CITY OF SOUTH FULTON, GEORGIA
MILLAGE RATE PUBLIC HEARING - Southwest Arts Center, 915 New Hope Road, South Fulton, GA 30331
Wednesday, August 9, 2023, 6:00 PM

SOUTH FULTON CITY COUNCIL MISSION STATEMENT:
To provide exceptional customer service that sustains a safe, inclusive, innovative, and an economically vibrant city.

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-Brown, District 6 Councilmember
The Honorable Linda B. Pritchett, District 7 Councilmember

SPECIAL CALLED MEETING AGENDA

1. Meeting Called to Order – Mayor khalid
2. Roll Call - Corey Adams, City Clerk
3. Agenda Items
    1. Millage Rate Presentation - Sharon D. Subadan, Interim City Manager
    2. Millage Rate Public Hearing
4. Adjournment of Meeting

CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL SPECIAL MEETING

SUBJECT: Millage Rate Presentation

DATE OF MEETING: 8/9/2023

DEPARTMENT: City Manager

ATTACHMENTS:

Description	Type	Upload Date
v3Millage Tax Rate 2023 Sud BM PowerPoint 48 (BMdo)37_	Cover Memo	8/9/2023

CITY OF SOUTH FULTON

PUBLIC HEARING
TO ADOPT FY2023 TAX MILLAGE RATE

PRESENTED BY: SHARON SUBADAN

INTERIM CITY MANAGER

5440 FULTON INDUSTRIAL BLVD, SOUTH FULTON, GA 30336

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”.

- E.g. Millage rate of 1 mil is $1.00 per thousand of assessed value.
- For calculation purposes, the millage rate is stated as 0.001.

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

MARKET VALUE/ASSESSED VALUE

Market value is the current estimated amount at which property can be bought or sold.

The assessed value is 40% of the market value and is used as the basis for calculating the property tax levy (bill) in Georgia.

E.g. If the market value of a parcel of real property is $100,000; its corresponding assessed value is $40,000.

MARKET VALUE/ASSESSED VALUE

PROPERTY TAX CALCULATION ON A SINGLE PARCEL

Market value $100,000

Assessed value (40%) $40,000

Millage Rate (1 mil) 0.001

Annual Property Tax Levy $40

WHAT IS A 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.

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.

THINGS YOU NEED TO KNOW

- 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.

CONSOLIDATION AND EVALUATION OF 2023 Exemptions

	Consolidated Official Digest Exemptions					
Exemption Code	**Description**	**Total Exemptions**	**Millage and Operations Amount**		**Value**	
S5	Disabled Veteran	41	$	6,806,720.00	$	87,799.88
SD	Age 65-100% Disabled Veteran	15	$	2,203,560.00	$	28,423.72
SF	Freeport Exemption	150	$	380,609,480.00	$	4,909,481.68
SP	PERSONAL <7,500	533	$	427,920.00	$	5,519.74
SV	Conservation Use	92	$	10,665,450.00	$	137,573.64
SJ	FOREST LAND (FLPA)	1	$	18,060.00	$	232.96
L3	AGE 62	1291	$	149,855,200.00	$	1,932,982.22
L8	OVER 70	1344	$	137,553,000.00	$	1,774,296.15
L12	Senior	609	$	55,511,908.00	$	716,048.10
L14	CPI Float	19441	$	1,779,307,237.00	$	22,951,284.05
	Total	**23,517**	**$**	**2,522,958,535.00**	**$**	**32,543,642.14**

Exemptions Glossary

Description	DEFINITION
Consumer Price Index (CPI) Homestead Freeze	• Establishes a base taxable value for all taxpayers currently receiving a homestead exemption in Fulton County. • The base taxable value is the value of the property in the year prior to the homestead application. • Limits the annual increase of property assessment to the lessor of the actual consumer price index (CPI) or 3%.
County $10,000 Exemption Must be age 65 or disabled on / before January 1.	• The applicant's and spouse's combined Federal Adjusted Gross Income for the preceding taxable year cannot exceed the maximum amount a husband and wife receive under Social Security.
Homestead Freeze for Senior Citizens Must be age 65 on / before January 1.	• Claimant and spouse income per Federal Income Tax Return cannot exceed $39,000. This tax relief program freezes the base value (the prior year assessed value) used in tax calculation of your residential property if the eligible senior occupies the residence. • Applies to county operations and county bonds.
Disabled Veterans/Veteran's Surviving Spouse	• Homeowners who are disabled veterans and have been approved by the veteran's administration as being 100% service-connected disability or paid at the 100% rate. • This exemption may be extended to the un-remarried spouse or minor children of the veteran after his/her death if they continue to occupy the same home.
Floating Inflation-Proof Exemption	• Individuals 62 years of age or over may obtain a floating inflation-proof county homestead exemption, excludes taxes to pay interest on and to retire bonded indebtedness. • Based on natural increases in the homestead's value.
Forest Land Protection *Act*	• Ad Valorem tax exemption for property primarily used for the good faith subsistence or commercial production of trees, timber, or other wood and wood fiber products.
Conservation Use	• Owners of agricultural land, timberland and environmentally sensitive land may qualify.
Freeport Exemption	• Exempts *companies from paying state and local property taxes on qualifying inventory.*

