

McLain & Merritt, P.C.

Real Estate Division

Ad-Valorem Property Taxes

<http://www.etax.dor.ga.gov/ptd/county/index.shtml>

Ad-Valorem Property Taxes

An **ad-valorem tax** is a tax based on the value of real estate or personal property. In Georgia, an ad-valorem tax on real estate is imposed on an annual basis (property tax). The basis for each property tax is the fair market value of the property. The fair market value is determined on January 1st each year. The property tax is determined by multiplying the assessed value (40% of the fair market value) times the millage rate for that city or county (attached you will find the 2006 Millage Rates as reported by the Georgia Department of Revenue Local Government Services Division).

Sales Price or Appraised Value * 40% = Assessed Value

Assessed Value / \$1000 * millage rate = Estimated Tax Amount

Each county and city will have different due dates for their property taxes and will send out yearly bills for those amounts due. If those taxes are not paid by the due date, penalties and interest will be charged until that bill is paid.

The Georgia Department of Revenue offers a website (<http://www.dor.ga.gov/PTD/county/index.aspx>) designed to help you find all the information you need about your county in one place, including, but not limited to:

1. Location of the County Courthouse
2. Names, addresses, phone numbers, fax numbers and emails of local tax officials (i.e. tax commissioner, chairman of the Board of Tax Assessors, Chief Appraiser, Chairman of the County Governing Authority, etc...)
3. Property Tax Return Information
4. Homestead Exemption Information including web addresses to find out more information.
5. Ad Valorem Tax Payments
6. Freeport Exemption Information
7. Valuation Appeal Information
8. Ad Valorem Tax Refund Information
9. Motor Vehicle Registration
10. Mobile Home Taxation
11. Intangible Tax Recording
12. Local Ordinances
13. Sanitary and Miscellaneous Fees
14. City Taxes
15. And Other Important County Links