

The Tax Bill: An Illustrative Guide



2016

Provided as a Service to the Citizens of Atlanta



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Atlanta Tax Facts

- The City of Atlanta (the “City”) tax rate has declined by 9% (11.94 to 10.86) since 2012.
- Out of every tax dollar collected approximately 26 cents is for the benefit of the City. (The other 74 cents is for the benefit of the Schools and Fulton County.)
- The City’s tax rate when compared to other major governments in the State of Georgia is competitive.



Atlanta Tax Facts

- Property taxes fund approximately one-third of the City's General Fund budget.
- The FY 2017 Revenue Anticipation for Property taxes is \$194.6 million compared to \$194.3 million in FY 2016.
- The Tax Payers' Bill of Rights requires the City, Atlanta Public Schools, Fulton and DeKalb County to "roll-back" their tax rates for reassessment (inflationary increases to property values) or advertise a tax increase.



Components of the Tax Bill

Overview

- Fair Market Value
- Assessed Value
- Exemptions
- Millage (Tax) Rate
- Levying Entities



Components of the Tax Bill



Arthur E. Ferdinand
Tax Commissioner, Fulton County

2014 TAX BILL

141 Pryor St SW
Atlanta, GA 30303
(404) 613-6100

IMPROVED PROPERTY

REAL PROPERTY
TAX DISTRICT : 05 ATLANTA

Property Address	Account Number	Fair Market Value	Assessed Value
City Exemptions: HA43F-Atlanta H04 + New Aged		360,200	144,080
County Exemptions: HF47F4-FUL OA 50% + L1 + STATE			
County Tax Credit: \$32.83	City Tax Credit: \$595.34		
			Control # 1

Levies	Assessment	Exemptions	Net Assessment	Net Rate	Net Tax
Fulton					
FULTON OPER	144,080 -	102,040 =	42,040 x	0.011781	= 495.27
FULTON BONDS	144,080 -	10,000 =	134,080 x	0.000270	= 36.20
STATE	144,080 -	144,080 =	0 x	0.000100	= 0.00
				Total Billed for 2014	531.47
				Less Amount Paid	0.00
				Adjustment	-531.47
				Fulton Total Due	\$0.00
Atlanta					
ATLANTA GENERAL	144,080 -	40,000 =	104,080 x	0.009750	= 1,014.78
ATLANTA BONDS	144,080 -	0 =	144,080 x	0.001200	= 172.90
ATLANTA SCHOOL	144,080 -	40,000 =	104,080 x	0.021640	= 2,252.29
ATLANTA SCHOOL BOND	144,080 -	35,000 =	109,080 x	0.000100	= 10.91
ATLANTA PARKS	144,080 -	40,000 =	104,080 x	0.000500	= 52.04
				Total Billed for 2014	3,502.92
				Less Amount Paid	0.00
				Adjustment	-3,502.92
				Atlanta Total Due	\$0.00

Fair Market Value

Fair Market Value

360,200

The Fair Market Value of the property is how much the property is worth.

Note: The tax bill shown is that of a senior citizen.

PAY THIS AMOUNT FOR TAX YEAR 2014. **\$0.00**

Please read the reverse side of the bill and enclosed brochure for additional information and instructions or call our 24-hour automated customer service line at (404) 613-6100.



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Assessed Value

Fair Market Value

360,200

Assessed Value

144,080

Fair Market Value X 40% = Assessed Value

$\$360,200 \times 40\% = \$144,080$

- In the City of Atlanta, the Assessed Value is 40% of the Fair Market Value of the property.

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Components of the Tax Bill



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Exemptions

Exemptions

\$40,000

- There are "Homestead" Exemptions that taxpayers can qualify for and these exemptions are applied as reductions in Assessed Value.

Note: The tax bill shown is that of a senior citizen. Hence, the higher exemptions. The Homestead Exemption for other taxpayers is \$30,000.



Components of the Tax Bill



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Millage Rate (Net Rate)

Net Rate
0.00888

- The Millage Rate is the tax levied per thousand dollars of Assessed Value e.g. a Millage Rate of 8.88 is applied to the Assessed value as a net rate of 0.00888.

Note: The tax bill shown is that of a senior citizen.



Components of the Property Tax Bill

Levying Entities

- The Tax Bill includes taxes levied by the following entities:
 - 49% - Atlanta Public Schools
 - 26% - City of Atlanta
 - 25% - Fulton County



Summary of 2016 Taxes Levied

City of Atlanta

- The City of Atlanta levies three taxes:

Tax	Purpose	Millage Rate
General Operating	To pay for general operating expenses of the City	8.88
Bonds	To pay debt service on General Obligation Bonds issued for various City purposes	1.48
Atlanta Parks	To fund expenses related to City of Atlanta Parks	0.50
Total		10.86



Summary of 2016 Taxes Levied

Atlanta Public Schools

- Atlanta Public Schools levies two taxes:

Tax	Purpose	Millage Rate
School Operating Levy	To pay general operating expenses of the School System	21.715
School Bond Levy	To pay debt service on General Obligation Bonds issued for School purposes	0.025
Total		21.740



Summary of 2016 Taxes Levied

Fulton County

- Fulton County levies two taxes:

Tax	Purpose	Millage Rate
General Operating	To pay for general operating expenses of the County	10.45
Bonds	To pay debt service on Fulton County Bonds	0.25
Total		10.70



Summary of 2016 Taxes Levied

State of Georgia

- The State tax that was previously levied under the taxes for Fulton County ended January 1st 2016.

