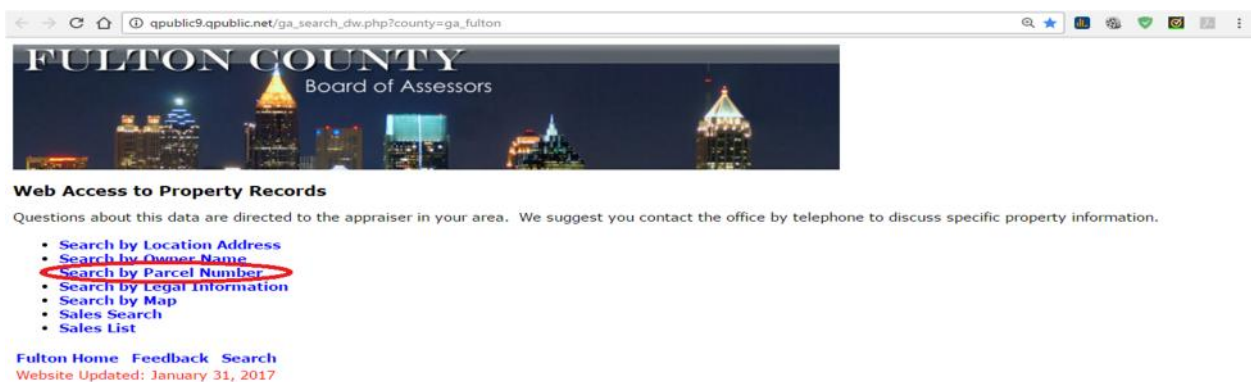
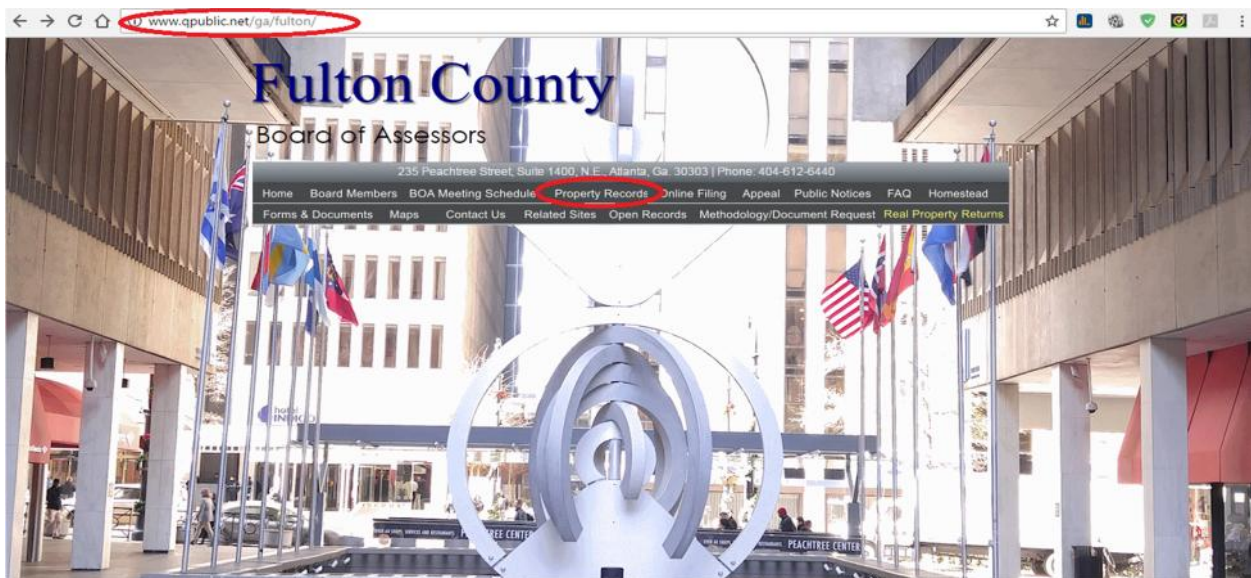




## How to Research and Prepare a Fulton County Property Tax Appeal

1. Go to <http://www.qpublic.net/ga/fulton/>
2. Click on "Property Records", then "Click here to search property records", then "search by parcel number".



3. Enter your parcel number in the box and click on "search by parcel ID".



### Parcel Number Search

Enter the Parcel Identification Number in the field below.  
(no spaces)

Parcel Identification Number

22 337010760635

Search By Parcel ID



[Fulton Home](#) [Feedback](#) [Search](#)

Website Updated: January 31, 2017

4. Click on the parcel number to view your property's details.

**FULTON COUNTY Board of Assessors**

[Return to Main Search](#) [Fulton Home](#)

Search Criteria: Parcel Search=22337010760635

Search produced the following results. Select one by clicking the parcel number link in the first column below.

