



Georgia Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Georgia lets you appeal. Use this checklist to file correctly and on time.

Georgia at a glance

Appeal deadline	45 days from assessment notice
Effective tax rate	0.79% (about \$2,341/yr on a \$303,300 home)
Assessment basis	40% of fair market value
Appeals heard by	Board of Equalization / Hearing Officer / Arbitration !' Superior Court

Annual notice of assessment mailed April–June; 45-day window from notice date Deadlines and forms vary by county — always confirm with your local county board of assessors before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive Annual Notice of Assessment (spring)
- ☐ File appeal with County Board of Assessors within 45 days
- ☐ Choose appeal method: arbitration, hearing officer, or Board of Equalization
- ☐ Attend hearing
- ☐ Appeal to Superior Court if needed
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** \$2,000 state homestead exemption; counties may offer additional
- **Senior / other relief:** Varies by county; many offer full school tax exemption for 62+ or 65+

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems

- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local county board of assessors or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.