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## Appling county tax assessor

The Appling County Tax Assessor is the local official who is responsible for assessing the taxable value of all properties within Appling County, and may establish the amount of tax due on that property based on the fair market value appraisal. The Appling County assessor's office can help you with many of your property tax related issues, including: Property Tax Appraisals The Appling County Tax Assessor will appraise the taxable value of each property in his jurisdiction on a yearly basis, based on the features of the property and the fair market value of comparable properties in the same neighbourhood. The assessor's office can provide you with a copy of your property's most recent appraisal on request. Property Renovations and Re-Appraisals If you renovate your property (such as by adding living space, bedrooms, or bathrooms), the Appling County Assessor will re-appraise your home to reflect the value of your new additions. Renovations may be reported to the Assessor's Office by the zoning board, contractors, or by the homeowner themselves. Unreported renovations will generally be discovered by the Assessor during the next on-site appraisal of the property. The Assessor may also re-appraise a property in the event of significant damage Paying Your Property Tax The Appling County Tax Assessor can provide you with a copy of your property tax assessment, show you your property tax bill, help you pay your property taxes, or arrange a payment plan. Payments may be made to the county tax collector or treasurer instead of the assessor. Homestead Exemptions The Appling County Tax Assessor can provide you with an application form for the Appling County homestead exemption, which can provide a modest property tax break for properties which are used as the primary residence of their owners. Additional exemptions might be available for farmland, green space, veterans, or others. Call the Assessor's Office and ask for details. Property Tax Appeals If you believe your house is unfairly over-assessed, the Appling County Tax Assessor can provide you with a tax appeal form and inform you of the tax appeal process. If your appeal is accepted, your property valuation (and property taxes) will be adjusted accordingly. If you need access to property records, deeds, or other services the Appling County Assessor's Office can't provide, you can try contacting the Appling County municipal government. The Appling County seat can be found in the in Baxley. You can contact Appling County with general inquiries using the contact info listed below. Appling County Contact Info: (912) 367 8100 (Phone) (912) 367 8161 (Fax) Get directions to the county offices For more details about taxes in Appling County, or to compare property tax rates across Georgia, see the Appling County property tax page. Promo The Appling County Assessor Tax Assessor / Collector is responsible for appraising real estate and assessing tax on properties located in Appling County Assessor, Ga. The county tax office is located in Baxley, Georgia. As a homeowner in the county, you will receive a property tax bill from the Appling county board of assessors. The property tax bill includes the taxing authorities, tax rate, tax exemptions, and property owners that are responsible to make the tax payments. Real property is typically considered land and building structures in Appling County Assessor . You will receive information on the current year tax assessment compared to previous years for real property. The tax due date may change each year. You must check the Appling County Assessor website for details on how to pay online, in-person, or by mail. If you see issues with the property tax bill, you may appeal your property tax appraisal Appling county assessor Tax Assessor Contact Information What will you find at the local government web site? The county tax assessor collector will provide local tax details to understand your tax bill. In addition, the website will include forms for change of address, homestead exemptions, and personal property exemptions specific to your situation. The property tax rates are shown at a summary level and for individual properties. Photo credit: ©iStock.com/wellesenterprisesIf you're thinking about buying a home in Georgia, it's smart to get some idea of what your property taxes will be. In general, property taxes in the Peach State are relatively low. The median real estate tax payment in Georgia is \$1,771 per year, which is around \$800 less than the \$2,578 national mark. The average effective property tax rate is 0.87%.It's important to keep in mind, though, that property taxes in Georgia vary greatly between locations. In Fulton County, the median property tax payment is \$2,901, one of the highest in the state. But in Treutlen County, the median property tax payment is just \$571. Below, we'll walk through how Georgia's property tax system works and look at data on taxes in every Georgia county.Try to familiarize yourself with the details of getting a mortgage in Georgia if you plan on using one to purchase your new home. Our mortgage guide provides important information about mortgages in the Peach State to help you during the homebuying process.A financial advisor in Georgia can help you understand how homeownership fits into your overall financial goals. Financial advisors can also help with investing and financial plans, including taxes, homeownership, retirement and more, to make sure you are preparing for the future.Understanding Georgia Property TaxesThe amount of property taxes you pay in Georgia depends on the assessed value of your home, which is based on (but not equal to) your home's market value. To determine assessed value, assessors in each county first appraise every home in the county in order to figure out the market value of each piece of real estate.They typically do this through mass appraisals that determine the market value of a large number of homes based on factors such as property type and neighborhood. Once they determine the market value, they then apply the Georgia assessment ratio. Nearly every county and city in Georgia uses an