5440 Fulton Industrial Blvd.
South Fulton, GA 30336
Phone: 470-552-4311
cityofsouthfultonga.gov

City of South Fulton, Georgia

Agenda

Millage Rate Public Hearing #1/Special Called Meeting

The Honorable khalid kamau, Mayor
The Honorable Catherine F. Rowell, District 1
The Honorable Carmalitha Gumbs, District 2
The Honorable Helen Z. Willis, District 3
The Honorable Jaceey Sebastian, District 4
The Honorable Keosha B. Bell, District 5
The Honorable Natasha Williams-Brown, District 6
The Honorable Linda B. Pritchett, District 7

Wednesday, August 6, 2025 **10:00 AM** **City Hall**

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

Live-stream:	**Public Meeting Portal (Civic Clerk):** https://southfultonga.portal.civicclerk.com
Public Comment:	https://www.cityofsouthfultonga.gov/3074/Public-Comment-at-Council-Meetings

I. Meeting Called to Order - Mayor khalid

II. Roll Call - Corey Adams, City Clerk

III. Agenda Items

A. Millage Rate Presentation - Sharon D. Subadan, City Manager and Althea Philord-Bradley, Chief Financial Officer

B. Millage Rate Public Hearing #1

C. Request Council Approval Of A Resolution Establishing Membership and Composition Of the City Of South Fulton Public Facilities Authority

IV. Adjournment of Meeting

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PUBLIC HEARING

TO ADOPT 2025 TAX MILLAGE RATE

SHARON D. SUBADAN
CITY MANAGER

ALTHEA PHILORD-BRADLEY
CHIEF FINANCIAL OFFICER

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."

- i.e. 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.

