

2025 Assessment Notices



IMPORTANT DATES

Residential: Tentative mailing June 24

Personal Property: Tentative mailing June 24

Commercial: Tentative mailing July 1

NOTICE

Due to recent legislative changes, the 2025 Assessment Notices will look different from previous years and will not show estimated taxes.



FREQUENTLY ASKED QUESTIONS

1. How do I estimate taxes on my property?

You can estimate your property taxes in two ways:

Online: Visit www.qpublic.net/ga/houston/ and use the "Estimate Taxes" tab

Manual calculation: Current Fair Market Value \times 40% = Assessed Value

Assessed Value - Exemption Value (on your assessment notice) \times Millage Rate = Estimated Taxes Due

2. How can I tell if I have homestead exemption?

Online: Visit www.qpublic.net/ga/houston/. Search for your property, and look under the "Summary" section for "Homestead Exemptions" (Yes/No)

On Assessment Notice: Check Exemptions box on far right side of Section B (Yes/No)

3. Can I apply for homestead exemption during the 45-day appeal period?

Yes! Recent legislation (HB 92) now provides a second opportunity to apply for a homestead exemption during the 45-day appeal period. This period begins on the date of your Notice of Assessment and closes 45 days later.

To qualify, you must meet ALL of the following criteria:

- You owned and lived in your home on or before January 1, 2025
- The property is your full-time primary residence as of January 1, 2025 or before
- Your Georgia driver's license and vehicle registration show the same address as your primary residence as of January 1, 2025 or before.

Where to apply:

You must apply in person at the Houston County Tax Assessor's Office
201 Perry Parkway, Perry, GA 31069

FREQUENTLY ASKED QUESTIONS

4. I didn't receive my assessment notice. What should I do?

Visit www.qpublic.net/ga/houston/. Search for your property, and your assessment notice will be displayed at the top of the page. Assessments will be mailed to the owner of the property as of January 1, 2025. If you did not own the home on January 1, 2025, search for your property by address instead of name.

Still having trouble? Contact the Tax Assessor's Office at (478) 218-4750 or visit us at 201 Perry Parkway, Perry, GA 31069.

5. What's the process to appeal my assessment?

You have 45 days from the date on your notice to file a written appeal with the Houston County Board of Tax Assessors if you believe your property is not assessed at fair market value.

Where to submit appeals in person or by mail:

Houston County Board of Tax Assessors, 201 Perry Parkway, Perry, GA 31069

What to include in your appeal:

Your name and contact information

Property address and parcel number

Reason for appeal with supporting documentation (comparable sales, photos of property condition, etc.)

After filing an appeal:

- An appraiser will re-inspect your property to verify that all information is correct
- You will be notified of the results.

6. What is the estimated rollback millage rate?

The estimated rollback millage rate is a calculated rate that would generate the same total revenue as the previous year from existing real property, excluding inflationary growth in assessments. It's only an estimate because the tax digest hasn't been finalized yet.

In simple terms:

- When property values increase due to market conditions (not new construction), the rollback millage rate is what your local government would need to adopt to keep total tax revenue the same as last year
- If your county or city doesn't adopt the rollback rate, state law considers this a tax increase even if the millage rate stays the same
- Under Georgia's "Truth in Taxation" law, this requires public advertisement and hearings

REMINDER:

This is not a bill! Your actual tax bill will be mailed separately later in the year.

MORE QUESTIONS?

Contact the Houston County Tax Assessor's Office:

- Address: 201 Perry Parkway, Perry, GA
- Website: www.qpublic.net/ga/houston/
- Phone: (478) 218-4750
- Office Hours: Monday - Friday, 8:00 am - 5:00 pm