CITY OF SOUTH FULTON EVALUATION OF DIGEST 2023

Description	2023
Real	$6,075,521,080
Personal	$1,243,803,000
Motor Vehicles	$4,140,560
Mobile Homes	$18,760
Timber 100%	0
Heavy Duty Equipment	+ $29,720
Gross Digest	**$7,323,513,120**
Exemptions	- $2,522,958,535
Net Digest	**$4,800,554,585**

TAX RATE COMPARISON

CURRENT MILLAGE RATE

TOTAL MILLAGE – FY2023 12.899

RECOMMENDED MILLAGE RATE

TOTAL MILLAGE – FY2024 12.899

ROLLBACK RATE

The rollback rate is the previous year's millage rate, plus or minus the millage equivalent of the total net assessed value, added to or deducted by reassessments of existing real property.

Rollback rate: 11.439

Recommended millage rate: 12.899

12.899-11.439= 1.46 X 4,800,554,585(Net Digest)

= Dollar value of rollback: $7,008,810 (Does not exclude reduction in value based on potential appeals and growth for new developments).

TAX RATE COMPARISON
BASIC HOMESTEAD PROPERTY

Fair Market Value	175,000		Fair Market Value	175,000
X 40%	0.40		X 40%	0.40
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 Rollback Millage Rate	0.011439		X Millage Rate	0.012899
City Property Taxes	**$ 457.56**		**City Property Taxes**	$ 515.96

Difference $58.40

TAX RATE COMPARISON
WITH MULTIPLE EXEMPTIONS

	Existing Millage Rate			Rollback Millage Rate
Fair Market Value	320,000		Fair Market Value	320,000
X 40%	0.40		X 40%	0.40
Assessed Value	**128,000**		**Assessed Value**	**128,000**
Assessed Value	128,000		Assessed Value	128,000
Local Exemption	(30,000)		Local Exemption	(30,000)
County Exemption (Age/Income Based)	(10,000)		County Exemption (Age/Income Based)	(10,000)
Statewide School Exemption (Age/Income Based)	(10,000)		Statewide School Exemption (Age/Income Based)	(10,000)
Taxable Value	**78,000**		**Taxable Value**	**78,000**
Taxable Value	78,000		Taxable Value	78,000
X Millage Rate	0.012899		X Rollback Millage Rate	0.011439
City Property Taxes	$ 1,006.12		**City Property Taxes**	**$ 892.24**
Difference of $113.88 | Without additional exemptions the difference is $143.08				

MILLAGE RATE IS NOT BEING INCREASED IN THE CITY OF SOUTH FULTON

The tax rate will be the same for 2023 as it was in 2022

MILLAGE RATE CALCULATIONS

Net Digest	$4,800,554,585
Current Millage Rate	X 0.012899
Amount	$61,922,354

Net Digest	$4,800,554,585
Rollback	X 0.011439
Amount	$54,913,544

CITY OF SOUTH FULTON 2023 MILLAGE RATES PER DIGEST VALUE

0.25 mill = $1,200,139

0.5 mill = $2,400,278

0.75 mill = $3,600,417

1 mill = $4,800,555

1.25 mill = $6,000,694

1.5 mill = $7,200,833

Note: Net Digest Value X 0.25 Mill= $4,800,554,585 X 0.00025=1,200,139

MILLAGE RATE ROLLBACK HOUSEHOLD ANNUAL SAVINGS

Exemption	Non-Exemption
0.5 mill = $20	0.5 mill = $35
1 mill = $40	1 mill = $70
1.46 mill (rollback rate) = $58.40	1.46 mill (rollback rate) = $102.20

Information based on the fair market value of $175,000

QUESTIONS?

CITY OF SOUTH FULTON

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DEPARTMENT: City Council
