

APPEAL VALUES MAY BE GOOD FOR THREE YEARS

Also, a taxpayer now has the possibility of establishing a property valuation for the appeal year as well as the next two (2) years. See O.C.G.A. § 48-5-299(c). In order to do so, an appeal must be taken to either the board of equalization or superior court level of an appeal. Former Georgia Law did not specifically authorize such if arbitration was selected in lieu of a board of equalization hearing. However, an argument could be made that arbitration was under 48-5-299(c) an appeal to the superior court.

Since the Governor approved Senate Bill 240, O.C.G.A. § 48-5-311(f)(5) makes it clear that Section 299(c) applies to a valuation established or rendered by any arbitrator or board of arbitration. Thus, Section 299(c) applies to non-binding and binding arbitration.