

Frequently Asked Questions (FAQs) Regarding the TY2025 Annual Notice of Assessment

- Filing an appeal of your annual Notice of Assessment while a 299C “freeze” (299C value protection) is active may result in the removal of the 299C “freeze” (299C value protection) on the property being appealed

Pursuant to Georgia **House Bills 581 and 92**:

- The transaction amount (sale price) of a property in the prior calendar year is no longer considered the maximum allowable fair market value for the current tax year.
 - In order to receive a 299C “freeze” (299C value protection), the property value must be reduced as a result of an appeal decision.
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Q: Why does my TY2025 Notice of Assessment look different and what happened to the estimate of taxes?

New legislation (Georgia HB 581 & HB 92) introduced a revised, state-wide notice format. As a result, the layout and content of your annual notice have changed. Cities, counties, and school systems are now required to calculate and report their estimated rollback tax rates. Those jurisdictions that did not provide a rollback rate will calculate their estimate of taxes based on the prior year’s millage rate for that jurisdiction.

Q: What is a “rollback” rate?

When property values increase, a rollback rate is the property tax rate that levying/taxing authorities (county governing authorities, school boards, and municipal governing authorities) may adopt to collect the same amount of tax revenue as the prior year. Its purpose, essentially, is to offset tax liabilities due to increases from property reassessments.

Q: I didn’t receive my Notice of Assessment. How can I get a copy?

Visit chathamtax.org, use the “Property Records Search” to retrieve your property record, and click on the “Annual Assessment Notice” tab on the lefthand side of the page. PDF versions for recent years are available to view, print, or download.

Q: I missed the April 1st homestead exemption deadline. Can I still apply?

Yes. Under Georgia HB 92, you can apply for homestead exemptions during the 45-day appeal window, even if you missed the original deadline. Please note, however, that applications must be submitted in person during this time.

Q: I saw a warning that filing an appeal may remove the existing 299C “freeze” (299C value protection) on my property. What does that mean?

If your property already has 299C value protection and you file an appeal, the 299C freeze may be removed. Your property value could then be increased or decreased as a result of the appeal process under Georgia law.

Q: How do I know if my property currently has a 299C “freeze” (299C value protection)?

Visit chathamtax.org, use the “Property Records Search” to retrieve your property record, and click on the “Value History” tab on the lefthand side of the page. If your appraised value for tax year 2025 value shows a reason of “APPEAL DECISION,” then a 299C freeze is currently in place.

Q: I bought my home in December 2024 for much less than the current year fair market value shown on my Notice of Assessment. Why isn't my home assessed at the purchase price?

Under new legislation (HB 581 & HB 92), the sale price is no longer the maximum allowed value for the following tax year. Your property may be assessed higher than your purchase price based on market trends and appraisal.

Q: I want to appeal to receive a 299C “freeze” of my current year fair market value, but I saw a warning that 299C protection only applies if the value is reduced upon appeal. Do I have to attend a hearing just to receive the freeze even though I agree with my value?

Not necessarily. If you aren’t already under 299C protection, we may be able to resolve your appeal through a value adjustment and waiver, which avoids a formal hearing and still secures the 3-year freeze if the value is reduced.

Q: I disagree with my current year fair market value and plan to file an appeal, but what if I can’t attend my appeal hearing?

You may request a one-time reschedule if the hearing date doesn't work for you. However, to qualify for a 299C “freeze” (299C value protection) under the new laws, either you or your authorized representative must attend the hearing, and the appeal must successfully result in a reduction in value.