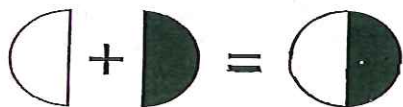


VALUE AND TAXES

Though the value of your property affects the amount of taxes you pay on it, the actual amount of taxes you pay is determined by the budget needs of the School System, the County, and Cities. In other words, the tax is based on the millage rate, which is determined by dividing the government's budget needs by the value of all the taxable property in the jurisdiction.



School Budget + County Budget =
Total Budget for School and County

$$\begin{array}{|c|} \hline \text{Total Property} \\ \hline \text{Appraised Value} \\ \hline \end{array} \times \begin{array}{|c|} \hline 40\% \\ \hline \end{array} = \begin{array}{|c|} \hline \text{Total Assessed Value} \\ \hline \end{array}$$

$$\begin{array}{|c|} \hline \text{Total Budget} \\ \hline \text{for School} \\ \hline \text{and County} \\ \hline \end{array} \div \begin{array}{|c|} \hline \text{Total} \\ \hline \text{Assessed} \\ \hline \text{Value} \\ \hline \end{array} = \begin{array}{|c|} \hline \text{Millage Rates} \\ \hline \end{array}$$

$$\begin{array}{|c|} \hline \text{Millage} \\ \hline \text{Rates} \\ \hline \end{array} \times \begin{array}{|c|} \hline \text{Your Assessed} \\ \hline \text{Property Value} \\ \hline \end{array} = \begin{array}{|c|} \hline \text{Your Tax Bill} \\ \hline \end{array}$$

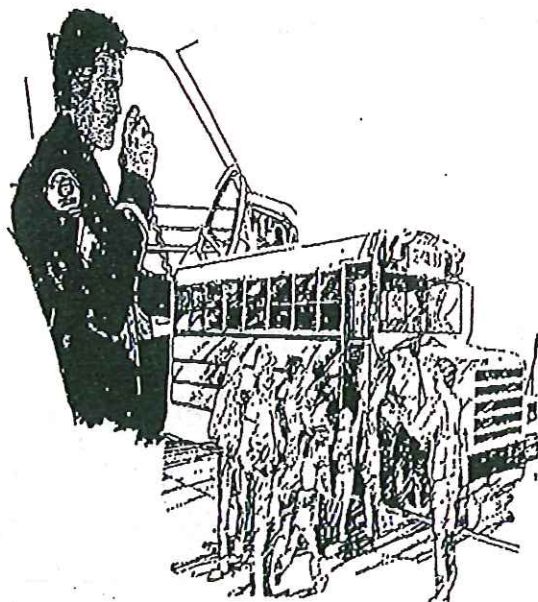
PROPERTY TAX ADMINISTRATION

There are four local government entities involved in administering property tax. The Pickens County Commissioner determines the county's budget or the amount of funds necessary to operate the county for a given year.

The Pickens County School Board determines the School System's budget or the amount of funds necessary to operate the school system for a given year.

The Pickens County Board of Assessors estimates the value of all property within the county. Their total valuation times 40% equals the assessed valuation.

After the assessments have been compiled and after the millage rates have been certified then approved by the State Department of Revenue, the Tax Commissioner is responsible for the billing, collection, and disbursement of the revenue.



If you should have questions concerning this information or your property values, we invite you to contact our office.

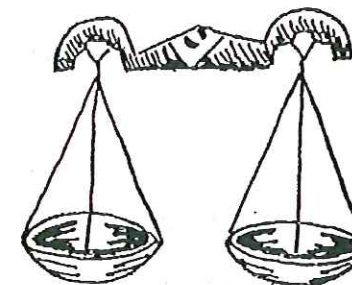


**Pickens County
Board of Assessors**

1266 East Church Street
Suite 121
Jasper, Georgia 30143
(706) 253-8700

Property taxes...

