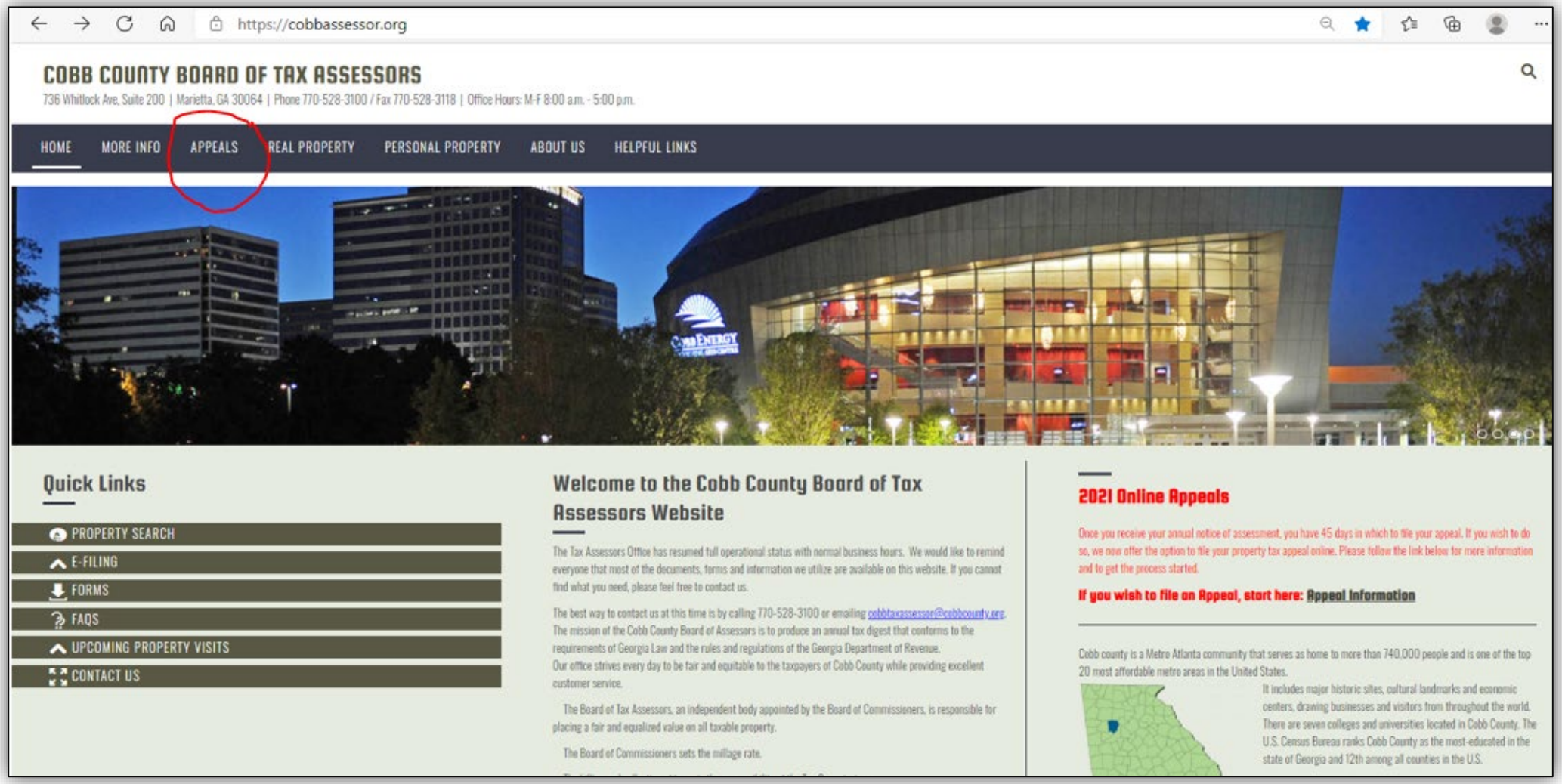
Online Appeals

How to file an online appeal

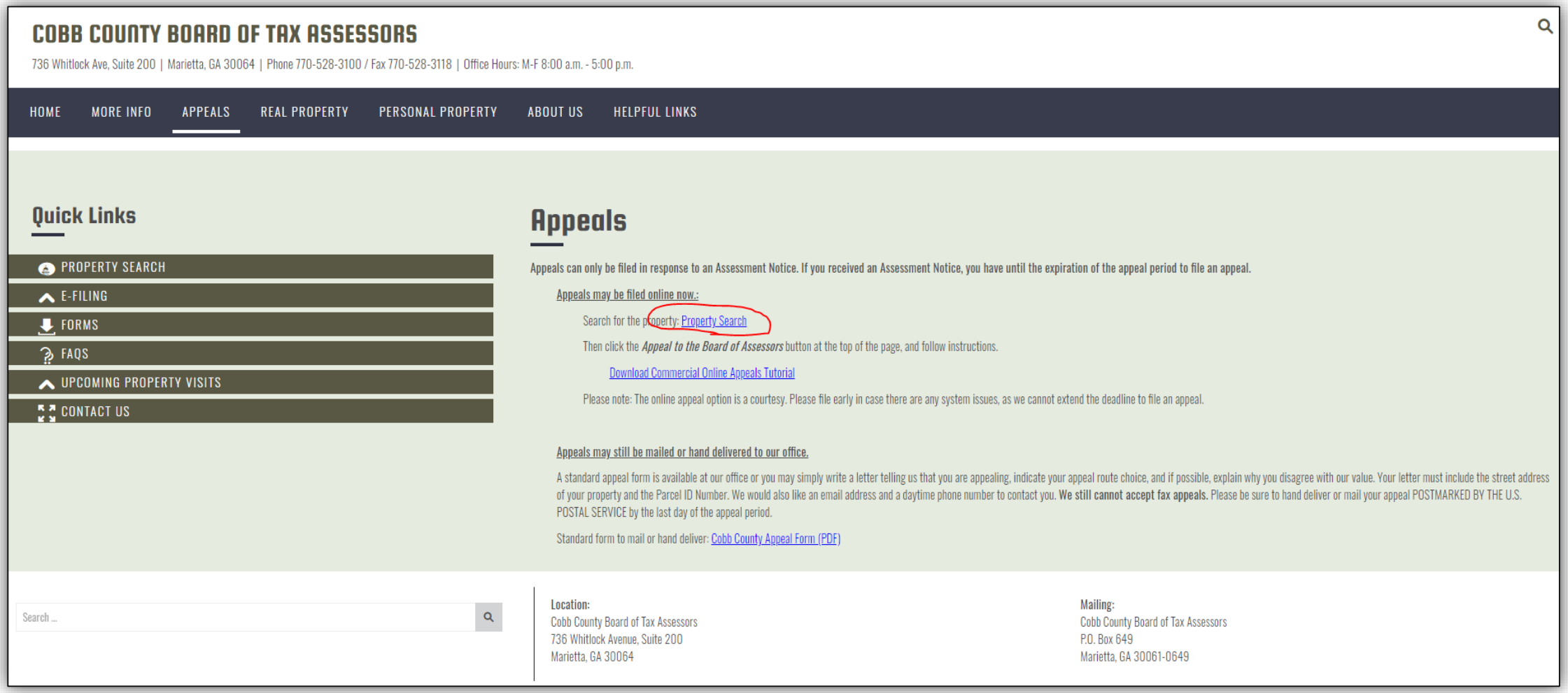
www.cobbassessor.org

To file an Appeal, navigate to www.cobbassessor.org

Click on the word APPEALS



Click on the link Property Search



COBB COUNTY BOARD OF TAX ASSESSORS

736 Whitlock Ave, Suite 200 | Marietta, GA 30064 | Phone 770-528-3100 / Fax 770-528-3118 | Office Hours: M-F 8:00 a.m. - 5:00 p.m.

HOME | MORE INFO | APPEALS | REAL PROPERTY | PERSONAL PROPERTY | ABOUT US | HELPFUL LINKS

Quick Links

- PROPERTY SEARCH
- E-FILING
- FORMS
- FAQS
- UPCOMING PROPERTY VISITS
- CONTACT US

Appeals

Appeals can only be filed in response to an Assessment Notice. If you received an Assessment Notice, you have until the expiration of the appeal period to file an appeal.

