



CITY OF ATLANTA DEPARTMENT OF FINANCE OFFICE OF REVENUE

# FULTON COUNTY ASSESSOR'S OFFICE WORK SESSION

OCTOBER 13, 2022

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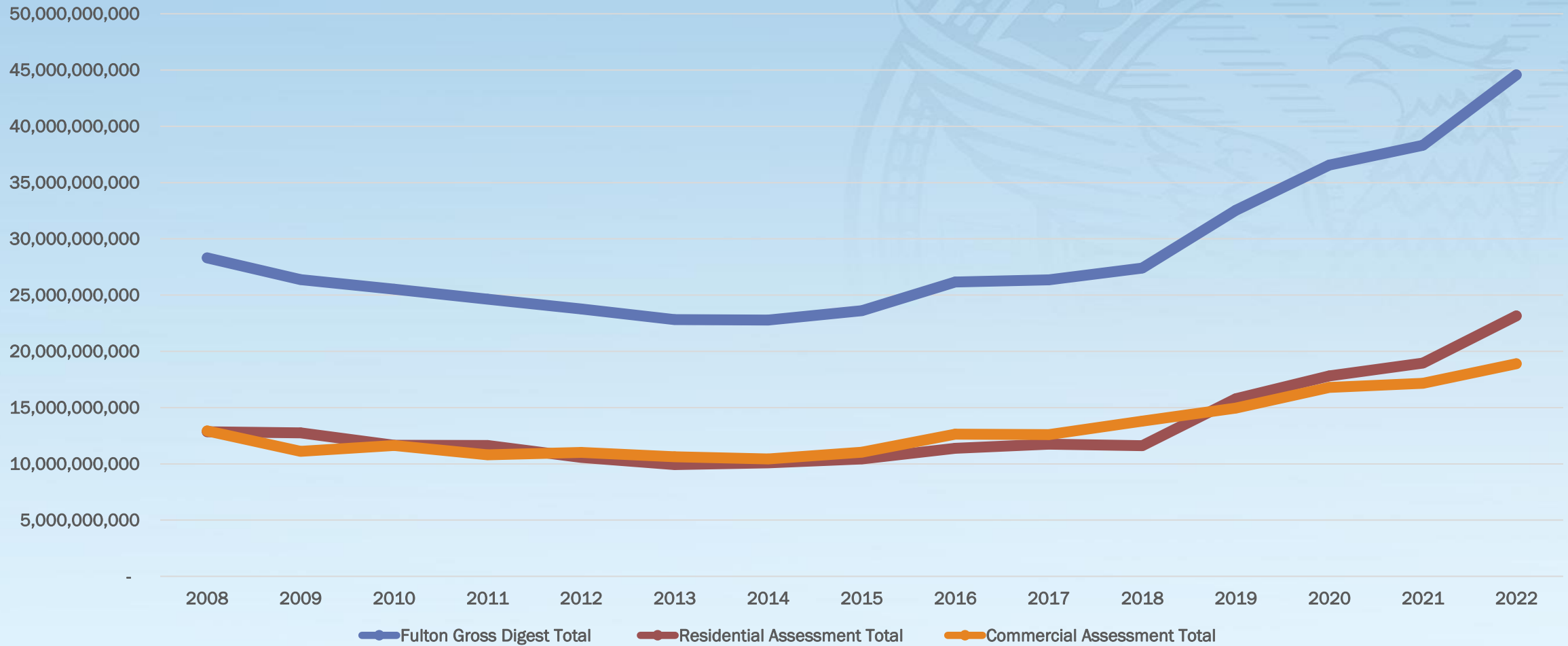
# ATLANTA-FULTON 15 YEAR ASSESSMENT PERIOD