A Fair Balance



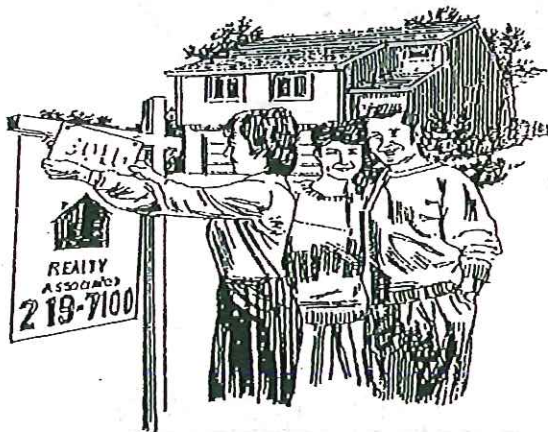
**PICKENS COUNTY
BOARD OF ASSESSORS**

The Pickens County Board of Assessors is the government entity responsible for the valuation of all of the real and personal property in Pickens County. The office is also responsible for the keeping of individual records on all real property in the county.

The assessors establish fair market value to assure that the tax burden is distributed equitably and uniformly.

FAIR MARKET VALUE

The assessors are charged with establishing the fair market value of the taxable real and personal property in the county. Fair market value as defined by state law, is the highest price estimated in terms of money which a property will bring if exposed for sale in the open market allowing a reasonable time to find a purchaser who buys with knowledge of all of the uses to which it is adapted and for which it is capable of being used. The Board of Assessors **DOES NOT** create property values. Assessors and appraisers merely interpret what is happening in the market place. The appraised value is simply an estimate of what the property is worth.



APPRAISAL PROCEDURES

The assessors use standard approaches in setting the value on all real and personal property. There are three approaches to value.

COST APPROACH

The cost approach uses actual replacement cost of the building, less general depreciation, plus the value of the land.

MARKET APPROACH

The market approach involves analyzing sales of similar properties to predict the likely selling price of unsold properties.

INCOME APPROACH

The income approach may be used for income-producing properties. It involves capitalizing the net income to arrive at a probable selling price for the property.

CHANGES OF VALUE

After the assessors establish a new value on a piece of property, the taxpayer is sent an assessment notice. The notice informs you of the new proposed valuation of your property. You have 45 days from the date of the notice to appeal the new valuation if you feel it is incorrect. The appeal must be filed **IN WRITING**. Late appeals are invalid.



WHAT DO YOU THINK YOUR PROPERTY IS WORTH?

One approach that you should utilize in deciding whether or not to appeal your value is to establish in your own mind what you think your property is worth. Property owners can usually come fairly close in estimating the value for which their property would sell on the open market.

If you feel your property is valued incorrectly, you can schedule an appointment with the assessors' office prior to filing an appeal. The assessors' office will be happy to explain how your value was determined and will review the property information with you.

BASIS OF APPEAL

After you have given careful consideration to the value placed on your property and if you feel it is incorrect, your appeal should be based on one of the following areas of appeal:

1. **TAXABILITY:** Is the property taxable or does it qualify for exempt status?
2. **UNIFORMITY:** Does the property value compare with the value of similar properties?
3. **VALUE:** Is your property valued at its fair market value?



APPEAL PROCESS

When you file an appeal, it is reviewed by the Board of Assessors; and a decision is made to determine whether a change in the valuation is warranted. The Board then informs you of its decision in writing in the form of a 21 day notice. You may then drop your appeal or appeal to the Board of Equalization or Arbitration.

The Board of Equalization is an autonomous and independent three-person board appointed by the Grand Jury whose specific function is to hear unresolved appeals from taxpayers. After hearing both the assessors' and taxpayer's positions, the Board of Equalization renders a decision on the valuation.

If they disagree with the decision of the Board of Equalization, either the taxpayer or the assessors may proceed to the next level of appeal, which is Superior Court.

LEVELS OF APPEAL

1. Appeal to Board of Assessors.
2. Appeal to Board of Equalization or Arbitration.
3. Appeal to Superior Court