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FOR IMMEDIATE NEWS MEDIA RELEASE

On June 30, the Board of Tax Assessors issued the 2017 Official Tax Matter notices to all property owners for the approximately 70,000 real estate parcels located in Muscogee County. The 2017 notices set forth each parcel's fair market value and assessment value as determined by the Board of Tax Assessors which is required by Georgia law. The 2017 values for these parcels were determined by the Board of Tax Assessors in conjunction with the revaluation of all Muscogee County parcels by Tyler Technologies as part of Muscogee County's software conversion and county-wide revaluation project which began in November 2014.

Many property owners have expressed both surprise and displeasure with their property's valuation. In response, the Board of Tax Assessors encourages all property owners to review the appeal information on the Tax Assessors' website at <http://www.columbusga.org/TaxAssessors/> and, specifically, the Appeal Process page. Pursuant to O.C.G.A Section 48-5-311, each property owner has the right to appeal issues of value, uniformity, taxability and denial of certain exemptions. A property owner can pursue an appeal without an attorney, although some property owners choose to engage legal representation. Please note that an appeal of the 2017 Official Tax Matter notice must be filed with the Tax Assessors' Office on or before August 14, 2017. ***Extensions of this deadline are not permitted.*** The Tax Assessors' website includes on the Forms page instructions for filing an appeal and a Notice of Appeal form for use by a property owner. Property owners are welcome to contact the Tax Assessor's Office at 706-653-4398 with any questions regarding an appeal.

For each appeal filed, the Tax Assessors' Office will review the appeal to confirm the correctness of the property's valuation or any other issues properly raised by the property owner in the appeal. Upon completion of this review, the property owner will be notified of the results of this review. It is the hope and goal of the Board of Tax Assessors that this review process will resolve many property owner's concerns. If a resolution is achieved, the adjustment will be reflected in a

new Official Tax Matter notice forwarded to the property owner. If the review does not resolve the issue, the appeal will be forwarded to the Board of Equalization or a Hearing Officer for their consideration and decision as part of the appeal process.

It is the goal and statutory duty of the Board of Tax Assessors to uniformly value all property in Muscogee County. If you feel that this has not occurred with your property, you are encouraged to avail yourself of your appeal rights. Prior to filing your appeal, you are welcome to contact the Tax Assessors' Office and discuss your concerns with an appraiser. The appraisers will gladly discuss your property and the basis for its valuation with you. Additionally, as required by O.C.G.A. Section 48-5-306(d), the Tax Assessors' Office will provide a property owner with copies of public records relating to a property owner's property including a description of the methodology used by the Board of Tax Assessors in setting a property's fair market value, all documents reviewed in determining the property's assessment, the address and parcel identification number of all real estate parcels utilized as qualified comparable properties, and all factors considered in establishing the new assessment. There is a charge of 25 cents per page for these documents. These documents will be provided within ten business days of a property owner's request.

Contact information:

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