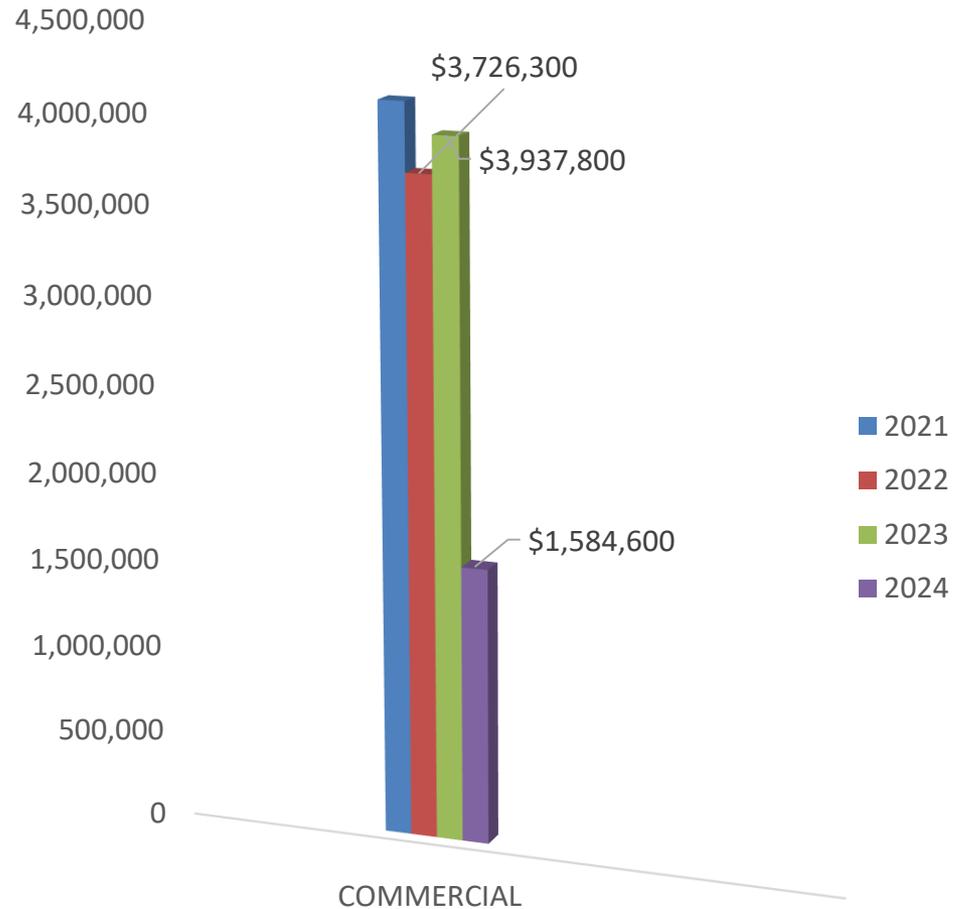
RESIDENTIAL AVERAGE SALES BY MONTH



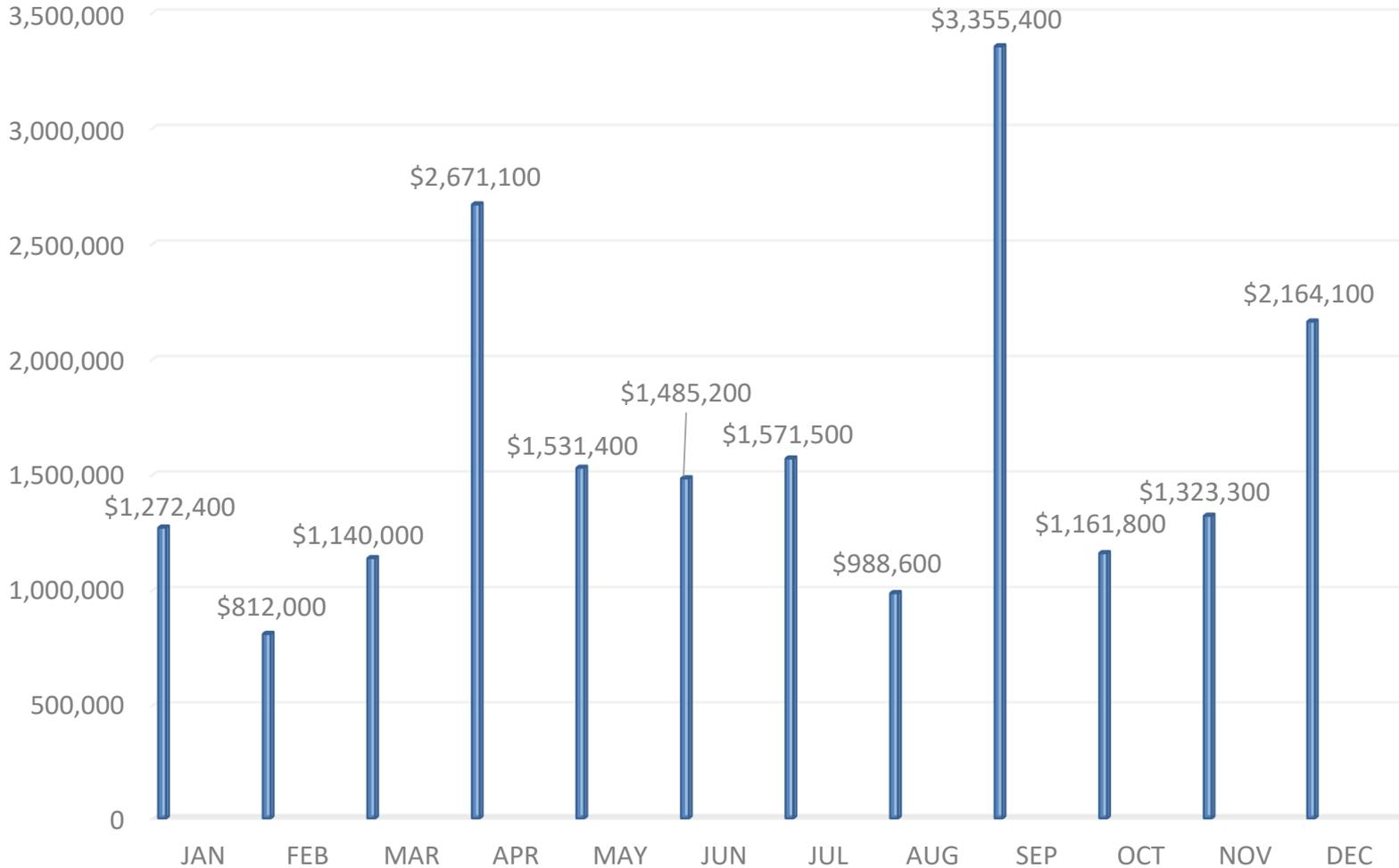
RESIDENTIAL MARKET ADJUSTMENTS