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MILLAGE RATE COMPARISON

2024 MILLAGE RATE
12.399

PROPOSED 2025 MILLAGE RATE

12.399

NO RATE CHANGE

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**.*

ASSESSED VALUE = MARKET VALUE X .40

PROPERTY TAX CALCULATION ON A SINGLE PARCEL

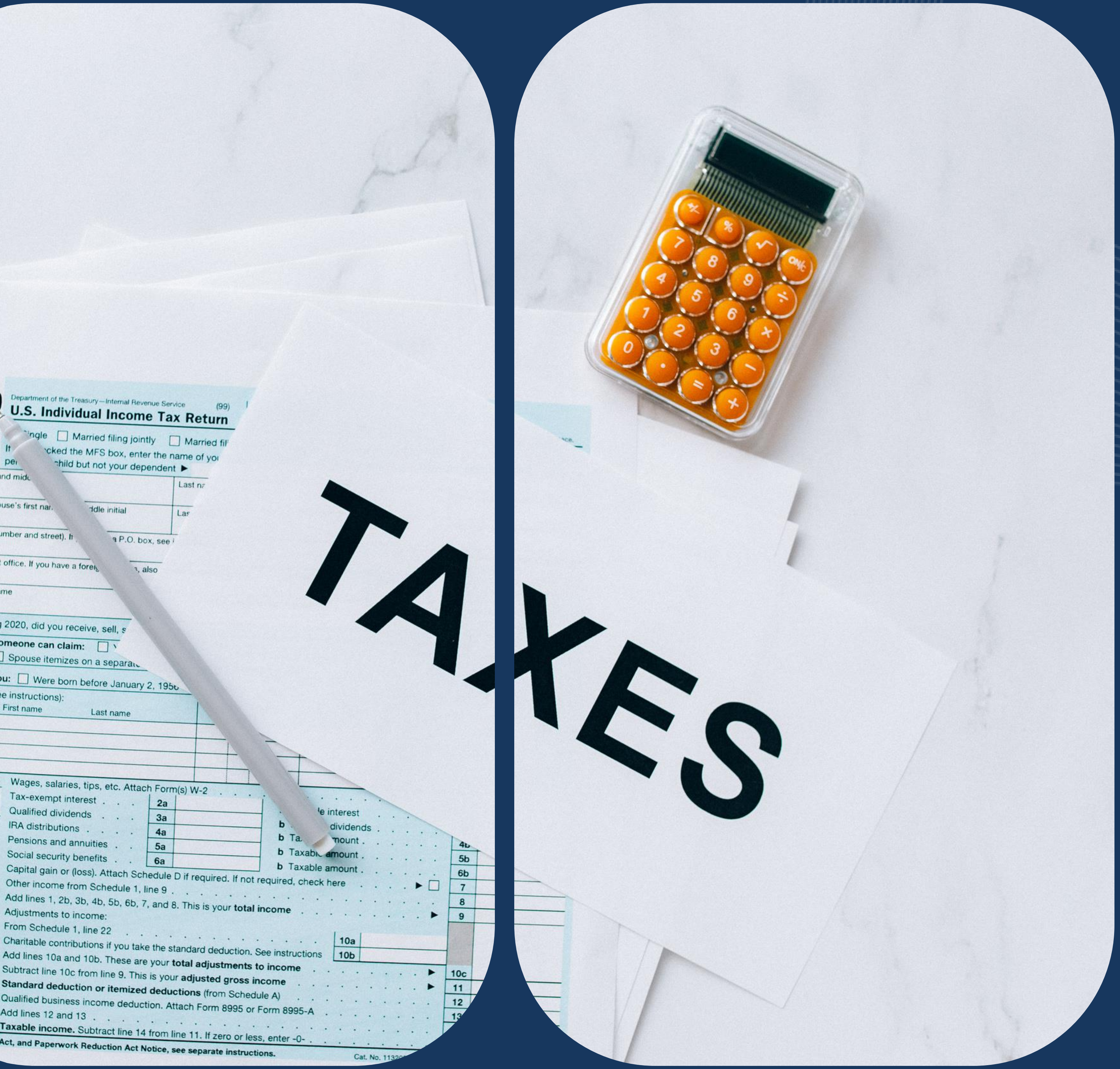
Market value = $100,000

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 SHOULD 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 fire fighters 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 ext. 4.**

What's New

HB 581: Property Tax Relief

PURPOSE:

HB 581 is a Georgia law designed to protect homeowners from large property tax increases. It provides stability and predictability in property tax bills amid rising home values.

WHAT YOU NEED TO KNOW:

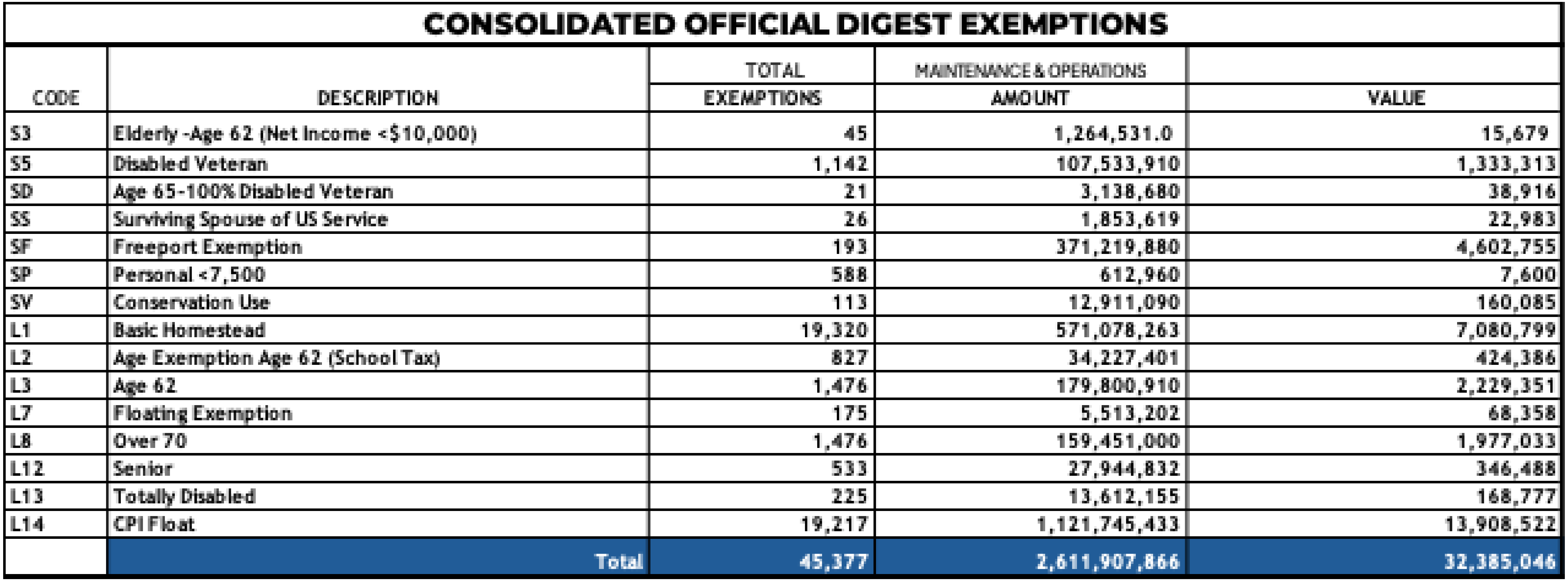
- It caps annual increases in assessed value for homesteaded properties at the lower of 3% or the Consumer Price Index (CPI).