Tax	Purpose	Millage Rate
Georgia State Tax	To pay general operating expenses of the State	N/A



Homestead Exemptions

BASIC EXEMPTION

FULTON COUNTY/ CITY OF ATLANTA

\$30,000

To be eligible for this exemption, you must meet the following requirements:

- Must be a legal resident in the City of Atlanta and Fulton County.
- Must own and occupy your home as of January 1.
- Applies to city operating, city school operating, city parks, state QBE and county operating
- In the amount of \$30,000.

CITY OF ATLANTA \$40,000 EXEMPTION

This exemption is granted on a person's property from all City of Atlanta ad valorem taxes for municipal purposes. To be eligible for this exemption, you must meet the following requirements:

- Must be a legal resident of the city of Atlanta.
- Must be age 65 on or before January 1.
- Your net income cannot exceed \$40,000
- Applies to city operating and city parks.



Homestead Exemptions

CITY OF ATLANTA SCHOOL \$25,000 EXEMPTION

To be eligible for this exemption you must meet the following requirements:

- Must be legal resident of the city of Atlanta
- Must be age 65 or disabled on or before January 1.
- Your annual net income cannot exceed \$25,000.
- Applies to city school bond, state QBE and city school operating.



The Calculation of the Property Tax

- The Property Tax is a result of multiplying the **Millage Rate** (Operating, Bond, and Park Levies) by the Assessed Value less any exemptions.

* Exemptions Include - Basic Homestead Exemption (The exemption does not apply to Bond Levy)

Example:

Fair Market Value	X	40%	=	(Assessed Value		Exemptions)*	X	Millage Rate	=	Property Tax
\$100,000	X	40%		(\$40,000		\$30,000)	X	10.86/1,000	=	\$108.60
\$200,000	X	40%	=	(\$80,000	-	\$30,000)	X	10.86/1,000	=	\$543.00
\$300,000	X	40%		(\$120,000		\$30,000)	X	10.86/1,000	=	\$977.40



Two Year Comparison of The City Millage Rates

- The total City of Atlanta Millage Rate shows a decline of .11%

Levy	Millage Rate 2015	Millage Rate 2016	Change	Percent
City Operating	8.89	8.88	-0.01	-.11%
City Bond	1.48	1.48	0	0%
City Parks	0.5	0.5	0	0%
Total	10.87	10.86	-0.01	-.09%

Note: To ease the tax burden on our citizens, the administration approved a mill rate reduction from 8.89 to 8.88 mills.



Impact to the City Tax Bill from Rate Change

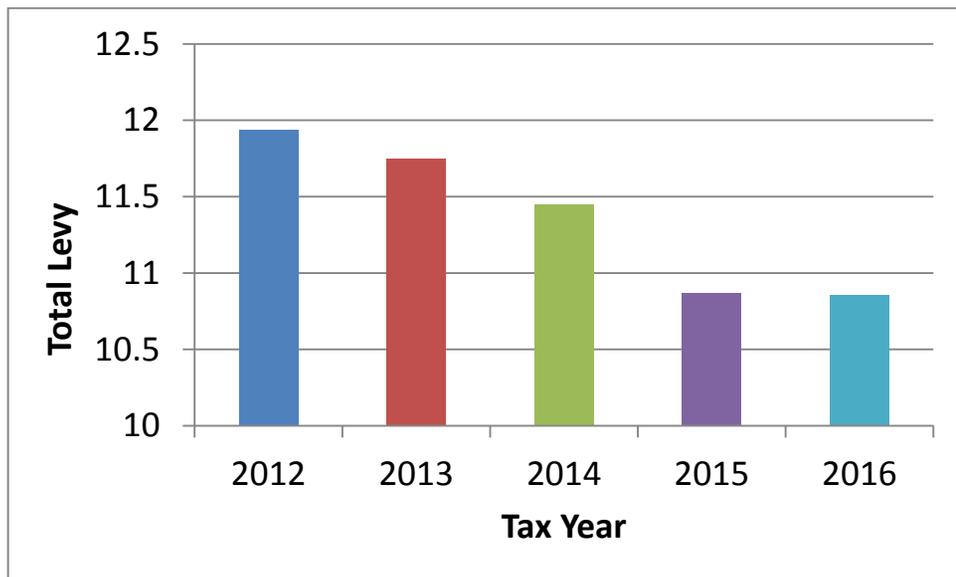
- City Tax Bill Based on 2015 and 2016 Tax Rates

