



2023 REVALUATION

The Tift County Board of Commissioners have contracted with Georgia Mass Appraisal Solutions and Services, Inc. (GMASS, Inc.) to complete a countywide property reevaluation. The reevaluation project will establish fair market value as of January 1, 2024 and will be reflected in the tax bill issued in the Fall of 2024.

Revaluation Project Timeline:

March – December 2023	Data Collection
January – May 2024	Market Analysis
May – July 2024	Notices of New Values Mailed

Revaluation Process

The revaluation process is very complex and requires extensive market analysis along with a **physical review of each parcel** in the county. Beginning March 2023, GMASS will have approximately 14 appraisers in the field. Each appraiser will be driving a marked vehicle with the Tift County government logo (as pictured above) and a placard that reads 'County Appraiser/GMASS'. Each appraiser will be wearing a County ID Badge as pictured below. During the property inspection, the appraiser will be measuring all structures located on the property and taking photos of most of the structures. Appraisers will NOT be going inside any residence or building. They will be reviewing every parcel (approximately 19,300 parcels) within Tift County. **When the appraiser arrives, they will knock on the door to notify you that they are on the property.**

FAQs - 2023 REVALUATION

Why is a Revaluation Needed?

In Georgia, property is required to be assessed at 40% of the fair market value unless otherwise specified by law – O.C.G.A. 48-5-7. Fair market value means “the amount a knowledgeable buyer would pay for the property and a willing seller would accept for the property at an arm’s length, bona fide sale” – O.C.G.A. 48-5-2. The State Revenue Commissioner is responsible for examining digests of counties in Georgia in order to determine that property is assessed uniformly and equally between and with the counties – O.C.G.A. 48-5-340.

Isn't Fair Market Value What I Paid for my Property?

No. Fair market value means “The amount a knowledgeable buyer would pay for a property and a willing seller would accept for the property at an arm’s length, bona fide sale”. You may have purchased your

property years ago when prices and values were considerably different. The true test is what your property could sell for in today's real estate market.

What Happens During the Data Collection Process?

Data collection is an important and the most highly visible phase of a revaluation. During this process, assessment/revaluation personnel (also known as data collectors) will visit every parcel and measure the exterior of each. They will note building size, age and quality of construction, condition of improvements, land topography, utilities and numerous other characteristics. The entire process will take approximately fifteen (15) minutes for most properties.

When and How Will I Receive My New Assessment?

Assessment notices will be mailed between May 1 – July 1, 2024.

When Will the New Assessment Be Effective?

The new assessment will be effective January 1, 2024. The tax bill you receive for 2024 will be based on your new assessment.

What If I Disagree with the Assessment?

All property owners have the right to appeal their property value. The appeal must be filed no later than 45 days from the date of the assessment notice. The assessment notice will clearly show the last day to file an appeal. We recommend filing appeals online through the Q-Public website, this will allow the taxpayer to file an appeal from the comfort of their home anytime 24 hours a day 7 days a week, a link to this site will be available on the county website (tiftcounty.org), or they can be filed in the tax assessor's office which is located in the Charles Kent Administration Building, 225 Tift Avenue North, Room 110, Tifton, Georgia

I Still Have Questions. Who Can I Talk to?

Please contact the Tift County Tax Assessor's Office at (229) 386-7840. They are open Monday-Friday, 8 am to 5 pm.