

TAX FACTS

a guide to property taxes for
Cobb County residents



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GAIL DOWNING

Tax Commissioner

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Chief Clerk

TAX EXEMPTIONS

You may apply for exemptions by mail or in person with the Tax Commissioner's office year-round; however, you *must apply by March 1* to receive the exemption for that tax year. These exemptions apply only to your homestead property, which means you must own, occupy and claim the property as your legal residence on Jan. 1 to be eligible. Exemptions are automatically renewed each year unless there is a change in ownership or you no longer meet the eligibility requirements. For all exemptions, the property must be in the name of the applicant. Only one person need apply if more than one name appears on the deed. The amount exempted is deducted from the 40 percent assessed value of the property in the applicable tax categories.

You can apply for Homestead Exemption by mail. Most new property owners will automatically receive an application by mail after the first of January. If you do not receive one, you may obtain one online at www.cobbtax.org or call (770) 528-8600. *Applications must be postmarked or received by March 1 to receive the exemption that year.*

- **Cobb County Regular Homestead** – Qualified homeowners are entitled to a \$10,000 exemption in the county general and school general tax categories.
- **Cobb County School Tax** – Qualified homeowners who are age 62 on Jan. 1 are exempt from paying school taxes. This exemption extends to unimproved property adjoining the homestead. Proof of age is required.
- **State Regular Homestead** – Qualified homeowners are entitled to a \$2000 exemption in the state tax category.
- **State Senior Citizens \$4,000 Homestead** – Qualified homeowners who are age 65 on Jan. 1, and whose annual NET income does not exceed \$10,000 for the immediately preceding tax year (including income of the spouse but not including Social Security or retirement income), are entitled to a \$4,000 exemption in the state, county bond and fire district tax categories. Proof of age and income are required.
- **Cobb County \$22,000 Disability** – Qualified homeowners who are disabled on Jan. 1, and whose annual NET income (including income of the spouse but not including income received as a result of the disability; e.g., disability retirement) does not exceed

\$12,000 for the immediately preceding tax year are entitled to a \$22,000 exemption in all tax categories except the state. Proof of income is required in addition to a doctor's certificate stating that the disability precludes gainful employment and is likely to be permanent.

- **State Veteran's Disability** – Homeowners who are disabled veterans as defined in O.C.G.A. 48-5-48 are entitled to a \$50,000 exemption in all tax categories. Upon death of the applicant, this exemption extends to the un-remarried surviving spouse or minor children provided they continue to occupy the home as a residence and homestead.
- **State Un-remarried Surviving Spouse** – The un-remarried surviving spouse of a member of the U.S. armed forces who was killed, or died as a result of any war or conflict as defined in O.C.G.A. 48-5-52.1, and who is receiving spousal benefits from the U.S. Dept. of Veteran's Affairs, is entitled to a \$50,000 exemption in all tax categories. Legal documentation is required.

ADDITIONAL TAX BENEFITS

Homeowner's Tax Relief Credit (Governor's Credit)

This amount is determined annually by the legislature and is automatically applied to homestead property.

Cobb County Property Taxpayer Reassessment Relief Act
The Homestead Exemption increases in the county general tax category proportionate to any increase in the net assessed value after the "base" year (the year which precedes the year the exemption is granted).

TAX ASSESSORS

The County Board of Tax Assessors (BTA), appointed by the County Board of Commissioners, assesses all property for tax purposes. Assessments are, by law, based on 40 percent of the fair market value as of Jan. 1 each year. If the fair market value of the property increases, the assessed value must also be increased. By law, you must be notified by the Board of Assessors if the assessed value of your property is changed. You have 45 days from the date of the Notice of Reassessment to file an appeal with the Board of Tax Assessors.

PROPERTY TAX RETURNS

To "file a property tax return" means to declare any taxable property you own. Property tax returns must be filed with the Tax Assessors' Office.