Appeals may be filed online now.:

Search for the property: Property Search

Then click the ***Appeal to the Board of Assessors*** button at the top of the page, and follow instructions.

Download Commercial Online Appeals Tutorial

Please note: The online appeal option is a courtesy. Please file early in case there are any system issues, as we cannot extend the deadline to file an appeal.

Appeals may still be mailed or hand delivered to our office.

A standard appeal form is available at our office or you may simply write a letter telling us that you are appealing, indicate your appeal route choice, and if possible, explain why you disagree with our value. Your letter must include the street address of your property and the Parcel ID Number. We would also like an email address and a daytime phone number to contact you. **We still cannot accept fax appeals.** Please be sure to hand deliver or mail your appeal POSTMARKED BY THE U.S. POSTAL SERVICE by the last day of the appeal period.

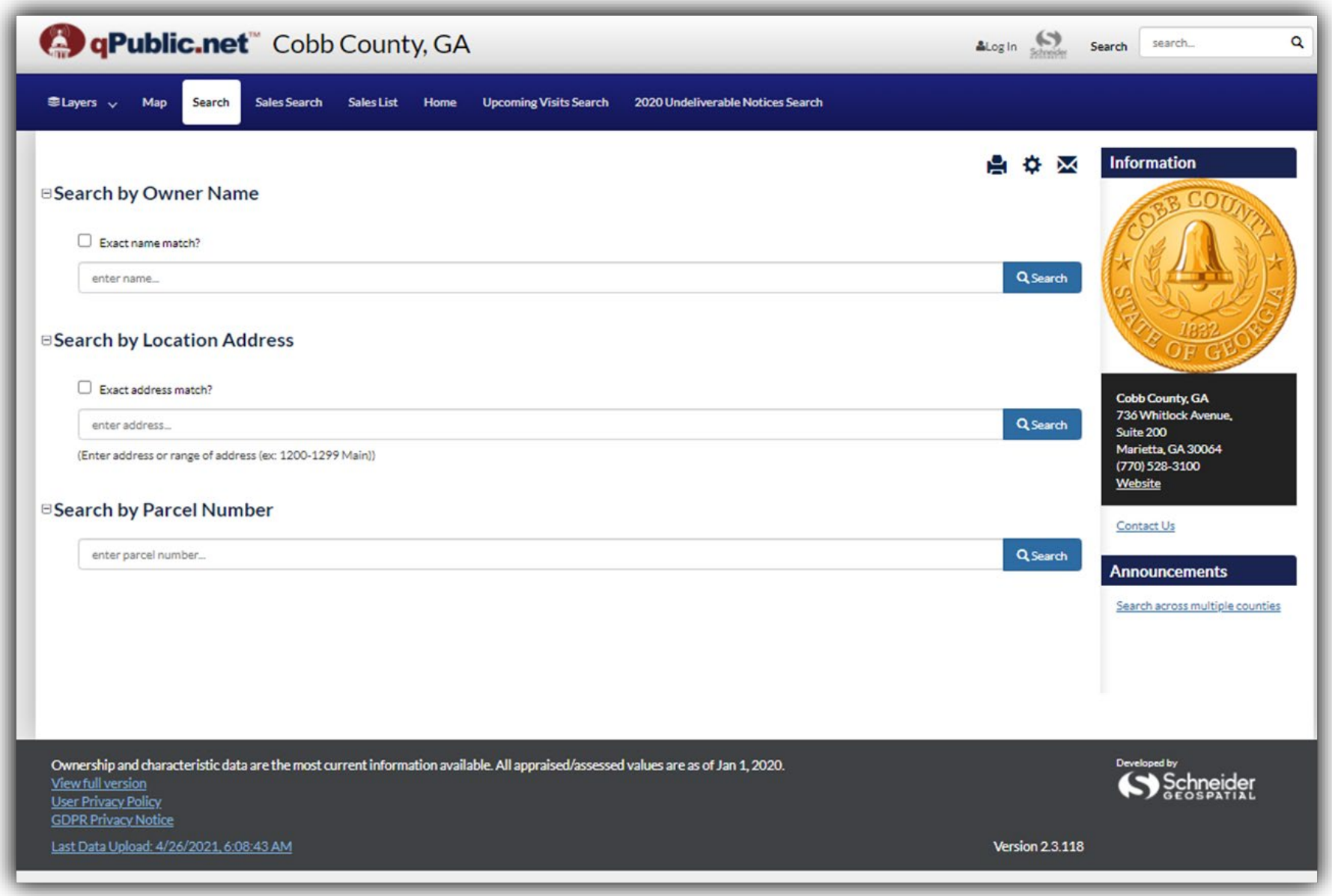
Standard form to mail or hand deliver: Cobb County Appeal Form (PDF)

Search ...

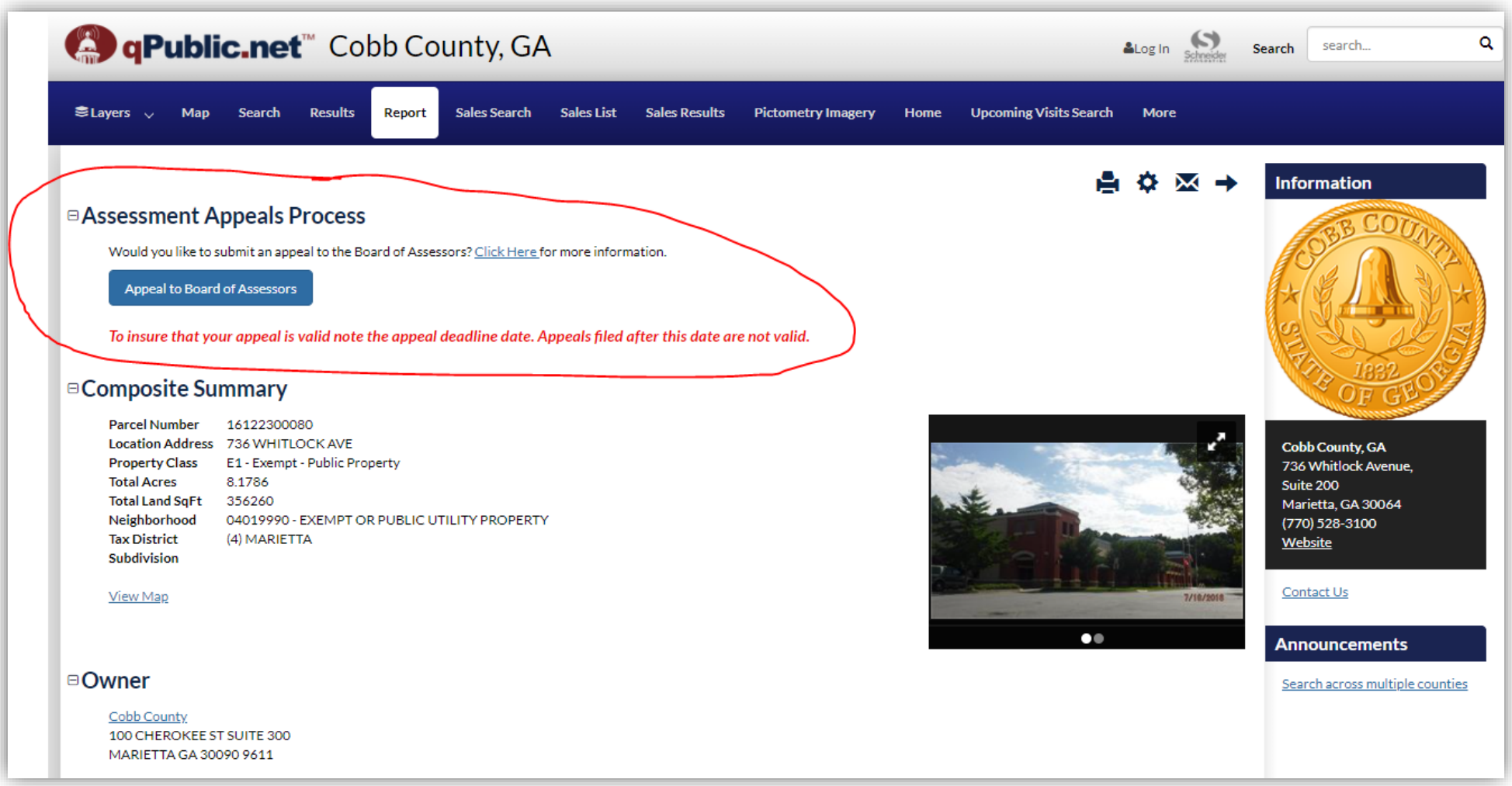
Location:
Cobb County Board of Tax Assessors
736 Whitlock Avenue, Suite 200
Marietta, GA 30064

