

PREFERENTIAL and SPECIALIZED ASSESSMENT PROGRAMS

The Agricultural Preferential Assessment program is available for certain property owners of agricultural property. The property is assessed at 30% of fair market value rather than 40% of fair market. The property owner must enter a 10-year covenant with the Board of Assessors and penalties may apply if the covenant is breached.

The Conservation Use Assessment program provides for an assessment based on a statutory ‘use-value’ as opposed to an assessment based on ‘fair market value.’ Qualified properties include certain agricultural land, timber land, environmentally sensitive property, or residential transitional property. The property owner must enter a 10-year covenant with the Board of Assessors and penalties may apply if the covenant is breached.

Forest Land Conservation Use Assessment provides for an ad valorem tax exemption for property primarily used for the production of trees, timber, or wood fiber products. The property may have secondary uses such as the promotion, preservation, or management of wildlife habitat; carbon sequestration; mitigation and conservation banking; or the production and maintenance of ecosystem products. This 10 - year covenant agreement between the taxpayer and local Board of Assessors is limited to forest land tracts consisting of at least 200 acres in aggregate. Penalties may apply if the covenant is breached.

Rehabilitated and Landmark Historic Assessment includes property that qualify for listing on the Georgia or National Register of Historic Places. This preferential assessment extends to the building and no more than two acres. Property under this special program must be certified by the Department of Natural Resources as rehabilitated historic property or landmark historic property. The exemption equals the difference between current fair market value and the higher of the acquisition cost or assessment of fair market value at the time the original 10-year covenant was entered.

Brownfield Property Assessment includes property which qualifies for participation in the State’s Hazardous Site Reuse and Redevelopment Program and which has been designated as such by the Environmental Protection Division of the Department of Natural Resources. This program effectively freezes the taxable assessment for ten years as an incentive for developers to clean up contaminated property and return it to the tax rolls. It allows eligible owners to recoup certain costs associated with the cleanup.

EXEMPT PROPERTY

Computer Software may be exempt when it is installed on computer hardware as an operating system.

Farm Products may be exempt when still in the hands of the producer and **Farm Equipment** used in the direct cultivation of the soil may be exempt from ad valorem taxation when owned by certain persons. This includes farm equipment held under a lease purchase agreement.

Household goods are exempt when not held for sale and when used within the home.

Personal Property valued less than \$7500 is exempt when the total taxable value of all personal property in the county owned by the taxpayer, as determined by the Board of Tax Assessors, does not exceed \$7500. (Calculation does not include the value of mobile homes, motor vehicles or trailers)

Freeport Inventory includes certain raw materials, goods in process and finished goods held by the manufacturer or distributor. Each county or city governing authority may set, by resolution, the percentage of exemption after approval of the qualified categories of inventory by voters. Property owners seeking this exemption must apply annually.

The following property types may be exempt from ad valorem taxation when specific qualifications are met:

- Public Property
- Places of Religious Worship
- Purely Public Charity
- Non-Profit Hospital
- Colleges, Academy, Seminary of Learning
- Personal Property held as Endowment for College
- Public Library
- Books, Paintings, Statuary Kept in a Public Hall
- Air and Water Pollution Control Equipment
- Non-Profit Home for the Aged
- Non-Profit Home for the Mentally Handicapped
- Headquarters or Post Home for Veteran Organization
- Certain Historical Fraternal Benefit Association
- All watercraft inventory held for resale by dealer (HB 769)



SAMUEL WADE McCORD
MACON-BIBB COUNTY TAX COMMISSIONER
P.O. BOX 4724
MACON, GEORGIA 31208-4724



IMPORTANT TAX INFORMATION

MACON-BIBB COUNTY

SAMUEL WADE McCORD
188 THIRD ST.
MACON, GA 31201
(478) 621-6500
(M-F) 8:00 AM TO 5:00 PM

BOARD OF TAX ASSESSORS
653 SECOND ST. STE 100
MACON, GA 31201
(478) 621-6701
(M-F) 7:00 AM TO 5:30 PM

WILLIAM VAUGHN
CHAIRMAN

ANDREA CRUTCHFIELD
CHIEF APPRAISER

