



BARROW COUNTY BOARD OF TAX ASSESSORS

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Press Release

Every year the Georgia Department of Revenue(DOR) conducts sales ratio studies in all 159 Georgia counties and each county is assigned an overall ratio based on current year sales using previous year values. This involves all classes of property including Residential, Agricultural, Commercial, and Industrial and the ratio from all four classes are used to determine the overall ratio. A sales ratio is determined by dividing the sale price into the Tax Assessor's assessed value(40% value). So if a property is valued by the Tax Assessor Office for \$90,000 but sells on the open market for \$100,000 then the sales ratio for that property is 36%, and the DOR allows the acceptable ratio range to be between 38% - 44%. Barrow County's overall ratio for 2017 was 35.64, below the acceptable range. That is the reason there was a county wide reassessment done on improved properties, raising the cost tables that calculate the amount to build structures on a property. Sales have increased very rapidly since 2014 and the recovery from the recession has prompted increased building costs and property values. So even though you may not have done anything to physically improve your property, you can see why the Tax Assessor's office must adjust property values to remain within the allowable range of what like properties are selling for on the open market. Making these adjustments will help assure Barrow County's overall sales ratio falls within the acceptable parameters for 2018.