Mailing:
Cobb County Board of Tax Assessors
P.O. Box 649
Marietta, GA 30061-0649

Search by Owner Name, Property Address or Parcel Number

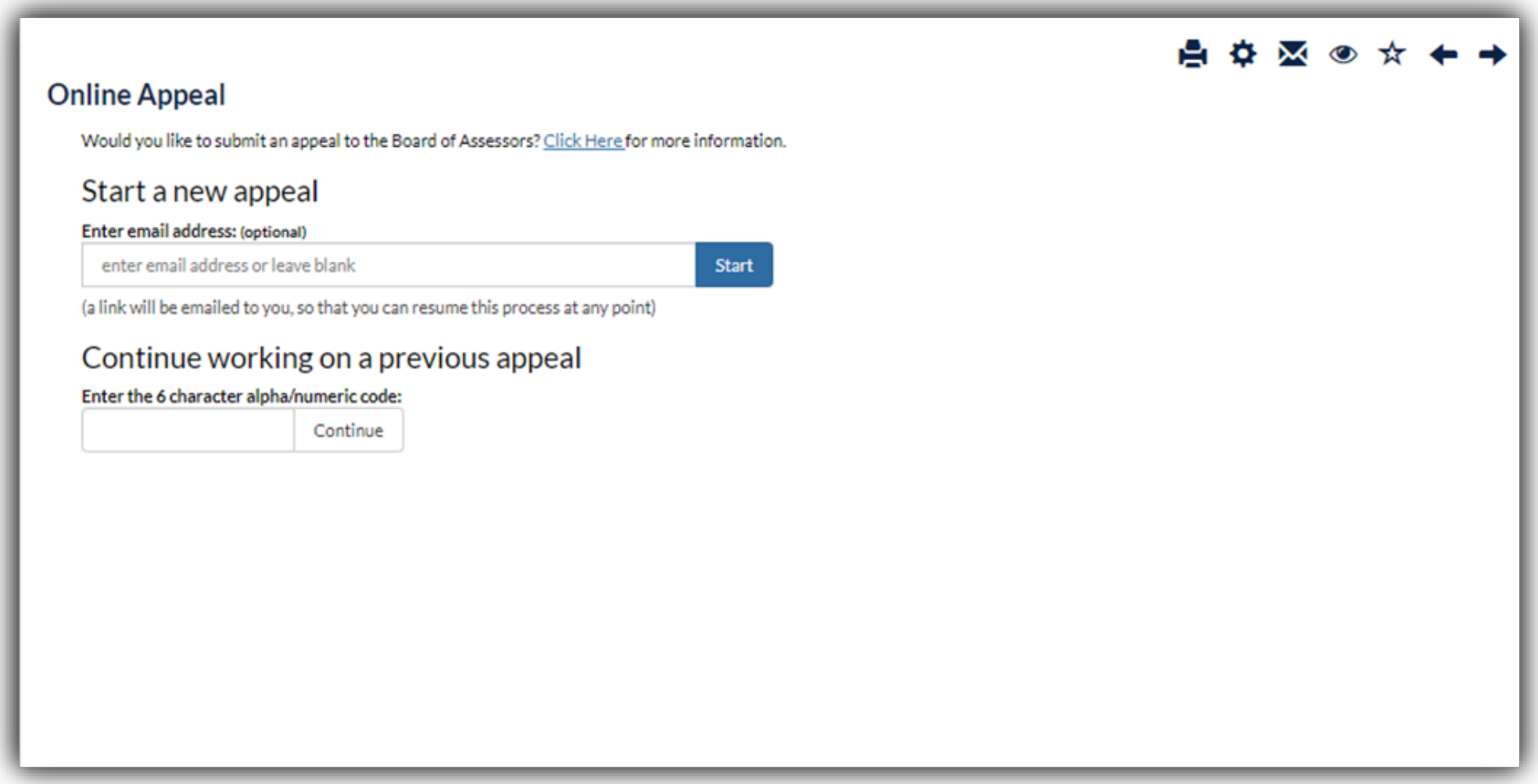


Look for the Assessment Appeals Process section.
Click the blue button: **Appeal to Board of Assessors**
The Online Appeal starts here.



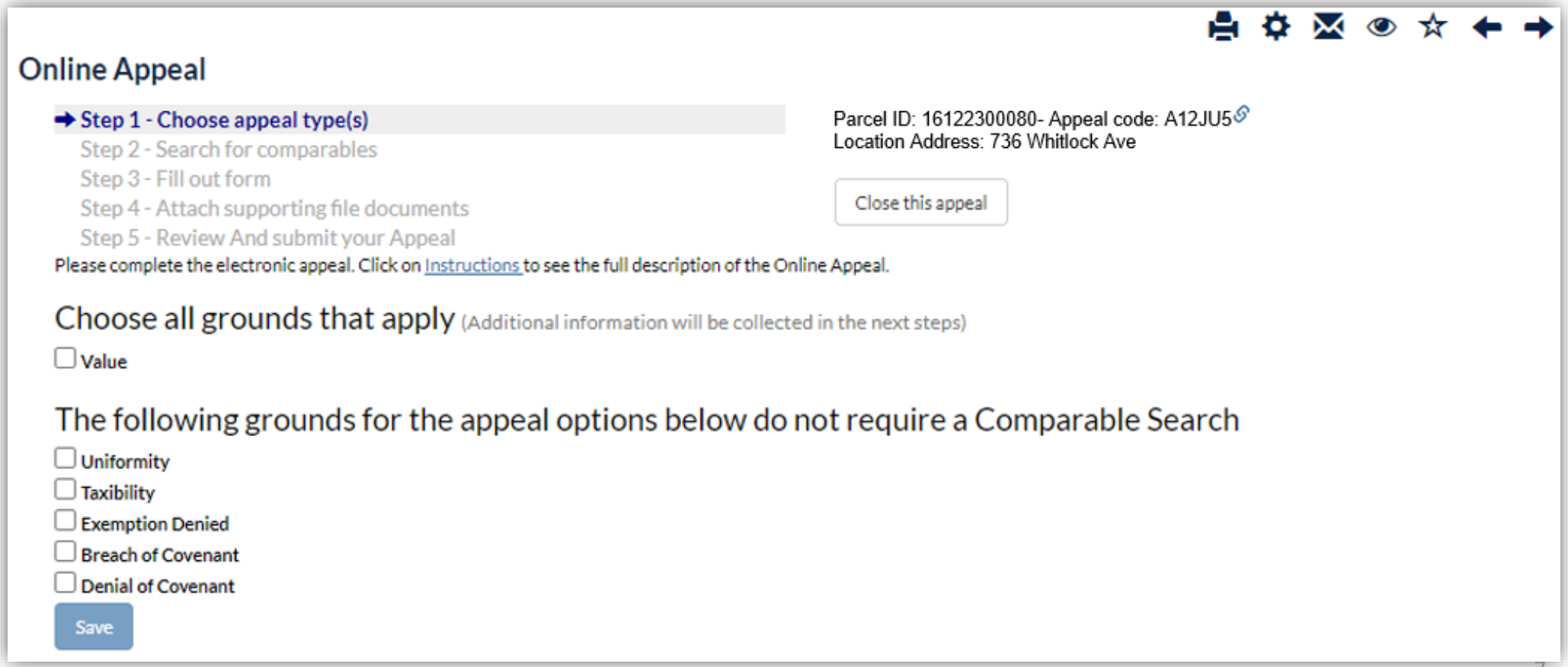
Enter your email address. Click the blue button: **Start**

Note: You will receive an email with a link and code. Save this email. You can click on the link and come back later to work on the appeal.

