

RETURN SERVICE REQUESTED

Official Tax Matter - 2019 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 5/24/2019

Last date to file a written appeal: 7/8/2019

***** This is not a tax bill - Do not send payment *****

County property records are available online at: www.cowetatax.com

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MANN ALTON B
 PO BOX 145
 TURIN GA 30289-0145

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The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <https://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 37 Perry Street Newnan, GA 30263 and which may be contacted by telephone at: (770) 254-2680. Your staff contact is the Appeals Coordinator.

Additional information on the appeal process may be obtained at <https://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
26045	137 1125 002	43.00	11	2013	YES-S1
Property Description	2 HSE/42.00 AC (CU)				
Property Address	243 LINCH RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	321,060	321,060	28,641	
40% Assessed Value	0	128,424	128,424	11,456	

REASONS FOR ASSESSMENT NOTICE

C2 -Annual Notice: No change in return/previous value

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Millage	Estimated Tax
STATE	62,175	2,000	64,249	0.000000	0.00
COUNTY M & O	62,175	10,000	56,249	0.007630	429.18
SCHOOL M & O	62,175	2,000	64,249	0.018590	1,194.39
FIRE	62,175	10,000	56,249	0.003650	205.31
FIRE BOND	62,175	0	66,249	0.000440	29.15

Total Estimated Tax 1,858.03