	Owner Name	Address	GIS Map
<a href="#">22 337010760635</a>	DIBBLE RICHARD &	12962 OVERLOOK PASS	<a href="#">Map It</a>

[Export to Excel/Mailing Labels](#)

Fulton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Assessment information for all tax parcels included in this data is for the current tax year which began January 1st of this calendar year. Value and characteristic parcel data on this site does not reflect changes due to documents recorded after January 1st however sales information may be displayed to show recent sales. Website Updated: January 31, 2017

[Return to Main Search](#) [Fulton Home](#)

© 2011 by the County of Fulton,GA | Website design by [apublic.net](#)

5. Scroll down and click on "Recent Sales in Neighborhood" at the bottom left of the page.

Accessory Information			
Description	Year Built	Area	
No accessory information associated with this parcel.			

Sale Information						
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Validity
2014-07-21	\$ 783,050		54018	441	Unqualified	0-Valid Sale
2006-03-24	\$ 1,382,500	LW	42234	591	Unqualified	M-Sale Includes Multiple Parcels

<a href="#">Recent Sales in Neighborhood</a>	<a href="#">Previous Parcel</a>	<a href="#">Next Parcel</a>	<a href="#">Field Definitions</a>
<small>Recent Sales in Area</small>			

Fulton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data parcels included in this data is for the current tax year which began January 1st of this calendar year. Value and characteristic parcel data on this site 1st however sales information may be displayed to show recent sales. Website Updated: January 31, 2017

6. Scroll down and click on "Open Results in Excel" at the bottom right of the page to download the file.

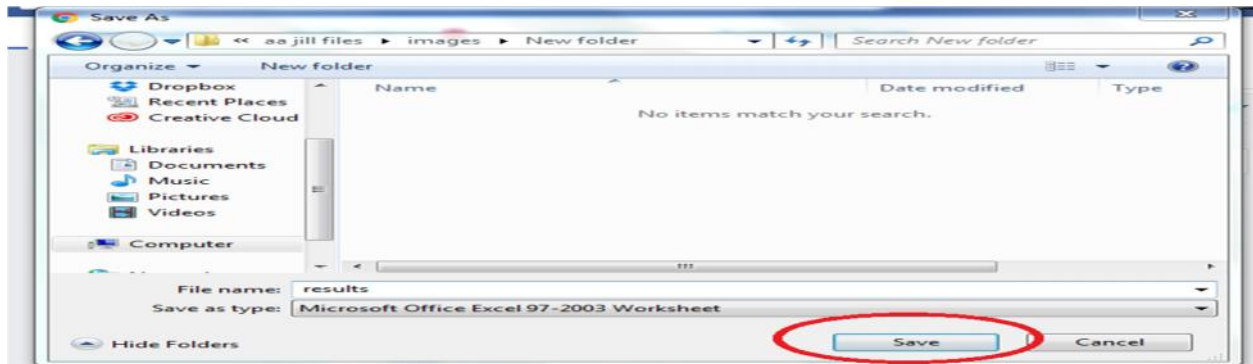
22 337010130326	WESTFALL JOHN D & WESTFALL ROXANNE W	M & B TAURUS LLC	CREEKSTONE PROPERTY MANAGEMENT INC	AG1-	R3	45	2013-I
22 337010130441	WILLIAMS MYRON K & ABRAMS WILLIAMS ROSEMARY Y	GEBHARDT ERIC	WILLIAMS MYRON K &	AG1-	R3	45	2013-I
22 337010130508	CREEKSTONE PROPERTY MANAGEMENT INC	M & B TAURUS LLC	CREEKSTONE PROPERTY MANAGEMENT INC	AG1-	R3	45	2013-I
22 337010130532	PORTMAN GREGORY R ET AL	GRESH REAL ESTATE LLC	PORTMAN GREGORY R &	AG1-	R3	45	2013-I
22 337010760585	CHEN FANG	TED M. KENNEDY HOMES, LLC	SCOTT STACEY L	AG1-	R3	45	2013-I
22 337010130235	BIRKMEYER DAVID A & BIRKMEYER SANDRA E	OVERLOOK LOTS LLC	ACADIA HOMES & NEIGHBORHOODS LLC	AG1-	R3	45	2013-I
22 337010130243	TOUCHSTONE CUSTOM HOMES LLC	OVERLOOK LOTS LLC	ACADIA HOMES & NEIGHBORHOODS LLC	AG1-	R3	45	2013-I

[Search Next 50 Parcels](#)  
[Map All](#)  
[Open Results in Excel](#)

**Fulton Home**

Fulton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Assessment information for all tax parcel data on this site does not reflect changes due to documents recorded after January 1st however sales information may be displayed to show recent sales. Website Updated: January 31, 2017

7. Save and open the file. A pop-up window will appear. Select Yes.



8. Save the file as an Excel Worksheet. Name the file something easy to remember and save it somewhere on your computer that is easy to find. In this guide, we will be working on a 2016 appeal. The effective date of appraisal every year is January 1 and the assessors won't consider sales data from after that date. So for a 2016 appeal we will use 2015 sales.

9. Highlight any blank rows at the top of the spreadsheet, right click with your mouse and select "delete".

10. Highlight the first row and scroll down to show all 2016 and 2015 sales. Simultaneously press the "shift" key and click on the last row with a 2015 sale. This should highlight all of the 2016 and 2015 sales.