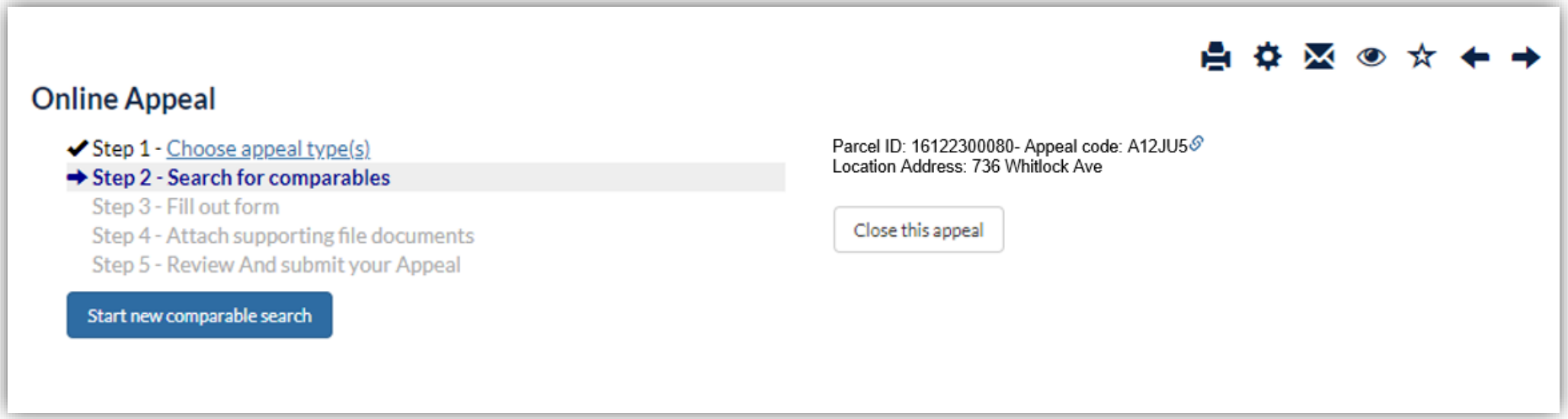


Start with Step 1.
Choose the Grounds.
Click on the blue button: **Save**

Value: Would the property sell for the appraised amount?
Uniformity: Is the appraisal uniform/equitable with other similar properties?
Taxability: Is the property taxable?



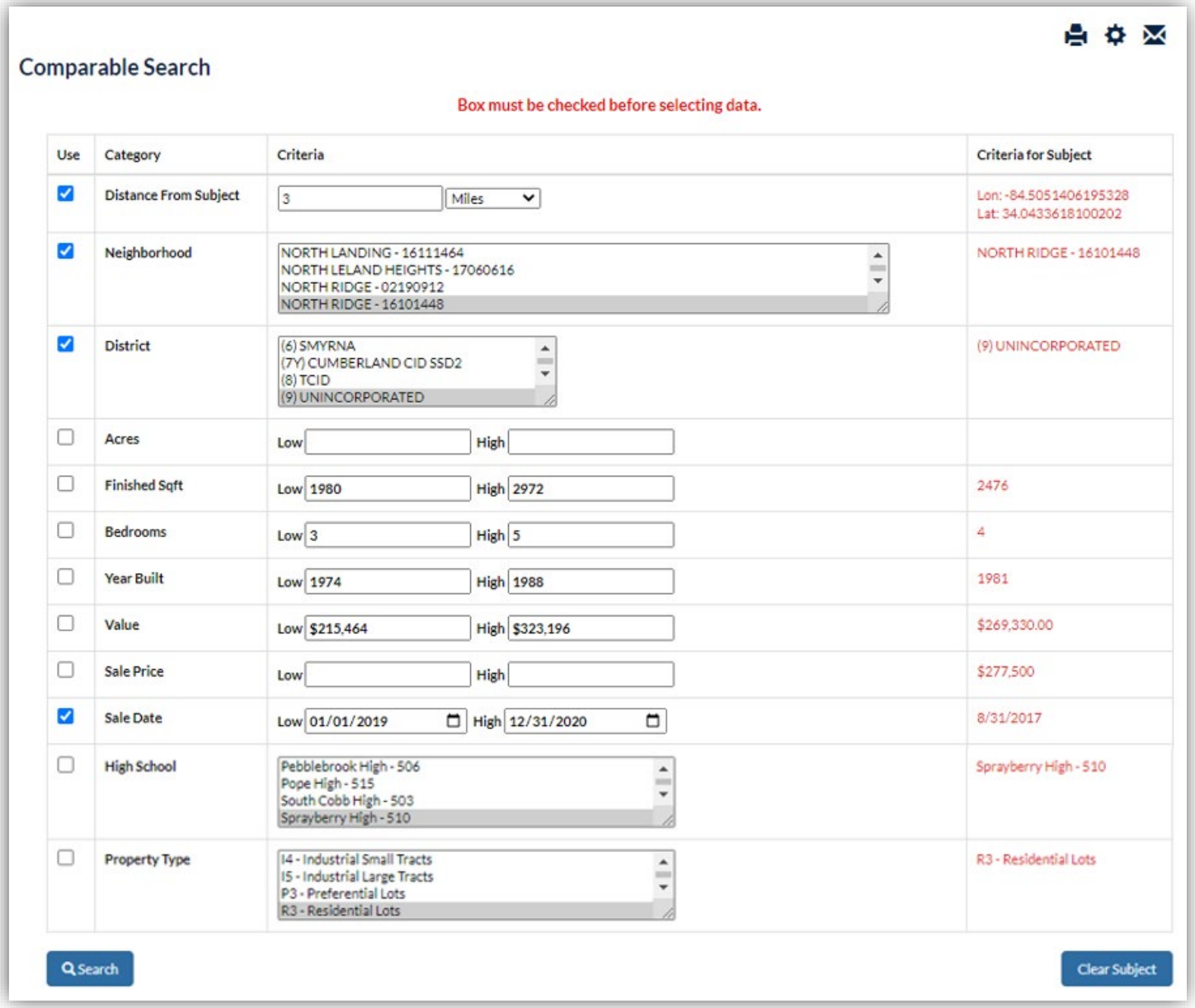
Step 2.
Choose the Comparables. Click on the blue button: **Start new comparable search**



Comparable Search

Review the search criteria and then click search at the bottom of the page.

If no results, use the back button on your browser to return to the search. Then adjust the search criteria.



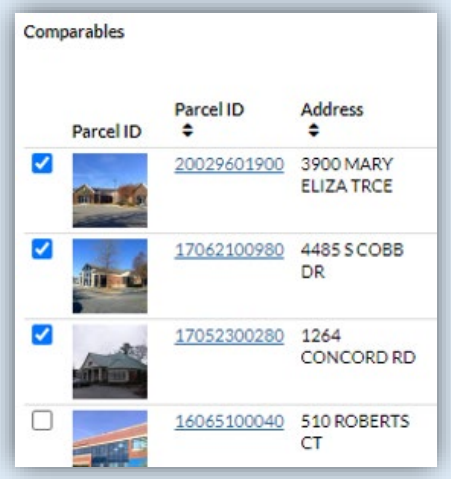
For example – Comparable Search returned the following

The subject parcel is at the top.

Review the search results.

To select a comparable – Click the check box to the left of each sale to select as a comparable parcel.

Select up to 5 parcels, then click the blue button at the top of the page:
Select checked items for report



Comparables

Parcel ID		Parcel ID	Address
☑		20029601900	3900 MARY ELIZA TRCE
☑		17062100980	4485 S COBB DR
☑		17052300280	1264 CONCORD RD
☐		16065100040	510 ROBERTS CT

Comparable Results

34 Results

☑ Show Property Photos

Instructions:

Select up to Five (5) properties from the results below as a part of your comparable property analysis. Once finished, click Select Checked Items for Appeal.