- City of South Fulton already offers a more favorable local exemption (capped at 3% or CPI), so no changes are needed.

- For 2025, assessed values for properties with homestead exemptions are frozen at 2024 levels.

- This freeze applies automatically to qualifying homeowners—no action is required.

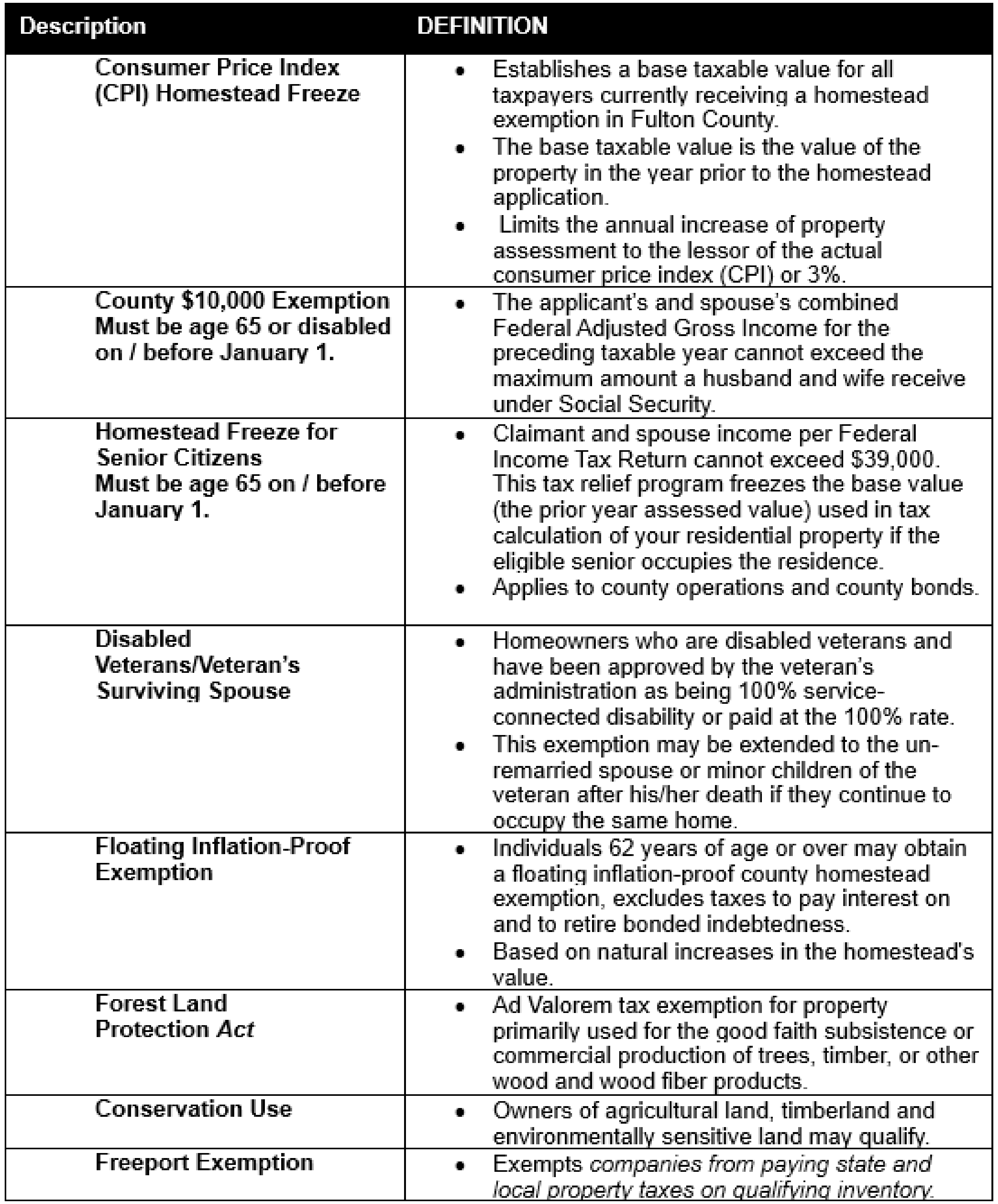
CONSOLIDATION AND EVALUATION OF 2025 Exemptions