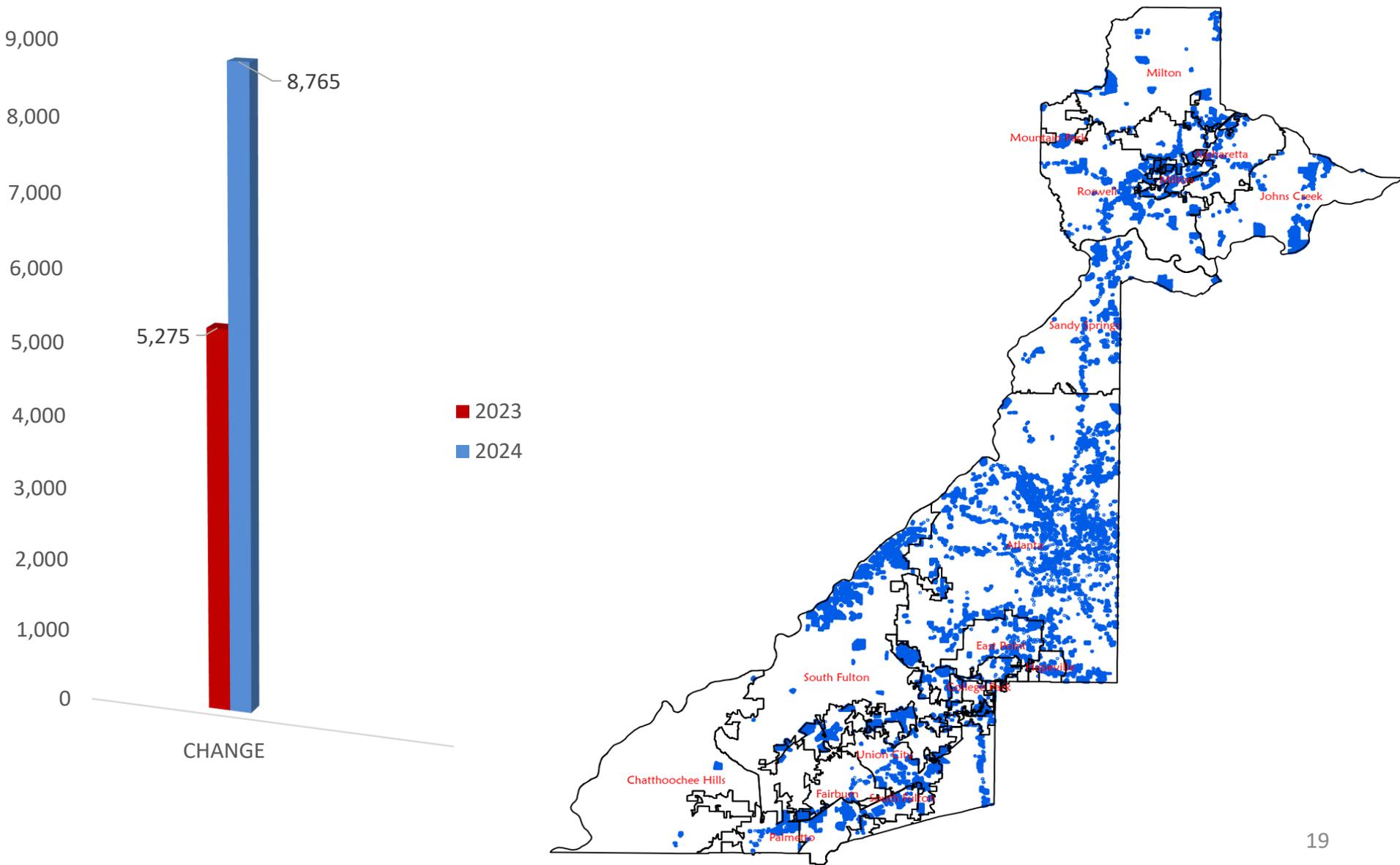
AVERAGE SALES BY YEAR



COMMERCIAL AVERAGE SALES BY MONTH



COMMERCIAL/INDUSTRIAL MARKET ADJUSTMENTS



SALES RATIO COMPLIANCE

MEDIAN RATIO	.90-1.10
COEFFICIENT OF DISPERSION (COD)	
RESIDENTIAL	.15
COMMERICAL/INDUSTRIAL	.20
PRICE RELATED DIFFERENTIAL (PRD)	.95-1.10



