

NOTICE TO COBB PROPERTY OWNERS

THE TAX ASSESSORS OFFICE WILL MAIL ANNUAL ASSESSMENT NOTICES TO ALL OWNERS OF TAXABLE REAL PROPERTY PRIOR TO JULY 1. **This notice will include an estimate of taxes based on the most applicable millage rates and the current year value. This is only an estimate.**

Owners wishing to appeal the proposed value must do so in writing within 45 days of the date of the notice! A standard appeal form will be made available on our website when the notices are mailed. Taxpayers may use this form for filing appeals.

Georgia voters approved exempting all inventory of a business from State ad valorem tax. This does not however exempt this same inventory from local (county, city, school, etc.) ad valorem tax. Business personal property inventory remains taxable for county, school, municipal, etc. purposes. Businesses that fail to timely report inventory will be subject to appropriate penalties.

The **Board of Tax Assessors**, an independent body appointed by the **Board of Commissioners**, is responsible for placing a fair market value on all taxable property in the county.

The Board of Commissioners, Boards of Education, City Councils, etc. set tax rates for their respective jurisdiction. The billing and collection of taxes is the responsibility of the Tax Commissioner. Jan. 1 of each year is the assessment date in Georgia. Accordingly, all property must be valued for ad valorem taxes based on its condition and use as of Jan. 1. Applications for Homestead, School Tax and Disability Exemption, etc. must be filed by **April 1** with the Tax Commissioner's Office. Visit the Tax Commissioner's website at www.cobbtax.org for more information.

The Georgia Public Revenue Code provides property owners the opportunity to furnish relevant information about their property via the Taxpayer's Return of Real Property. **Returns must be filed with the Tax Assessors' Office between Jan. 1 and April 1 each year.**

Returns must be filed if:

- you purchased property during 2020;
- you made any changes during 2020 that would affect the value of your property such as building or demolishing a house, remodeling, adding pools and decks, etc.;
- you wish to split or combine parcels; **and/or**
- you wish to state an Owner's Opinion of Value.

If you acquired property by transfer during the previous year and no subdivision or improvements to the property have been made during the year of transfer, you are not required to file a property tax return if a properly completed PT-61 Real Estate Transfer Tax Form was filed with the Clerk of Superior Court and the tax is paid.

Applications for Homestead, School Tax and Disability Exemption must be filed by April 1 with the Tax Commissioner's Office. Questions concerning these matters should be directed to the Tax Commissioner's website www.cobbtax.org or the Office at (770) 528-8600.

This information is furnished by the Cobb County Board of Tax Assessors for information Purposes only and is not intended to be a statement of law.

Real Property Returns may be filed with the Tax Assessors Office at 736 Whitlock Avenue, Marietta, GA.

In addition to the Real Property Return, the following Reporting Forms must be submitted to the Board of Tax Assessors' Office between Jan. 1 and April 1, 2021 for identification of all such assets:

- Business Personal Property;
- Boats and/or Motors;
- Airplanes; and/or
- Agricultural/Farm Personal Property.

Manufacturers or distributors with inventory held in Cobb County, may be eligible for Freeport Exemption. To determine if you qualify and to obtain an exemption application, please visit our website or contact the Personal Property Division at 770-528-3120. In accordance with State law, Freeport applications must be timely filed including completed schedules. Applications must be filed by **April 1** to be considered for full exemption. Applications received after April 1 and by June 1 may be eligible for exemption at a significantly reduced percentage. Failure to file the application with supporting schedules by June 1 shall constitute a waiver of the entire exemption for the year.

Personal Property Reporting Forms and Applications for Freeport Exemption may be filed at the 736 Whitlock Avenue, Suite 200 Marietta, GA.

Cobb County now accepts electronic filing of Personal Property tax returns. Online filing is available for aircraft, marine craft, and business accounts, including Freeport exemption. If you have an established account, you will receive your PIN in our January mailing. This allows you to file online at <https://efiletax.cobbcounty.org>

The Board of Tax Assessors is also responsible for handling the following applications: Property Tax Exemption; Preferential Agriculture Assessment; Conservation. Use, etc.

** Metered mail will not be accepted as proof of timely filing. Only returns and applications with United States Postal Service postmarks of April 1 or prior, or hand-delivered documents that are stamped "received" by Tax Assessors' Office staff, will be considered as timely filed. Properties not timely returned are subject to a 10 percent penalty.*

**COBB COUNTY
BOARD OF TAX ASSESSORS**
Mailing: P.O. Box 649, Marietta, GA 30061-0649
770-528-3100 www.cobbassessor.org

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