11. Copy the highlighted cells by simultaneously pressing "Ctrl" and "C".

12. Add a new worksheet by clicking on the "insert worksheet+" icon located at the lower left of the Excel file or simply simultaneously press "Shift" and "F11".

13. Label the new worksheet as "2015" by double clicking on the sheet tab and typing "2015".

14. Paste the data in the new worksheet by simultaneously pressing "Ctrl" and "V".

15. Delete all 2016 sales since we will only be needing the 2015 sales. You can do this by highlighting all rows that contain 2016 sales, right clicking with your mouse and selecting "delete".

16. Highlight all remaining rows.

17. Select the Data tab on the Ribbon and click the Sort command.

18. The Sort dialog box will appear. Sort by "Sales Validity" and click OK.

19. Delete all rows with the following Sales Validity codes:

- \* Deed of Gift
- \* Liquidation/Foreclosure
- \* Sale <=1000
- \* Land Only
- \* Sale Includes Multiple Parcels

20. Copy all remaining data, insert a new worksheet, then paste the data in the new worksheet.

21. Label the new worksheet as "Sales" by double clicking on the sheet tab and typing "Sales".

22. Delete the following columns:

- \* owner name
- \* grantor
- \* grantee
- \* zoning
- \* property class
- \* district
- \* acres
- \* sale quality
- \* neighborhood
- \* owner1
- \* owner2
- \* address1
- \* address2
- \* address3
- \* city
- \* state
- \* zip

23. Highlight column B, right click with your mouse and select "insert".

24. Highlight the "Location Address" column and simultaneously press "Ctrl" and "X".

25. Highlight again column B and simultaneously press "Ctrl" and "V".
26. Highlight column F, right click with your mouse and select "insert".
27. Label the new column as "SP/SF".
28. Highlight column H, right click with your mouse and select "insert" seven times. You should now have eight blank columns.
29. Label each column as: Land Size, Land Value, BR, BA, BSMT, Grade, CDU, AD (Cost & Design).
30. Click on F2 and type " $=d2/e2$ " and press enter. This will compute for the sales price per square foot of the property.
31. Click the bottom right corner of cell F2 when a "+" appears and drag down to the last data in that column. This will calculate all the SP/SF.
32. Fill out columns H through O. You can get all the details from the <http://www.qpublic.net/ga/fulton/> website. Simply copy the property's parcel number and follow steps 1 to 4.
33. In an empty cell at the bottom of column F, calculate the Median of all the SP/SF by following these steps: Type " $=median($ ", click on the data in cell F2 and drag down until the last data, type ")" and then press enter. Label this as MEDIAN.
34. In a cell below the result of the median, calculate the Average by following these steps: Type " $=average($ ", click on the data in cell F2 and drag down until the last data, type ")" and then press enter. Label this as AVERAGE.
35. Insert a new worksheet and label it as "Equity". Now you will compare your 2016 assessed value to similar property's assessed values. For this we need current year assessments.
36. Using the first row, label the columns with the following: Parcel Number, Location Address, Assessed Value, Living Area, AS/SF, Year Built, Land Size, Land Value, BR, BA, BSMT, Grade, CDU, AD
37. On the second row, fill out the cells with your property's details. You can get all the details in the details from the <http://www.qpublic.net/ga/fulton/> website.
38. Copy the 2016 "Total Value" and paste in the Excel file's "Assessed Value" cell.
39. Copy the property's "Res Sq Ft" value and paste in the Excel file's "Living Area" cell.



40. Calculate your property's AS/SF by typing this formula in cell E2: "`=c2/d2`" and press enter.
41. Click the bottom right corner of cell E2 when a "+" appears and drag down to the last data in that column.
42. Fill out columns F through N.
43. Go back to your property record at <http://www.qpublic.net/ga/fulton/> website and click on "Show Parcel Map" at the right side of the page.
44. Click on a proximate property. Copy the 2016 "Total Value" and paste in the Excel file's "Assessed" cell.
45. Copy the property's "Res Sq Ft" value and paste in the Excel file's "Living Area" cell.
46. The AS/SF value for that property should calculate automatically. The value should be lower than your property's AS/SF. If not, go back to map and click on other proximate properties until you find properties with lower values per square foot.
47. Add all the other needed information for those properties such as the Parcel ID, Location, Yr Built, etc. to the Excel file.
48. Add as many properties with lower values as possible to the Excel file.
49. Once you have added a good number of properties with lower values, calculate the median of all the AS/SF by following these steps: In an empty cell at the bottom of column E, Type "`=median(`", click on the data in cell E2 and drag down to the last data, type "`)`" and then press enter. Label this as MEDIAN.
50. In a cell below the result of the median, calculate the Average by following these steps: Type "`=average(`", click on the data in cell E2 and drag down to the last data, type "`)`" and then press enter. Label this as AVERAGE.

If you found plenty of equity comparables that support a lower value per foot than what the tax assessor has used on your property, this is good information for a property tax appeal.