SALES RATIO COMPLIANCE

FINAL RATIO

RESIDENTIAL

QUALIFIED SALES	13,750
MEDIAN RATIO	.98
COEFFICIENT OF DISPERSION (COD)	.05
PRICE RELATED DIFFERENTIAL (PRD)	1.0091

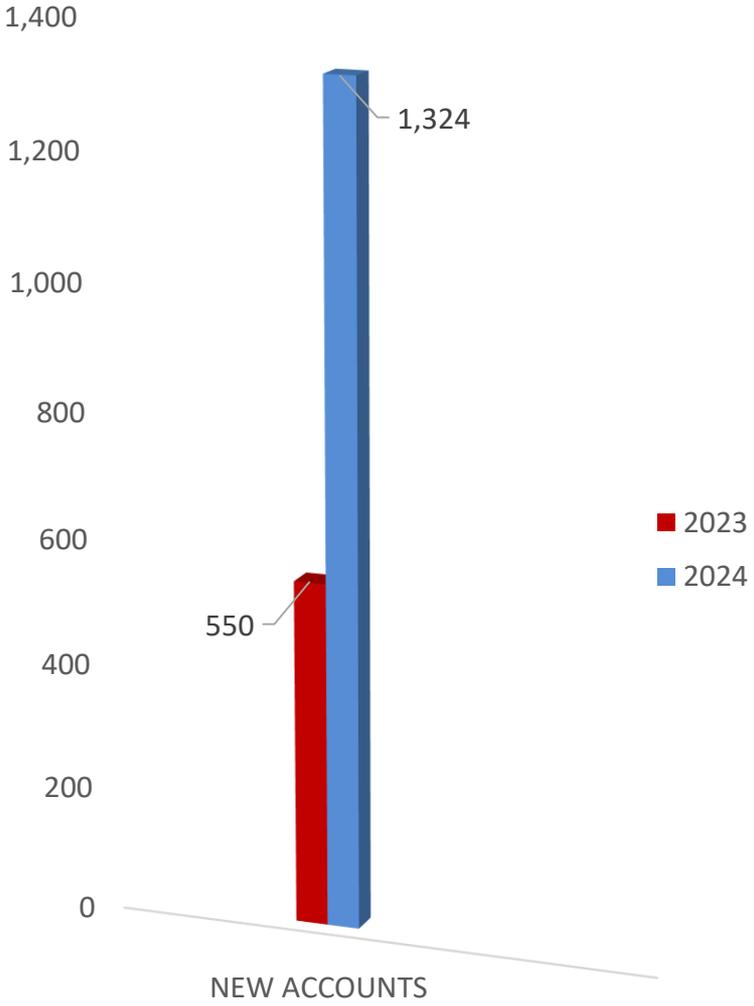
COMMERICAL

QUALIFIED SALES	264
MEDIAN RATIO	.99
COEFFICIENT OF DISPERSION (COD)	.01
PRICE RELATED DIFFERENTIAL (PRD)	.999

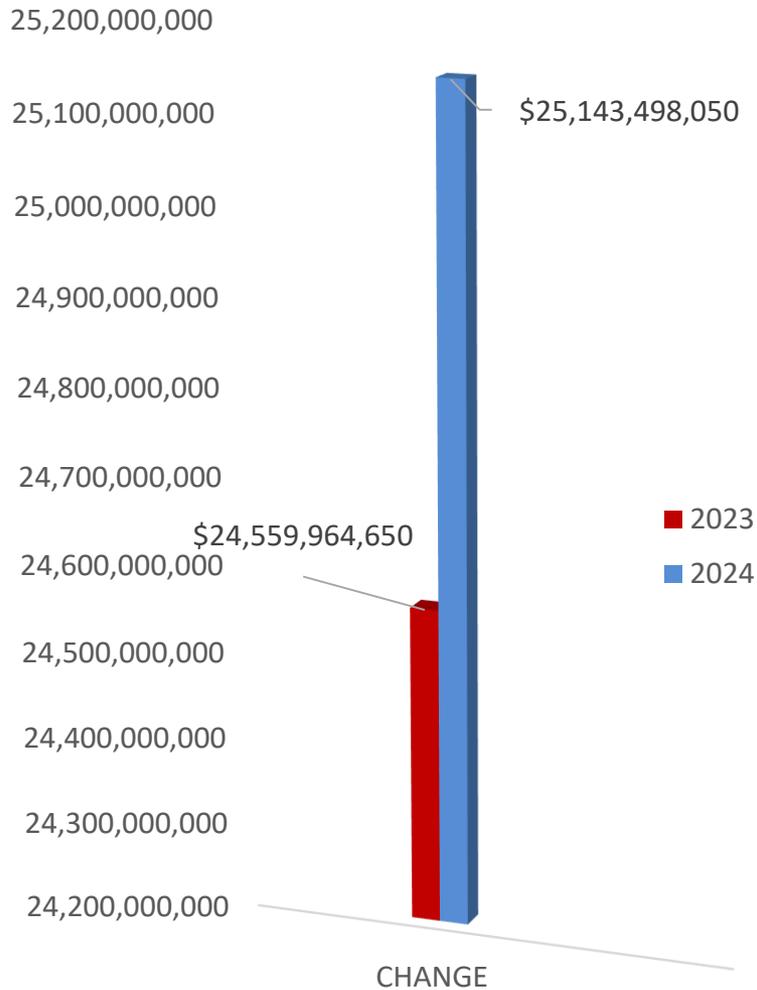
INDUSTRIAL

QUALIFIED SALES	5
MEDIAN RATIO	.98
COEFFICIENT OF DISPERSION (COD)	.01
PRICE RELATED DIFFERENTIAL (PRD)	.99

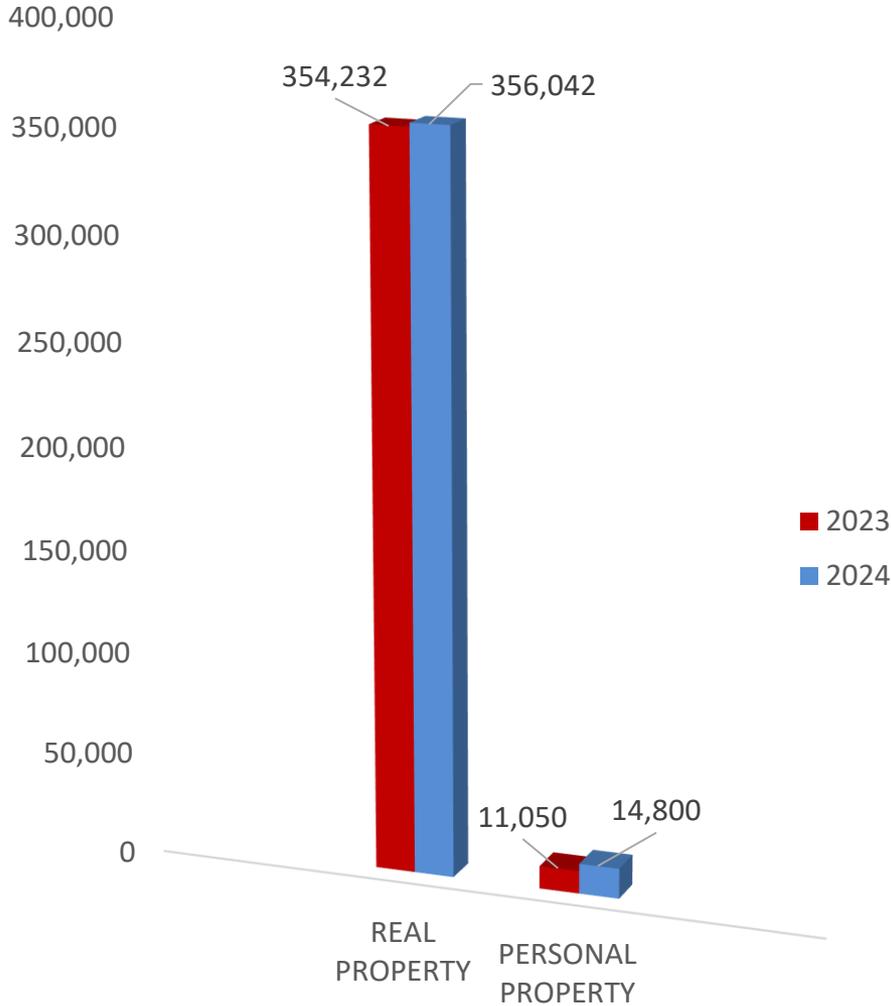
PERSONAL PROPERTY



PERSONAL PROPERTY ASSESSMENTS



ANNUAL NOTICES OF ASSESSMENT



Understanding Your Annual Notice of Assessment

The guide below is intended to help you better understand your notice.

We encourage you to visit our website, www.fultonassessor.org. There you can learn more about the assessment process and take advantage of online services.

*******Note that property values are set as of January 1st of the tax year*******



ANNUAL NOTICE OF ASSESSMENT						PT-306 (revised May 2018)																																																																													
FULTON COUNTY ASSESSORS OFFICE 235 Peachtree St. NE, Suite 1400 Atlanta, GA 30303 (404) 612-6440				Official Tax Matter - Tax Year This comprehensive assessment is an official record of all valuations assessments for the tax year shown above. Annual Assessment Notice Date: Last date to file a written appeal:																																																																															
DOE JOHN 123 JOHNSON AVE FAIRBURN GA 30213				***This is not a tax bill - Do not send payment*** County property records are available online at: www.fultonassessor.org																																																																															
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: A (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (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 235 Peachtree St. NE, Ste. 1400, Atlanta and which may be contacted by telephone at: 404-612-6440. Your staff contact is Mark Jones. Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property																																																																																			
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If you elect to file an appeal on your property, you must choose one of the appeal methods listed. Fees apply for appeals to Arbitration.

Please note that some city homestead exemptions may not be reflected on this notice.

THIS IS NOT A BILL. DO NOT SEND PAYMENT.

You have 45 days after the assessment notice date to appeal the appraised value of your property. You can file an appeal in person, online or by mail.

This is not a bill!

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

The estimate of taxes does not reflect the current year's millage rates. Although this is not a tax bill, the estimate of taxes is required by Georgia law.