Select checked items for report

Subject Property

Columns

Parcel ID	Address	Value	Acres	Finished Sqft	Bedrooms	Year Built	Sale Price	Sale Date	District	High School	Property Type
16030500290	1555 REDBUD TRL	$269,330.00	0	2476	4	1981	$277,500	8/31/2017	(9) UNINCORPORATED	Sprayberry High - 510	R3 - Residential Lots

Comparables

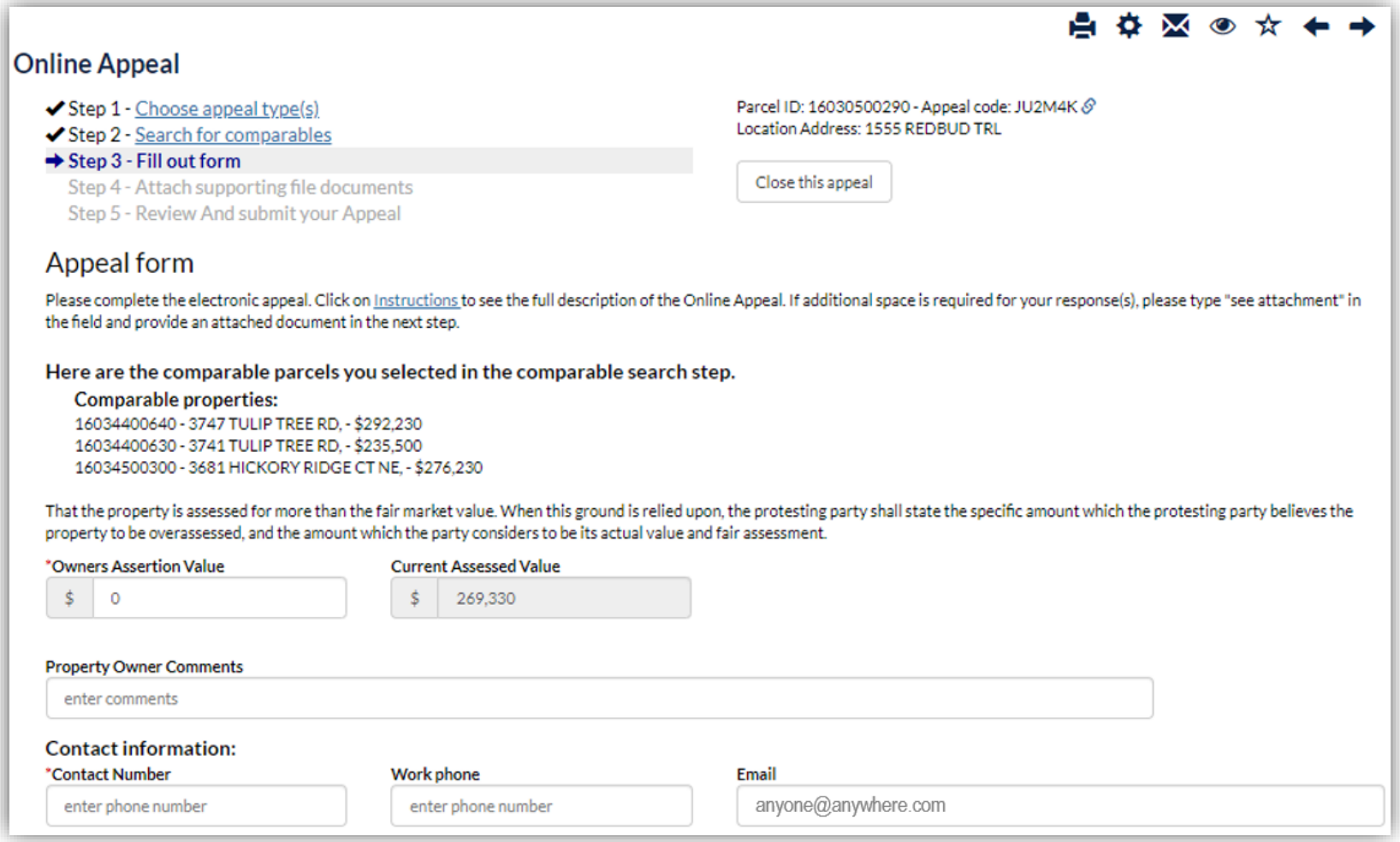
Columns

	Parcel ID	Parcel ID	Address	Value	Acres	Finished Sqft	Bedrooms	Year Built	Sale Price	Sale Date	District	High School	Property Type
☐		16034500300	3681 HICKORY RIDGE CT NE	$276,230.00	0	1969	3	1978	$340,000	8/14/2020	(9) UNINCORPORATED	Sprayberry High - 510	R3 - Residential Lots
☐		16034400640	3747 TULIP TREE RD	$292,230.00	0	1957	3	1980	$352,000	11/23/2020	(9) UNINCORPORATED	Sprayberry High - 510	R3 - Residential Lots
☐		16034400630	3741 TULIP TREE RD	$235,500.00	0	1538	3	1980	$250,000	9/11/2019	(9) UNINCORPORATED	Sprayberry High - 510	R3 - Residential Lots
☐		16034400590	3795 MAPLE CT	$293,220.00	0	2445	3	1978	$310,000	9/5/2019	(9) UNINCORPORATED	Sprayberry High - 510	R3 - Residential Lots

Step 3. Fill out form.

<u>Enter your information in the following fields concerning the property:</u>

- Owners Assertion Value
- Property Owner Comments
- Contact Phone Numbers
- Email address



Online Appeal

✔ Step 1 - Choose appeal type(s)
✔ Step 2 - Search for comparables
➡ **Step 3 - Fill out form**
Step 4 - Attach supporting file documents
Step 5 - Review And submit your Appeal

Parcel ID: 16030500290 - Appeal code: JU2M4K
Location Address: 1555 REDBUD TRL

Close this appeal

Appeal form

Please complete the electronic appeal. Click on Instructions to see the full description of the Online Appeal. If additional space is required for your response(s), please type "see attachment" in the field and provide an attached document in the next step.

Here are the comparable parcels you selected in the comparable search step.

Comparable properties:
16034400640 - 3747 TULIP TREE RD, - $292,230
16034400630 - 3741 TULIP TREE RD, - $235,500
16034500300 - 3681 HICKORY RIDGE CT NE, - $276,230

That the property is assessed for more than the fair market value. When this ground is relied upon, the protesting party shall state the specific amount which the protesting party believes the property to be overassessed, and the amount which the party considers to be its actual value and fair assessment.

*Owners Assertion Value: $ 0

Current Assessed Value: $ 269,330

Property Owner Comments: enter comments

Contact information:

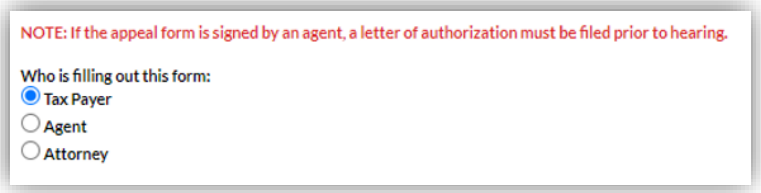
*Contact Number: enter phone number

Work phone: enter phone number

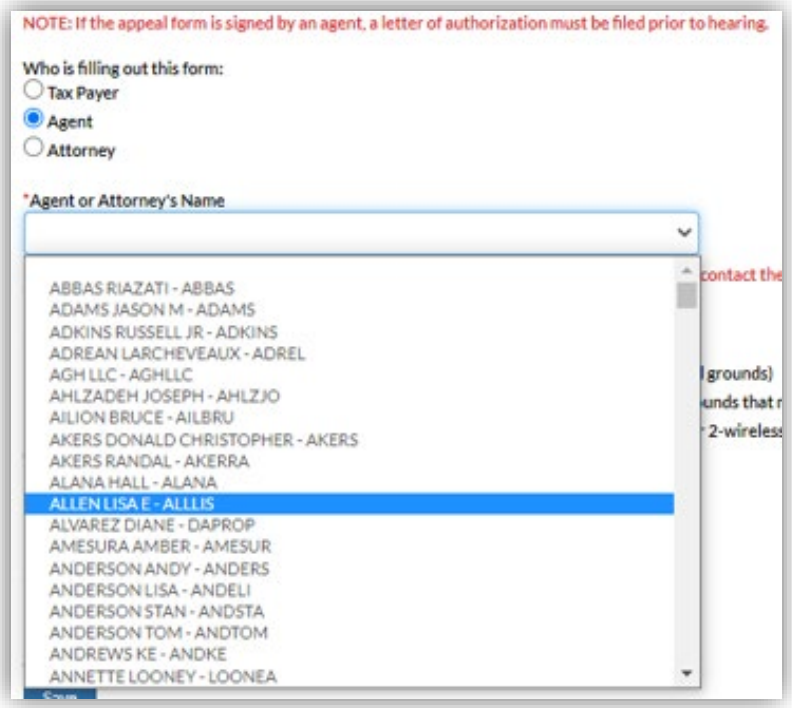
Email: anyone@anywhere.com

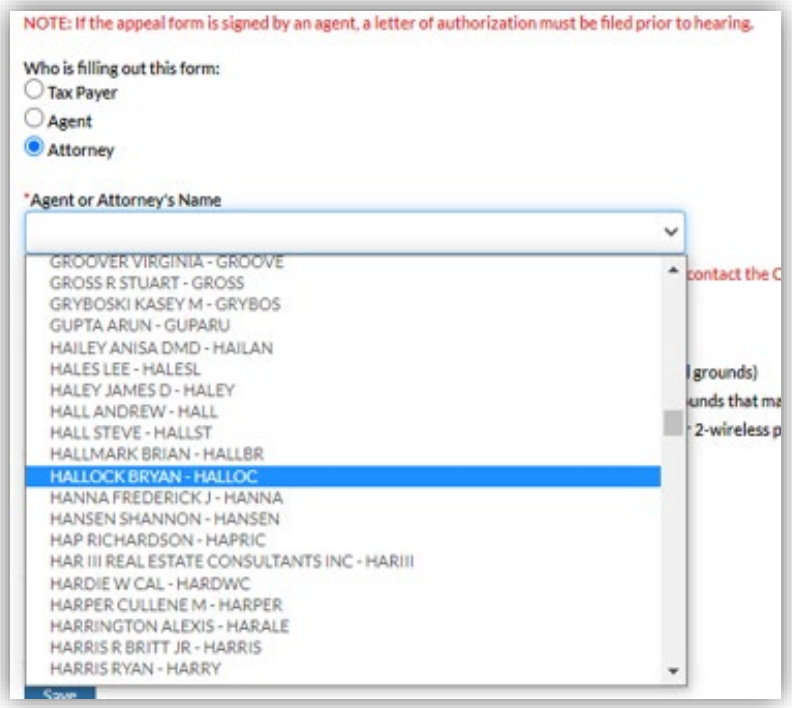
Step 3. Fill out Form – Who is filing out this form:

Taxpayer:



If you are an Agent or Attorney, choose your name from the drop-down menu.





Step 3. Fill out form –

Hearing Options: Choose which hearing Option you want.
For more information about the BOE, Arbitration, Hearing Officer, and Superior Court click here:
https://tsc-gis-wp1.schneidercorp.com/cobb-ga/wp-content/uploads/sites/32/2019/04/SummaryAppealProcess.pdf

You must select only one of the following options:

- (●) BOE:appeal to the county board of equalization with appeal to the superior court (any/all grounds)
- ( ) * ARBITRATION: to arbitration with an appeal to the superior court (valuation is only grounds that may be appealed to arbitration)
- ( ) HEARING OFFICER: for 1-nonhomestead real property (and contiguous real property) or 2-wireless personal property account(s) with a FMV in excess of $500,000, to a hearing officer with appeal to superior court (value and uniformity only)
- ( ) * SC: Directly to Superior Court (requires consent of BOA) (any/all grounds)

*Additional Cost/Fees May Apply

Attachments:

- Answer the following questions concerning the attachments you plan to attach to this appeal.
- Click on the blue button: Save

Attachments to be included on next Step:

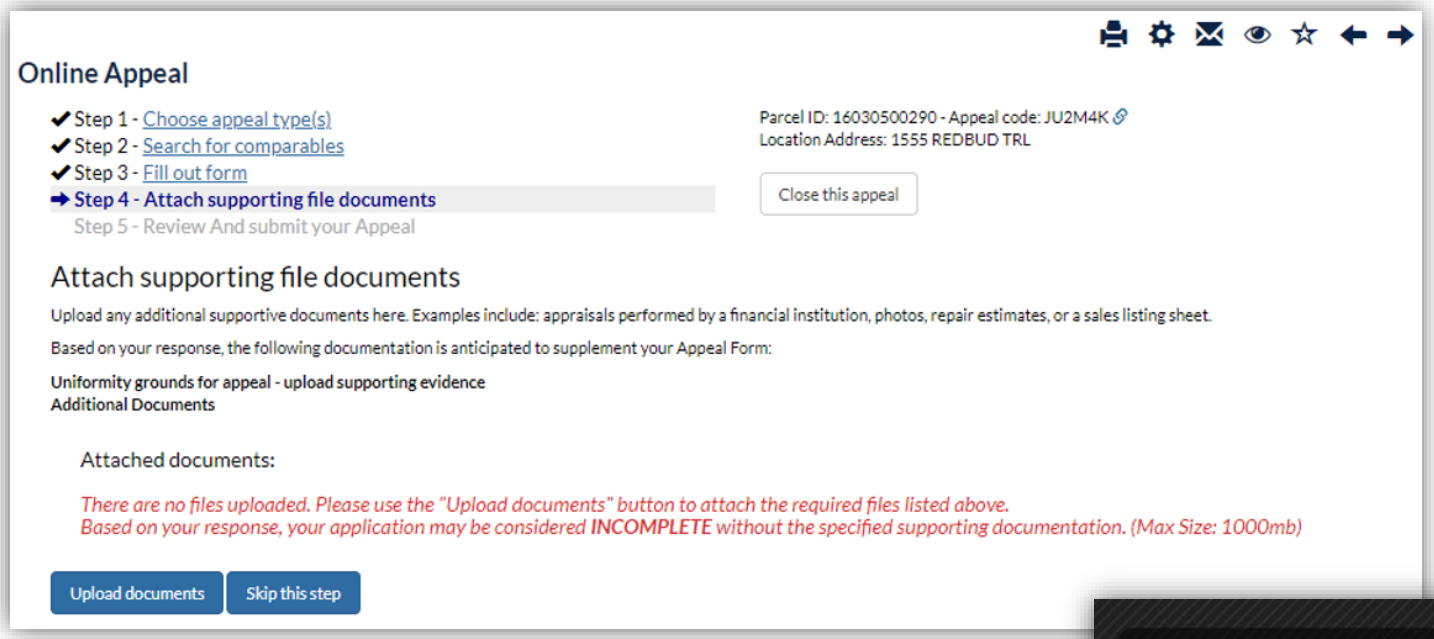
Fee appraisal? ( ) Yes (●) No

Income/expense included? ( ) Yes (●) No

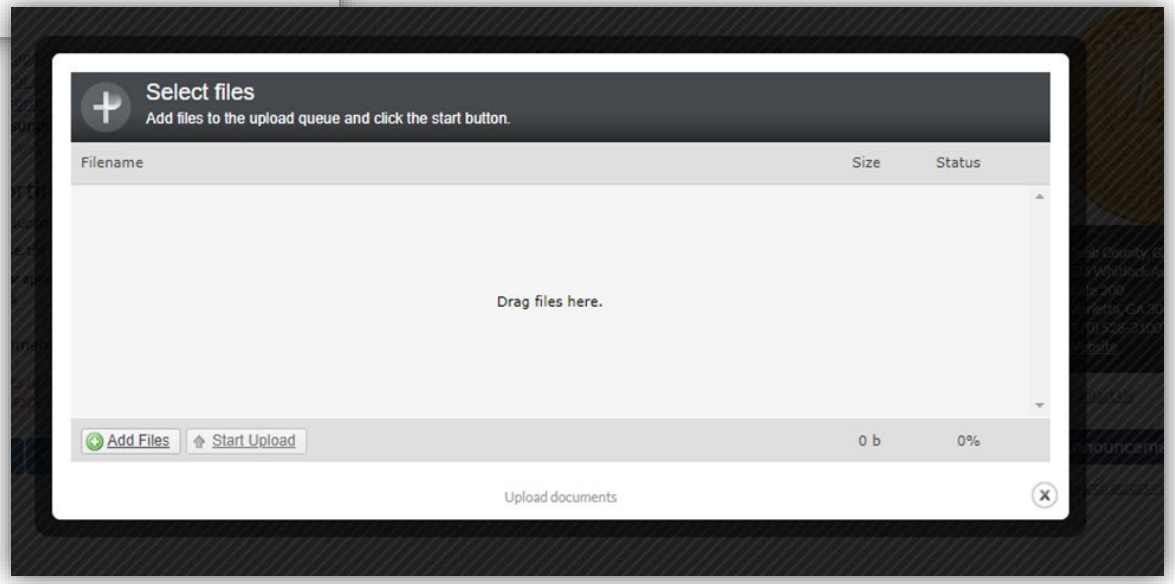
Additional documents or supporting information? (●) Yes ( ) No

Save

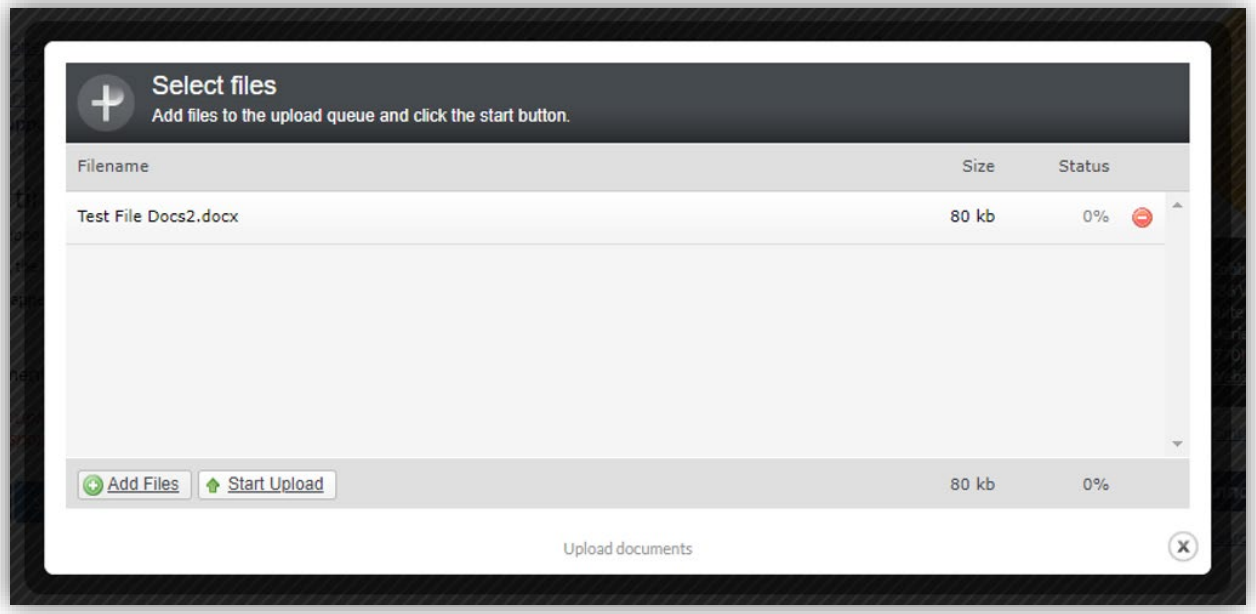
Step 4.
Attach supporting file documents. Click on the blue button: **Upload documents**



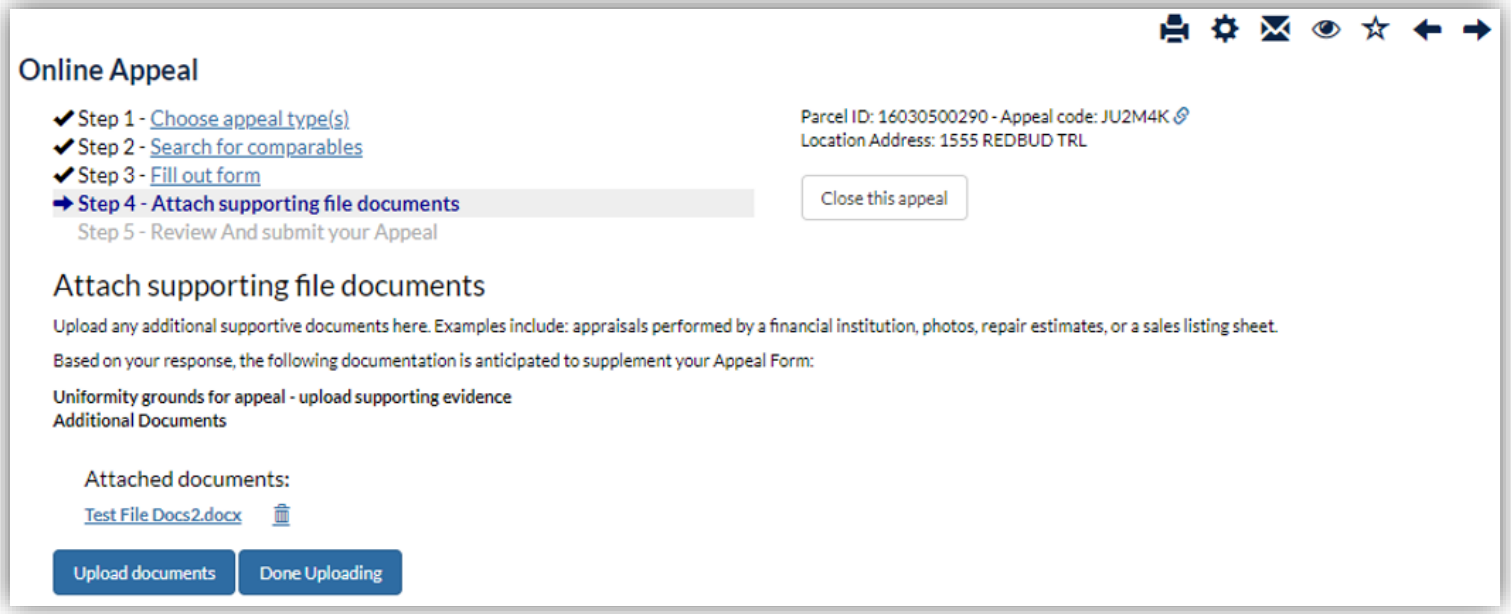
Click the button: **Add Files**



Step 4.
After choosing the files, you want to upload – Click the button: **Start Upload**