CONSOLIDATED OFFICIAL DIGEST EXEMPTIONS

		TOTAL	MAINTENANCE & OPERATIONS	
CODE	DESCRIPTION	EXEMPTIONS	AMOUNT	VALUE
S3	Elderly -Age 62 (Net Income <$10,000)	45	1,264,531.0	15,679
S5	Disabled Veteran	1,142	107,533,910	1,333,313
SD	Age 65-100% Disabled Veteran	21	3,138,680	38,916
SS	Surviving Spouse of US Service	26	1,853,619	22,983
SF	Freeport Exemption	193	371,219,880	4,602,755
SP	Personal <7,500	588	612,960	7,600
SV	Conservation Use	113	12,911,090	160,085
L1	Basic Homestead	19,320	571,078,263	7,080,799
L2	Age Exemption Age 62 (School Tax)	827	34,227,401	424,386
L3	Age 62	1,476	179,800,910	2,229,351
L7	Floating Exemption	175	5,513,202	68,358
L8	Over 70	1,476	159,451,000	1,977,033
L12	Senior	533	27,944,832	346,488
L13	Totally Disabled	225	13,612,155	168,777
L14	CPI Float	19,217	1,121,745,433	13,908,522
	Total	45,377	2,611,907,866	32,385,046

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.*

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

NOTICE

The City of South Fulton does hereby announce that the millage rate will be set at a meeting to be held at **City Hall,** located at **5440 Fulton Industrial Blvd SW, South Fulton, GA 30336**, on the **6th day of August at 10 AM,** and persuant to the requirements of **O.C.G.A. § 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 2025 Tax Digest and Five-Year History of Levy

