VALUATION & ADVISORY

Property Tax Guidelines Georgia

Important Dates

Valuation Date	January 1st
Tax Bills Due	Typically in November and December
Assessment Cycle	Annually
Valuation Notice	Most assessments are issued in May or June
Appeal Deadline	45 days from the date of the assessment notice

Who is assessing?

County Tax Assessors

How is the assessed value determined?

In Georgia, commercial real estate is assessed annually. The assessed market value should be determined through the income approach, the sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

What are the levels of appeal?

County Board of Assessors (BOA) County Board of Equalization (BOE) Superior Court



ABOUT NEWMARK VALUATION & ADVISORY

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

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VALUATION & ADVISORY

Property Tax Guidelines Fulton County, GA

Important Dates

Valuation Date	January 1st
Tax Bills Issued	November and December
Assessment Cycle	Annually
Valuation Notice	Assessment notices are typically issued in early June
Appeal Deadline	45 days from the date of the assessment notice



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Who is assessing?

Fulton County Assessor

How is the assessed value determined?

In Fulton County, Georgia, commercial real estate is assessed annually. The assessed market value should be determined through the income approach, the sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over assessed.

Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

What are the levels of appeal?

Fulton County Board of Assessor (BOA) Fulton County Board of Equalization (BOE) Superior Court

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