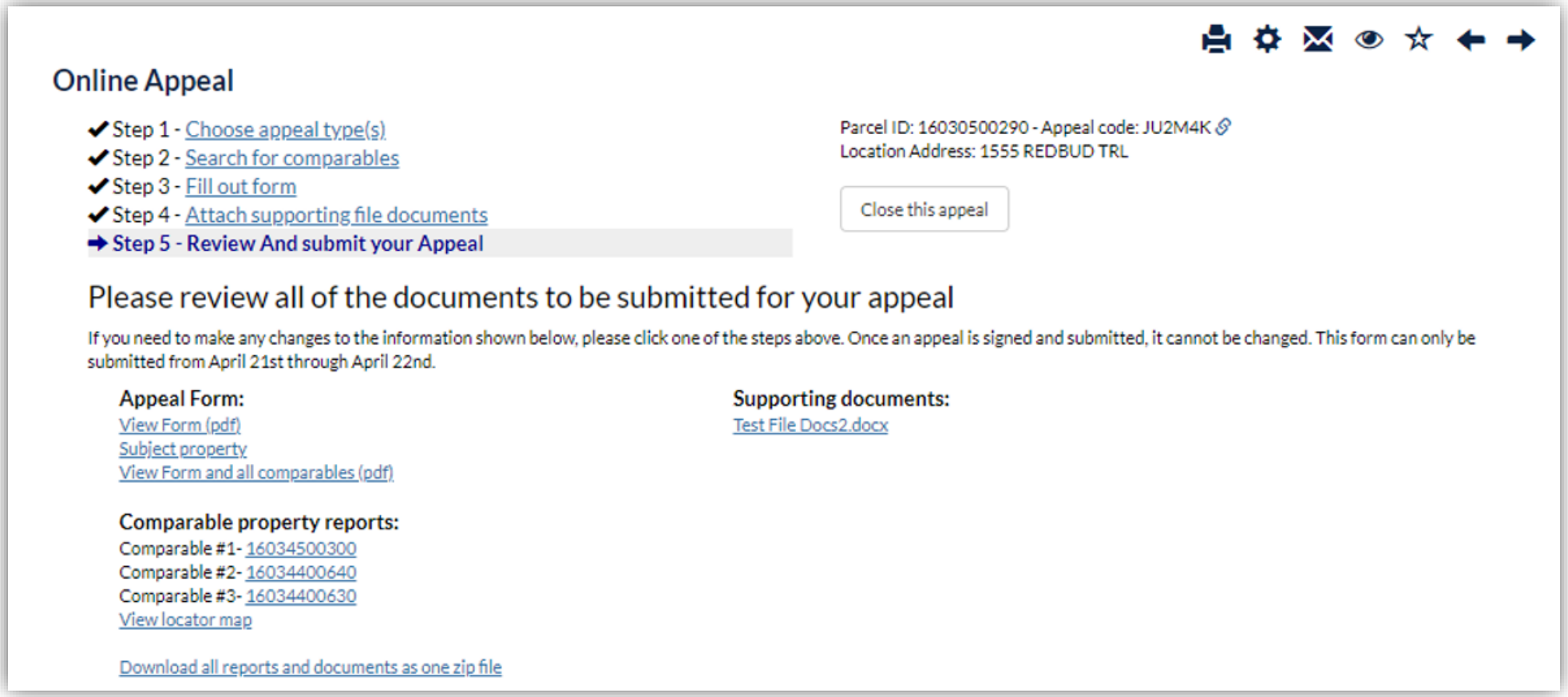
Step 4.
After uploading the files – Click the button: **Done Uploading**



Step 5. Review and submit your Appeal

Review the documents under the following sections that will be submitted for your appeal:

- Appeal form
- Supporting documents
- Comparable property reports



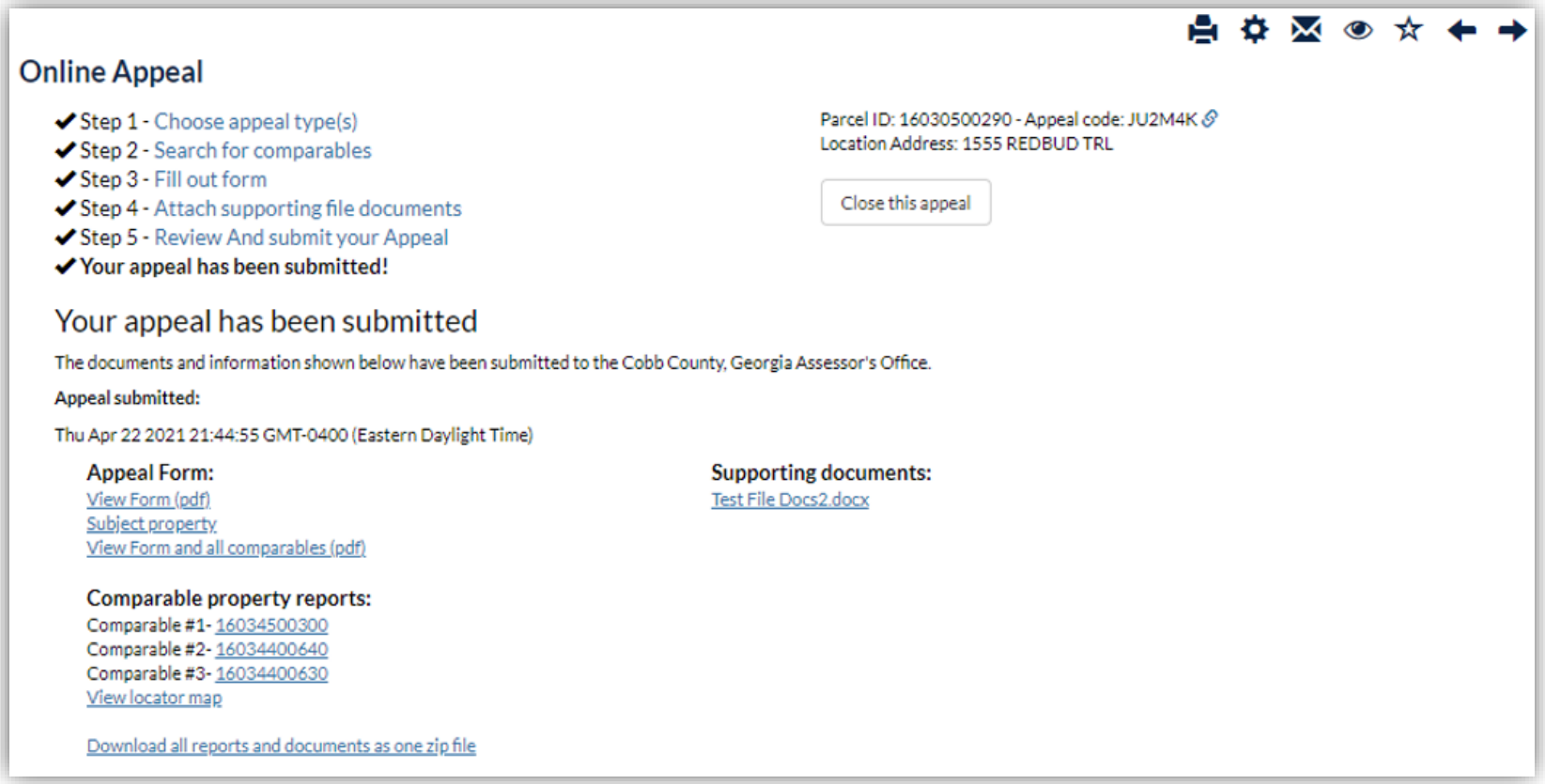
Step 5. Review and submit your Appeal

Sign and submit your appeal:

- Use your mouse to sign in the signature box.
- Click on the blue button: **Approve and submit this appeal**

Confirmation page – Your appeal has been submitted!

You may print this page for your records. You may click on any of the links to see the documentation that was submitted.



Online Appeal

- ✔ Step 1 - Choose appeal type(s)
- ✔ Step 2 - Search for comparables
- ✔ Step 3 - Fill out form
- ✔ Step 4 - Attach supporting file documents
- ✔ Step 5 - Review And submit your Appeal
- ✔ **Your appeal has been submitted!**

Parcel ID: 16030500290 - Appeal code: JU2M4K
Location Address: 1555 REDBUD TRL

Close this appeal

Your appeal has been submitted

The documents and information shown below have been submitted to the Cobb County, Georgia Assessor's Office.

Appeal submitted:

Thu Apr 22 2021 21:44:55 GMT-0400 (Eastern Daylight Time)

Appeal Form:
View Form (pdf)
Subject property
View Form and all comparables (pdf)

Supporting documents:
Test File Docs2.docx

Comparable property reports:
Comparable #1- 16034500300
Comparable #2- 16034400640
Comparable #3- 16034400630
View locator map

Download all reports and documents as one zip file

You will receive an email confirming that the Online appeal was submitted.

Save the email for any future reference.

From: beacon@schneidercorp.com <beacon@schneidercorp.com>
Subject: Assessment appeal submitted for 16030500290_R

An appeal has been submitted for: Parcel ID: 16030500290 Code: JU2M4K Link: View Appeal Document