		INCORPORATED	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Incorporated Area	Value	Real & Personal	$ 3,058,256,040	$ 3,883,237,710	$ 4,834,564,800	$ 6,075,521,080	$ 6,578,628,090	$ 6,661,964,980
		Personal	536,191,931	460,632,870	1,073,084,529	1,243,803,000	1,231,168,208	1,352,957,779
		Motor Vehicles	4,055,560	3,621,500	3,923,990	4,140,560	6,898,310	12,022,270
		Mobile Homes	5,600	5,600	18,760	18,760	17,880	17,880
		Timber - 100%	-	-	-	-	-	-
		Heavy Duty Equipment	60,800	29,720	28,492	29,720	-	29,720
		Gross Digest	3,598,569,931	4,347,527,400	5,911,620,571	7,323,513,120	7,816,712,488	8,026,992,629
		Less: Exemptions	876,583,736	1,330,438,502	1,915,333,083	2,522,958,535	2,681,960,316	2,611,907,866
		NET DIGEST VALUE	**$ 2,721,986,195**	**$ 3,017,088,898**	**$ 3,996,287,488**	**$ 4,800,554,585**	**$ 5,134,752,172**	**$ 5,415,084,763**
	Rate	Gross M&O Millage	23.0896	23.7129	21.6140	19.9849	19.6889	19.3577
		Less Rollbacks	10.1906	10.8139	8.7150	7.5859	7.2899	6.9587
		Net M&O Millage Rate	**12.8990**	**12.8990**	**12.8990**	**12.3990**	**12.3990**	**12.3990**
	Tax	**Net M&O Taxes Levied**	**$ 35,110,900**	**$ 38,917,430**	**$ 51,548,112**	**$ 59,522,076**	**$ 63,665,792**	**$ 67,141,636**

Total	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Total Digest Value	$ 2,721,986,195	$ 3,017,088,898	$ 3,996,287,488	$ 4,800,554,585	$ 5,134,752,172	$ 5,415,084,763
Total M&O Taxes Levied	$ 35,110,900	$ 38,917,430	$ 51,548,112	$ 59,522,076	$ 63,665,792	$ 67,141,636
Net Tax $ Increase		$ 3,806,530	$ 12,630,683	$ 7,973,964	$ 4,143,716	$ 3,475,844
Net Tax % Increase		10.84%	32.46%	15.47%	6.96%	5.46%

EVALUATION OF DIGEST 2025

Description	2025
Real	$6,661,964,980
Personal	$1,352,957,779
Motor Vehicles	$12,022,270
Mobile Homes	$17,880
Timber 100%	0
Heavy Duty Equipment	+ 29,720
Gross Digest	**$8,026,922,629**
Exemptions	- $2,611,907,866
Net Digest	**$5,415,084,763**

