CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - MILLAGE RATE PUBLIC HEARING
Wednesday, August 24, 2022, 10:00 AM

The Honorable khalid kamau, Mayor
The Honorable Catherine F. Rowell, District 1 Councilmember
The Honorable Carmalitha Gumbs , District 2 Councilmember
The Honorable Helen Z. Willis, District 3 Councilmember
The Honorable Jaceey Sebastian, District 4 Councilmember
The Honorable Corey A. Reeves, District 5 Councilmember
The Honorable Natasha Williams, District 6 Councilmember
Vacant, District 7 Councilmember

SPECIAL CALLED MEETING AGENDA

1. Meeting Called to Order
2. Roll Call
3. Agenda Items
    1. Public Hearing - Millage Rate
4. Adjournment of Meeting

CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL SPECIAL MEETING

SUBJECT: Public Hearing - Millage Rate

DATE OF MEETING: 8/24/2022

DEPARTMENT: Finance

ATTACHMENTS:

Description	Type	Upload Date
COSF Property Tax Millage Presentation 08.24.2022	Cover Memo	8/24/2022

CITY OF SOUTH FULTON

First Public Hearing

to adopt FY2022 Tax Millage Rate

Presented by: Karen Slaton-Dixon, MBA, CPFM

Finance Director

Virtual meeting

August 24, 2022 @10am

August 31, 2022 @10am

August 31, 2022 @6pm

5440 FULTON INDUSTRIAL BLVD, SOUTH FULTON, GA 30336

#SouthFultonStrong

CITY OF South Fulton

A City on the RISE!

WHAT IS HOMESTEAD EXEMPTION

A Homestead Exemption is a legal provision that helps reduce the amount of property taxes owed on owner-occupied homes.

Exemptions are established by state law and voted upon by citizens in a given city, county or school district.

Basic Homestead Exemption, is the only local exemption currently offered for the City of South Fulton.

COSF BASIC HOMESTEAD EXEMPTION

$30,000 + 3% Floating Homestead (CPI Frozen)

To qualify, you must:

- Own, occupy, and claim the property as your legal residence on January 1 of the year in which you first qualify for the exemption.
- The person applying for the homestead exemption must be listed on the deed.
- You must continue to own and live in the home as your primary residence as long as you claim the exemption.

COSF BASIC HOMESTEAD EXEMPTION

$30,000 + 3% Floating Homestead (CPI Frozen)

The new floating homestead exemption, which is an extension to the basic homestead extensions, will take affect 2022 tax season. This exemption caps the annually adjusted value at 3% over the determined lowest base year value for 2016, 2017 and 2018 tax year.

The new floating homestead exemptions will apply automatically to all properties within the COSF that already has the basic homestead exemption in place.

HOW TO APPLY FOR THE EXEMPTION

If you do not already have a basic homestead exemption, you must have applied to benefit. **Deadline—April 1, 2022** All homestead exemption filings are applied for directly with the Fulton County Board of Assessors' Office by mail, in-person or on-line. For filing questions please call 404-612-6440 X 4.

Mail/In-person
Peachtree Center, North Tower (Main Office)
235 Peachtree Street, NE, Suite 1100
Atlanta, GA 30303

South Fulton Service Center
5600 Stonewall Tell Road, Suite 224
College Park, GA 30349

On-line
www.fultonassessor.org

WHAT DOCUMENTS DO I NEED TO PROVIDE

- Georgia Driver's License or Georgia identification
- Parcel Number
- Owner Names (as listed on the deed)
- Property Address
- Contact Phone Number(s)
- Social Security Number(s)
- State of Residence
- Current registration for all vehicles
  (Registrations must be in Fulton County.)
- Date of Birth for owner and spouse
- Trust affidavit if the property is in the
  name of a Trust

THINGS YOU NEED TO KNOW

- You cannot claim a homestead exemption if you claim one anywhere else.
- Homestead exemptions do not apply to commercial or rental properties, or second homes.
- Homestead exemptions apply to individuals and not to corporations.
- Married couples may only claim one exemption, even if they own property separately.
- Homestead exemptions renew each year automatically as long as you own and occupy the home as your primary residence.
- If the names on the deed change, the person listed on the new deed who occupies the property will need to re-apply for homestead exemption.

THINGS YOU NEED TO KNOW

While all homeowners in the City of South Fulton may qualify for a basic homestead exemption, different exemptions may also apply to property taxes for Fulton County and Fulton County School System.

There are many different exemptions available for seniors and people with full medical disabilities. Disability exemptions are also available for veterans and their surviving spouses. Exemptions are also available for surviving spouses of peace officers and firefighters killed in the line of duty. Many special exemptions have requirements for age and/or income.

Please contact Fulton County Tax Assessor's Office for further details.
404-612-6440 X 4.

HOW DOES HOMESTEAD EXEMPTIONS REDUCE PROPERTY TAXES?

1. Each property is appraised at Fair Market Value
2. The property is then taxed at 40% of the Fair Market Value = Assessed Value
3. The homestead exemption amount is then deducted from the Assessed Value = Taxable Value
4. Tax amounts are calculated using the city, school & county millage rate X the Taxable Value

HOW DOES HOMESTEAD EXEMPTIONS REDUCE PROPERTY TAXES?

