

APPEAL YOUR PROPERTY TAXES

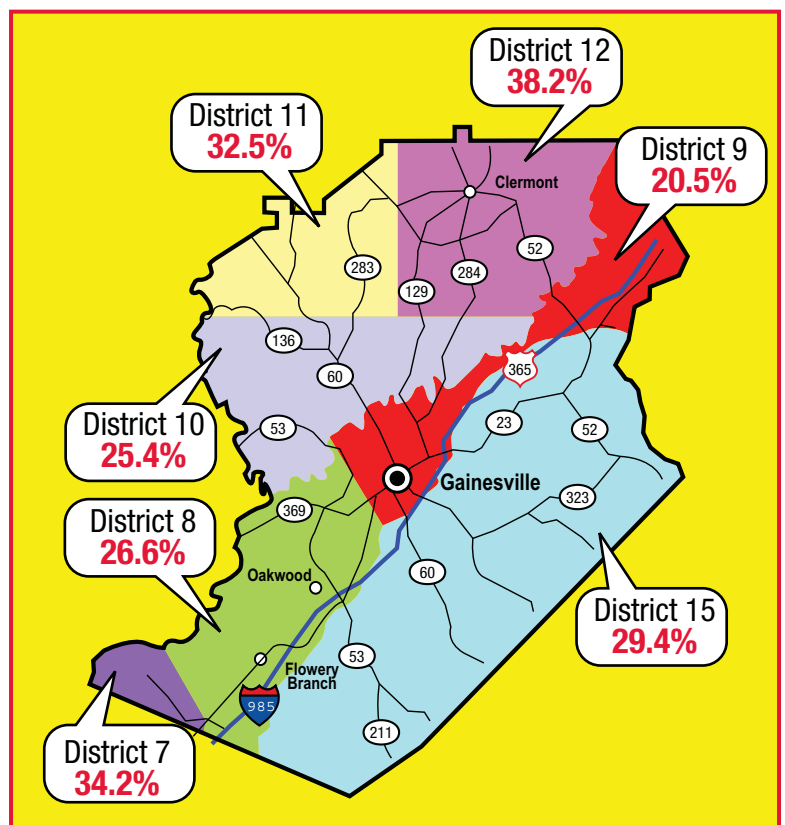
Hall County Residential Property Still Grossly Overvalued By Tax Assessors For 2011

1 Hall County Citizens For Efficient Government (HCCFEG) conducted a study of 144 random sales occurring in 2009 throughout Hall County to compare the tax assessor values for tax year 2010 against the actual selling price in 2009. The result was the sales reviewed were valued in excess of sale price by an average of 34.2%.

2 In March, 2011 another sales study was conducted regarding 146 calendar 2009 and 2010 sales. This study substantiated that Hall County residential tax values in some areas were in excess of sale price by an average of 38.2%. To reach market value a house and lot tax value must be reduced by approximately 28.6% as documented by the HCCFEG sales study.

A copy of this study can be downloaded at www.HCCFEG.org

TAX VALUE IN EXCESS OF SALE PRICE BY LAND DISTRICT



SUMMARY OF SALES STUDY

LAND DISTRICT	# OF SALES	SALE DATE	ASSESSED TAX VALUES	ACTUAL SALE PRICES	VALUE OVER SALE PRICE	% OVER ASSESSED
7TH	10	2010	\$ 3,214,000	\$ 2,113,000	\$1,101,000	34.2%
8TH	51	2009/2010	10,651,000	7,792,000	2,839,000	26.6%
9TH	19	2010	2,826,000	2,246,000	580,000	20.5%
10TH	23	2009/2010	6,033,000	4,496,000	1,537,000	25.4%
11TH	6	2010	1,184,000	799,000	385,000	32.5%
12TH	14	2010	3,973,000	2,452,000	1,521,000	38.2%
15TH	23	2010	4,309,000	3,060,000	1,269,000	29.4%
TOTALS	146	2009 (30%) 2010 (70%)	32,190,000	22,958,000	9,232,000	28.6%

If professional help is needed in filing your appeal at a reasonable cost, HCCFEG stands ready to point you to a professional who can assist you in filing your appeal. Simply contact us through www.hccfeg.org



Hall County Citizens For Efficient Government

P.O. Box 5322 Gainesville, GA - www.hccfeg.org

SUBJECT: RESIDENTIAL PROPERTY REMAINS OVERVALUED FOR 2011

You may have been seeing a lot in the news lately pertaining to property valuations in and around the Atlanta metro area and the decrease in values of homes despite county assessments remaining high. Hall County Citizens for Efficient Government has taken it upon itself to monitor this for the past two years. The findings and studies we have conducted of 146 random homes throughout Hall County show that currently property assessments do not reflect the current real estate market.

You should have received your tax assessment notice from Hall County the week of May the 15th. This was done in accordance with SB 346 which states, each year a valuation notice must be mailed to all real property owners, prior to July 1st. This notice will show the current and previous years value, your estimated tax to be paid, instructions for filing an appeal and contact information for questions.

Some property owners received a good faith reduction of 5-10% while others received nothing. Property Owners should have received the significant reduction of 25%-30% which is more reflective of the actual Hall County market as of January, 2011. If your initial reduction is not in the 25% to 30% range you would certainly have justification in pursuing an appeal. Unless you demand a fair valuation you will not get one.

If you decide to appeal, it must be submitted in writing and received or postmarked within 45 DAYS of the date of the notice. It is highly recommended that you take steps to ensure that your appeal is actually received by the tax assessor. Consider hand delivery, certified mail, etc as there are no grounds for an extension of the 45 day deadline. You will need to document your opinion of value with recent comparable sales occurring in your neighborhood or a comparable neighborhood. Remember you can now use distressed sales, short sales, bank sales and sales at public auction in conducting your sales study of comparable properties.

If you feel your home is appraised correctly, and the overvaluation and high tax rate do not bother you, then do nothing.

If you feel the Tax Assessors Board, who is appointed by the Commissioners to represent the interest of the property owner, is more concerned with how much tax revenue will be lost if values are updated, rather than actually doing what is fair and in the best interest of the property owners by reducing residential values, then file your appeal.

Thanks,

Eugene Moon

President,
Hall County Citizens
For Efficient and Fair Government

SB 346 as passed

http://www1.legis.ga.gov/legis/2009_10/versions/sb346_SB_346_APP_9.htm

Georgia Department of Revenue Summary of SB 346

http://www1.legis.ga.gov/legis/2009_10/versions/sb346_SB_346_APP_9.htm