TAX RATE COMPARISON

CURRENT MILLAGE RATE

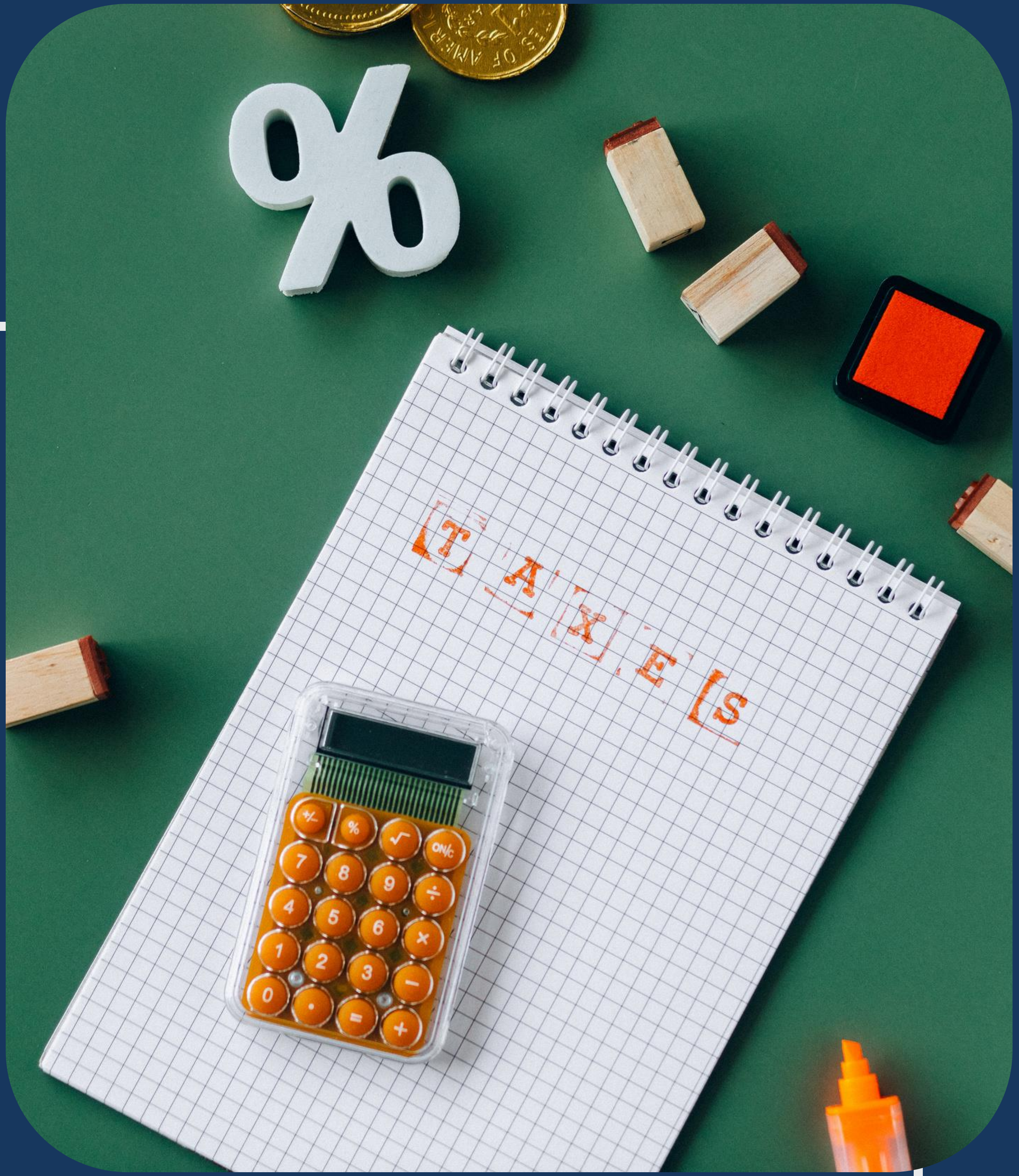
TOTAL MILLAGE – **2024:** 12.399

RECOMMENDED MILLAGE RATE

TOTAL MILLAGE – **2025:** 12.399

»» **NO RATE CHANGE**

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: 12.315

Recommended millage rate: 12.399
(Same as previous – no change)

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	0.012315		X Millage Rate	0.012399
City Property Taxes	**$ 492.60**		**City Property Taxes**	$ 495.96