Year	Atl-Fulton Gross Digest Total	Residential Assessment Total	Residential year-over-year change	Moving Avg	Commercial Assessment Total	Commercial year-over-year change	Moving Avg	Atl-Fulton CY Property Tax Collections
2008	28,309,303,832	12,853,342,140	6%		12,931,269,346	35%		*N/A
2009	26,367,035,116	12,759,478,028	-1%	3%	11,118,211,984	-14%	10%	*N/A
2010	25,530,176,301	11,648,586,870	-9%	-1%	11,626,611,880	5%	8%	198,973,136
2011	24,644,053,161	11,627,166,474	-0.2%	-1%	10,804,183,903	-7%	5%	179,717,472
2012	23,771,829,338	10,568,503,092	-9%	-3%	11,020,160,325	2%	4%	167,383,893
2013	22,824,330,775	9,931,102,608	-6%	-3%	10,632,637,054	-4%	3%	163,946,993
2014	22,773,379,366	10,090,895,029	2%	-2%	10,434,195,804	-2%	2%	167,391,617
2015	23,604,150,436	10,430,902,410	3%	-2%	11,027,385,939	6%	3%	170,555,933
2016	26,154,075,717	11,386,746,441	9%	-0.5%	12,640,010,228	15%	3.9%	171,551,287
2017	26,365,023,538	11,751,373,800	3%	-0.1%	12,597,977,975	-0.3%	3.5%	178,009,518
2018	27,396,651,684	11,621,290,956	-1.1%	-0.2%	13,803,058,239	10%	4.0%	182,252,759
2019	32,546,741,477	15,797,115,589	36%	3%	14,954,053,171	8%	4%	193,134,452
2020	36,554,252,352	17,819,837,906	13%	4%	16,790,107,079	12%	5%	195,779,433
2021	38,307,728,241	18,956,835,879	6%	4%	17,156,837,532	2%	5%	207,351,806
2022	44,582,142,112	23,155,321,230	22%	5%	18,901,354,424	10%	5%	218,468,991

\*Years prior to 2010 are unavailable due to system data limitations.

# ATLANTA-FULTON 15 YEAR ASSESSMENT PERIOD



## RESOLUTION NO. 18-R-4430



- On November 20, 2018, the Atlanta City Council approved Resolution No.18-R-4430 requesting that the Chief Financial Officer engage an independent firm to review the Fulton County Commercial Property Tax Digest.
- Specifically, the Resolution requested that the Commercial Property Tax Digest be reviewed because “questions have arisen as to the possible undervalued assessment of commercial properties for tax purposes.”
- The City engaged MuniCap, Inc. to conduct the review.

## SUMMARY OF MUNICAP'S CONCLUSIONS



- The Board of Assessors does not systematically underassess commercial property compared to residential property when controlled for sales price.
- While the Board of Assessors tends to underassess higher-valued properties compared to lower-valued properties, these are primarily due to constraints on the Board of Assessors rather than a flaw in the Board of Assessors' internal practices.
- The appellate process serves to widen the disparity in the underassessments for higher-valued properties compared to lower-valued properties.

# SUMMARY OF BOARD OF ASSESSOR RECOMMENDATIONS



MuniCap identified the following as the most applicable recommendations to fix systemic problems to both the appraisal and appellate processes:

## Appraisal Recommendations

- Require commercial property owners to report all income and expenses associated with their property on an annual basis
- Consider all income, including tax credits, in arriving at appraised values
- In the event of a commercial property sale, require reporting of not just the total transaction price, but specifically delineate the portion applicable to real estate
- Alter or eliminate the three-year freeze period resulting from appeals



# SUMMARY OF BOARD OF ASSESSOR RECOMMENDATIONS



## Appellate Process Recommendations

- Eliminate parcels with frozen values being used as comparable properties in appeal hearings
- Mandatory declaration of recent fee appraisals (appraisals done by private firms to determine fair market value) when parcels are appealed
- Establish an educated, diverse pool of Hearing Officers
- Require property owners appealing their values to pay 100% of the calculated taxes on either the previous year's assessed value or the current year's initial appraised value for the parcel in question, rather than 85% of the current years initial tax liability