assessment ratio of 40%. That means that if your home's market value is \$100,000, the assessed value is \$40,000.A small number of cities in Georgia use assessment ratios other than 40%, including Decatur, where the assessment ratio is 50%.There are also a number of property tax exemptions in Georgia that can reduce your home's assessed value and, therefore, your taxes. These vary by county. The statewide exemption is \$2,000, but it applies only to the statewide property tax, which is a relatively small slice of the overall property taxes in most areas.Georgia Property Tax RatesProperty tax rates in Georgia can be described in mills, which are equal to \$1 of taxes for every \$1,000 in assessed value. In most counties, taxes for schools are the largest source of property taxes. They are typically between 15 and 20 mills.Because millage rates apply to assessed value, which varies depending on the assessment ratio and the local exemptions offered, it can be difficult to compare millage rates between two locations. For an apples-to-apples comparison, it's useful to look at effective property tax rates. These are the median property taxes paid as a percentage of median home value. They give a good idea as to how much a new homeowner can expect to pay in property taxes.The table below shows the average effective property tax rate, median annual real estate tax payment and median home value for every county in Georgia.CountyMedian Home ValueMedian Annual Property Tax PaymentAverage Effective Property Tax RateAppling County\$75,900\$5440.72%Atkinson County\$60,100\$5960.99%Bacon County\$73,000\$7561.04%Baker County\$75,500\$5870.78%Baldwin County\$112,500\$9180.82%Banks County\$142,800\$1,1220.79%Barrow County\$146,500\$1,3020.89%Bartow County\$151,700\$1,2030.79%Ben Hill County\$80,100\$9041.13%Berrien County\$85,300\$9131.07%Bibb County\$116,500\$1,3741.18%Bleckley County\$97,900\$1,0611.08%Brantley County\$68,200\$1,0761.58%Brooks County\$96,900\$1,1881.23%Bryan County\$211,800\$1,820.86%Bulloch County\$135,200\$1,1210.83%Burke County\$87,900\$7620.87%Butts County\$121,800\$1,2521.03%Calhoun County\$49,000\$6751.38%Camden County\$159,800\$1,6191.01%Candler 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Check out our mortgage calculator.Fulton CountyHome is most of the city of Atlanta and some other cities like Sandy Springs, Fulton County is the most populous county in Georgia. Homeowners in Fulton County pay the highest property taxes in dollar terms, with the median property tax payment equaling \$2,901 per year. On the other hand, property tax rates in Fulton County are not especially high. The average effective tax rate is 1.00%, lower than the national average by 0.07%.If you have questions about how property taxes can affect your overall financial plans, a financial advisor in Atlanta can help you out.Gwinnett CountyLocated northeast of Atlanta is Gwinnett County. The county's effective property tax rate is 1.19%, which comes in above both state and national averages.Many homeowners in Gwinnett County may be able to reduce their property taxes by claiming property tax exemptions. For example, the homestead exemption is available on owner-occupied primary residences. It reduces the assessed value of a home by \$10,000 for county taxes, \$4,000 for school taxes and \$7,000 for recreation taxes.DeKalb CountyDeKalb County contains about 10% of Atlanta's real estate, along with the city of Decatur. The typical homeowner in DeKalb County pays \$2,054 annually in property taxes, which is higher than the \$1,771 state average, but is still well below what homeowners pay in neighboring Fulton County.Cobb CountyWith a population of around 750,000, Cobb County is one of the largest counties in Georgia. Property tax rates in Cobb County rank among the lowest in the state. The effective property tax rate is just 0.72%, well below the state average of 0.87%. At that rate, a homeowner whose home has a market value of \$100,000 would pay just \$720 annually in property taxes.Chatham CountyChatham County sits on the Atlantic Coast and contains the city of Savannah. Property taxes in Chatham County are relatively low on a nationwide basis, but they're a bit pricier than the Georgia state average. The median property tax payment here is \$1,882, which is almost \$700 cheaper than the \$2,578 national average.Clayton CountyPhoto credit: ©iStock.com/DWalker44Clayton County is a mostly suburban area that sits south of the city of Atlanta. The median home value in Clayton County is \$97,800, significantly lower than the median values in other Atlanta-area counties like Fulton and DeKalb.That means property tax payments are also generally lower, though. In fact, the county has a median annual payment of just \$1,032.However, effective tax rates in Clayton County don't follow the same pattern, as they currently stand at 1.06%.Cherokee CountyThe average effective property tax rate in Cherokee County is just 0.75%, lower than the rate in most other Georgia counties. Cherokee County offers a number of property tax exemptions to reduce the tax burden on some homeowners. There are exemptions available to elderly people, including the double homestead exemption. For eligible homeowners, this reduces the assessed value of a home by \$5,000 for county taxes and \$166,560 for school taxes.Henry CountyHenry County is part of the Atlanta metropolitan area and has a population of more than 220,000 residents. The average effective property tax rate in Henry County is 1.04%, higher than most Georgia counties.Richmond CountyRichmond County is virtually synonymous with the city of Augusta, as it's often referred to as Augusta-Richmond County or Augusta. Property tax payments in the county are relatively low, but tax rates are high. The typical homeowner in Richmond County pays a reasonable \$1,214 in property taxes annually, but that makes the effective tax rate a fairly expensive 1.16%.Muscoogie CountyOf the 159 counties in Georgia, property tax rates in Muscoogie County are sit about in the middle. The average effective tax rate is 0.92%. The median property tax payment in Muscoogie County is \$1,299.

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