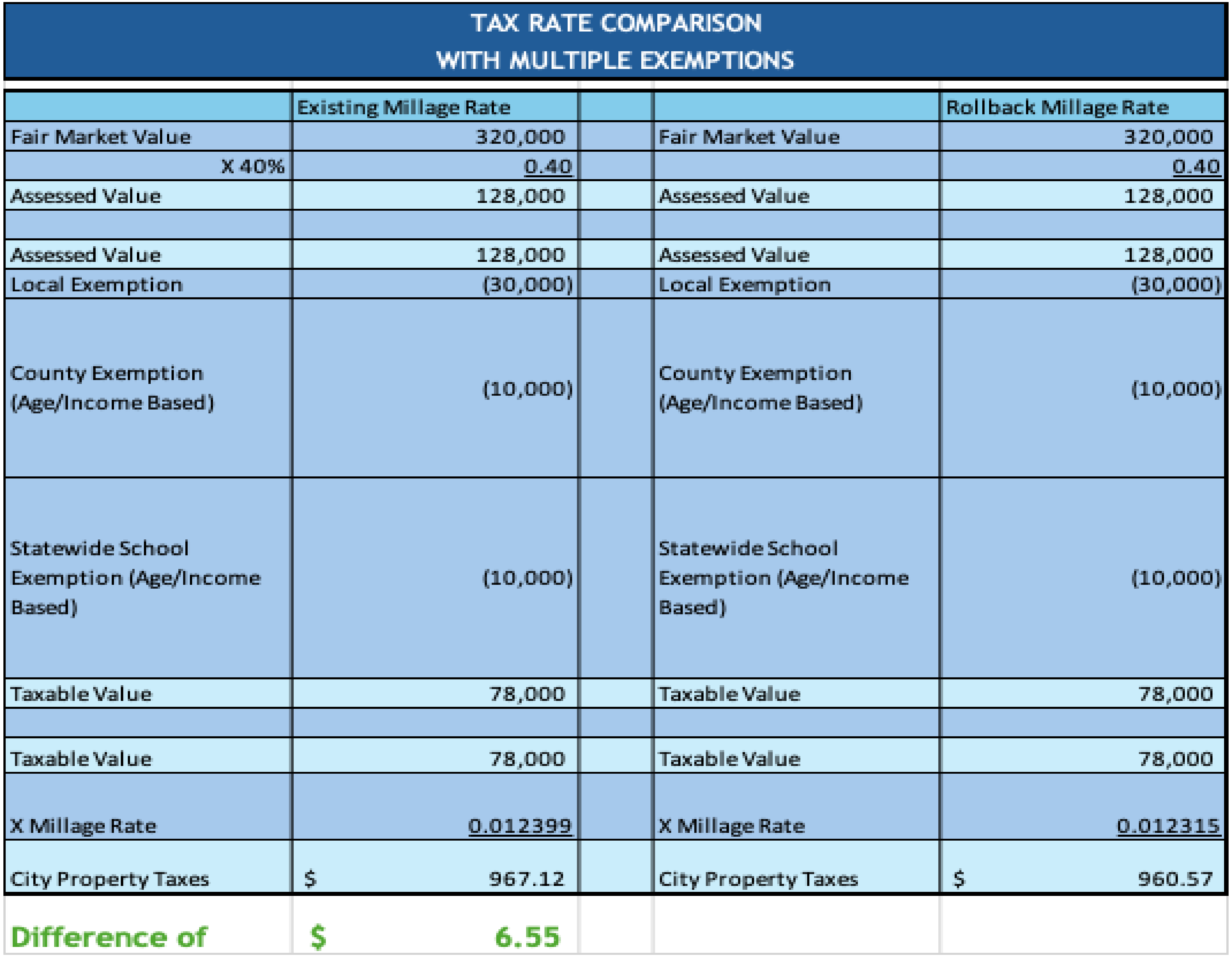
Difference $3.36

***Basic Homestead Only –No Other Exemptions Included**

MILLAGE RATE CALCULATIONS

Net Digest	$5,415,084,763
Current Millage Rate	**X 0.012399**
Amount	$67,141,636

Net Digest	$5,415,084,763
Rollback	**X 0.012315**
Amount	$66,686,769



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			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	0.012399		X Millage Rate	0.012315
City Property Taxes	$ 967.12		City Property Taxes	$ 960.57
Difference of	**$ 6.55**			

CITY OF SOUTH FULTON 2025 MILLAGE RATES PER DIGEST VALUE

0.25 mill = $1,353,771

0.5 mill = $2,707,542

0.75 mill = $4,061,314

1 mill = $5,415,085

REMINDER. . .

TAX RATE COMPARISON

CURRENT MILLAGE RATE
TOTAL MILLAGE – **2024:** **12.399**

RECOMMENDED MILLAGE RATE
TOTAL MILLAGE – **2025:** **12.399**

NO RATE CHANGE

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QUESTIONS?

CITY OF South Fulton

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THANK YOU