



The annual Notice of Assessment will be mailed to all owners of real property in Coweta County on June 20, 2025. This document provides notice of the value placed on your real property and is not a tax bill.

The Notice includes prior and current year values, notation of any applicable exemptions and an estimated tax based on the previous year's millage rate.

This Notice is not a property tax bill. Property tax bills will be mailed in October.

### **MANDATED STATE CHANGES**

As a result of recent changes in State law and policies established by the Georgia Department of Revenue, this year's Notice of Assessment appears different from previous years, to include the following:

- The Notice only includes maintenance and operations (M&O) tax levies for the taxing authorities (see box #1 below). Therefore, only the County M&O, School M&O, and applicable municipal levies are included. Special service districts (Countywide 911, Fire District, etc.), are not included on the Notice but all tax levies and associated millage rates will be listed on the 2025 property tax bill, coming out in October.
- The Homestead Exemption Value (see box #2 below) includes the total value for the standard exemption and the new floating exemption based on House Bill 581. Please note, the School Board opted out of HB581 so the Homestead Exemption Value in this row will not include a floating exemption value.
- The Estimated Tax (see box #3 below) is based on the 2024 millage rate and has little bearing on 2025. Rather, as in the past, the 2025 property tax bills will result from each levying authority adopting 2025 millage rates in August that will be applied to the assessed value.

If the Homestead cell is listed as "No" on your Notice (see box #4 below), please contact the Assessors Office to check your exemption eligibility.

If you disagree with the Current Year Fair Market Value on the Notice of Assessment, you can file an appeal online or in-person. The deadline to file an appeal is Monday, August 4. Learn more about the appeal process here: <https://bit.ly/CowetaAppeals>.

The Assessors Office is located at 37 Perry Street, Newnan, GA 30263

Operating Hours: Monday – Friday from 8:00 a.m. – 5:00 p.m.

[www.cowetatax.com](http://www.cowetatax.com)

*Please Reference Example 2025 Notice of Assessment on the back*



## PT-306 (revised April 2025)

Official Tax Matter - 2025 Tax Year

Annual Assessment Notice Date: 6/20/2025

**Last date to file a written appeal: 8/4/2025**

\*\*\* THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT \*\*\*

County property records are available online at: [qpublic.schneider](http://qpublic.schneider)

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

- 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 contacts are Kowel M[Extension 8974] and KEITHF[EXTENSION 8962].**

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

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	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *
100% <u>Appraised</u> Value	0	437,181	495,379	0
40% <u>Assessed</u> Value	0	174,872	198,152	0

### Reasons for Assessment Notice

## PROPERTY REAPPRAISED;

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Previous Year's Millage Rate	Estimated Tax
COUNTY M & O	0	33,969	164,183	4.688000	769.69
SCHOOL M & O	0	2,000	196,152	15.410000	3022.70

The 'Estimated Tax' provides only an estimate of your current year's taxes for that Taxing Authority using your 'Net Taxable Value' multiplied by the 'Previous Year's Millage Rate' and may not be reflective of your actual tax bill.

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.