Example:

Non-Homestead Property			Basic Homestead Property		
Fair Market Value		**100,000**	**Fair Market Value**		**100,000**
X 40%		0.40	X 40%		0.40
Assessed Value		**40,000**	**Assessed Value**		**40,000**
Assessed Value		40,000	Assessed Value		40,000
Local Exemption		-	**Local Exemption**		**(30,000)**
Taxable Value		**40,000**	**Taxable Value**		**10,000**
Taxable Value		40,000	Taxable Value		10,000
X Millage Rate		0.012899	X Millage Rate		0.012899
COSF Property Taxes	**$**	**515.96**	**COSF Property Taxes**	**$**	**128.99**
			Savings/Difference	$	386.97

PROPERTY TAX 101

- MILLAGE RATE
  - The tax rate that is applied to the assessed value of taxable property to

    calculate the amount of property tax to be paid. The millage rate

    is usually stated as “dollars per thousand”

    Example – Millage rate of 5 mills is $5.00 per thousand of assessed value. For

    calculation purposes, the millage rate is stated as .005.

  - The millage rate is established by the levying authority each year.

MARKET VALUE / ASSESSED VALUE

- Market value is the current estimated amount that property can be bought or sold. Assessed value is 40% of the market value and is used as the basis for calculating the property tax levy (bill) in Georgia
  - Example – If the market value of a parcel of real property is $150,000, its corresponding assessed value is $60,000

PROPERTY TAX CALCULATION ON A SINGLE PARCEL

Market Value	$150,000
Assessed Value *40%)	$60,000
Millage Rate (5 mills)	.005
Annual Property Tax Levy	$300

CITY OF South Fulton
A City on the RISE!

ROLLBACK RATE

- ROLLBACK RATE
  - The rollback rate is the millage rate that would raise the same amount of revenue as last year if applied to the current value of the property that was on the last year's tax digest
  - Rollback rate: 9.699
  - Recommended Millage Rate: 12.899
  - Dollar value of rollback: $12,788,120

TAX RATE COMPARISON

- Current Millage Rate
  - Total Millage – FY 2022 12.899

- Recommended Millage Rate
  - Total Millage – FY 2023 12.899

The Millage Rate Is Not Being Increased In The City of South Fulton

The Tax Rate Will Be The Same for 2022 As It Was In 2021

The Advertised Increase (56.32%) is due to the annexation of Fulton Industrial Blvd.

TAX RATE COMPARISON

BASIC HOMESTEADF PROPERTY

Fair Market Value	175,000		Fair Market Value	175,000
x 40%	.40		X 40%	.40
Assessed Value	70,000		Assessed Value	70,000
Assessed Value	70,000		Assessed Value	70,000
Local Exemption	(30,000)		Local Exemption	(30,000)
Taxable Value	40,000		Taxable Value	40,000
Taxable Value	40,000		Taxable Value	40,000
X Millage Rate	.012139		X Millage Rate	.012899
City Property Taxes	$485.56		City Property Taxes	$515.96

CITY OF SOUTH FULTON

NOTICE OF CURRENT TAX DIGEST AND FIVE-YEAR HISTORY OF LEVY

The City of South Fulton does hereby announce that the millage rate will be set at a **public meeting.** The public meetings will be held virtually on the 24th day of August 2022 at 10:00 a.m., August 31st 10am & 6pm and pursuant to the requirements of O.C.G.A. Section 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2022 TAX DIGEST AND FIVE-YEAR HISTORY OF LEVY

Description	2018	2019	2020	2021	2022
Real	2,408,502,730	2,718,707,870	3,058,256,040	3,422,604,840	4,834,564,800
Personal*	908,673,462	647,155,963	536,191,931	460,632,870	1,073,084,529
Motor Vehicles	0	4,376,100	4,055,560	3,621,500	3,923,990
Mobile Homes	5,600	5,600	5,600	5,600	18,760
Timber - 100%	0	0	0	0	0
Heavy Duty Equipment	15,200	39,123	60,800	0	28,492
Gross Digest	3,317,196,992	3,370,284,656	3,598,569,931	3,886,864,810	5,911,620,571
Less M&O Exemptions	669,489,200	795,448,830	876,583,736	1,330,438,502	1,915,333,083
Net M & O Digest	2,647,707,792	2,574,835,826	2,721,986,195	2,556,426,308	3,996,287,488
Gross M&O Millage	20.889	21.849	21.8098	23.366	17.573
Less Rollbacks (Local Option Sales Tax)	9.310	10.270	8.910	10.467	4.674
Net M&O Millage	11.579	11.579	12.899	12.899	12.899
Taxes Levied	30,657,809	29,814,024	35,110,900	32,656 ,032	51,548,112
Net Increase (Decrease)	13,751,590	(843,784)	4,453,09 1	2,346 ,796	18,572,769
Net Levy Percent	81.34%	-2.75%	14.53%	-6.08%	56.32%

REASON FOR RECOMMENDATON

- Developing an operating and capital budget for a municipality is a very complex and layered task. We prepare revenue and personnel projections as well as examine the requests submitted from departments. It is a balancing act between the desired service levels and the cost of those service levels. With the revenue projections and expenditures for the FY23 budget, we recommend maintaining the current millage rate.

QUESTIONS