Home Value	2015 Tax Rate 10.87	2016 Tax Rate 10.86	Change	Percent
\$100,000	\$108.70	\$108.60	-0.1	-.092%
\$200,000	\$543.50	\$543.00	-0.5	-.092%
\$300,000	\$978.30	\$977.40	-0.9	-.092%



Five Year History of the City of Atlanta Tax Levy

Millage Rates 2012-2016



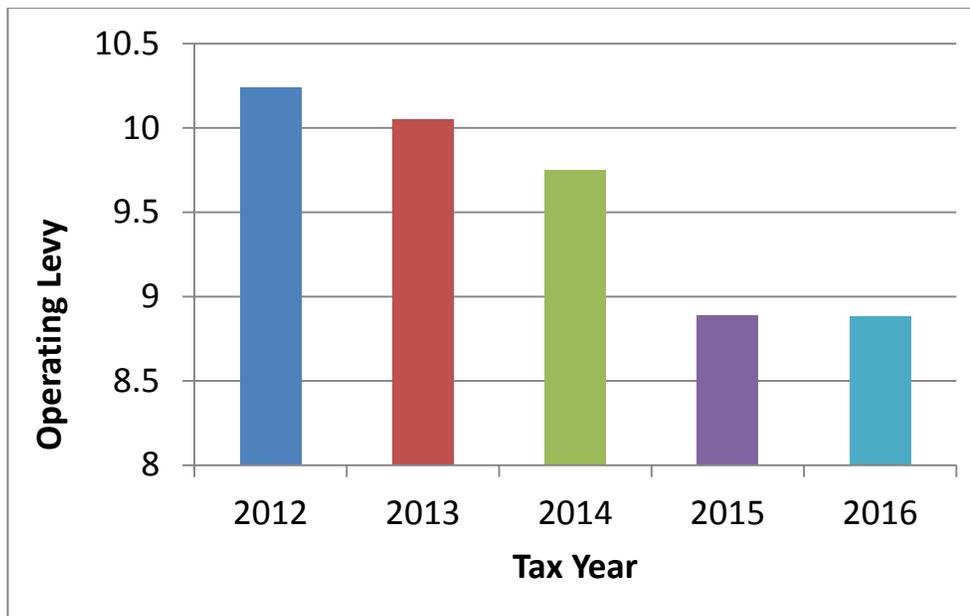
Tax Year	Total Levy
2012	11.94
2013	11.75
2014	11.45
2015	10.87
2016	10.86

Note: Total Levy includes Operating Levy, Bonds Levy and Parks Levy.



Five Year History of the City of Atlanta Operating Levy

Millage Rates 2012-2016

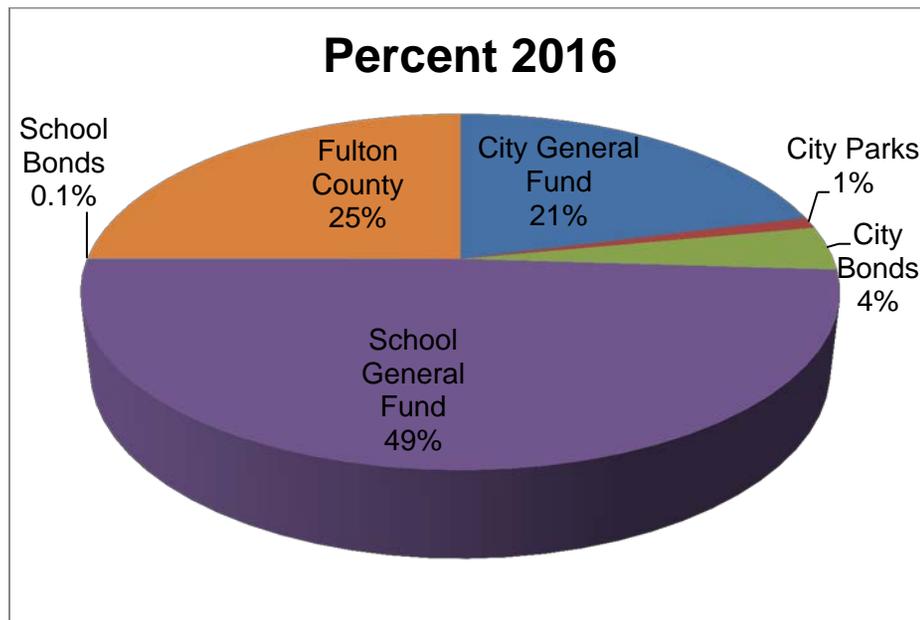


Tax Year	Operating Levy
2012	10.24
2013	10.05
2014	9.75
2015	8.89
2016	8.88



Comparison of Total Levies on the Tax Bill

- The City of Atlanta General Fund Millage Rate represents less than 25% of the Total Millage rates on the Tax Bill.



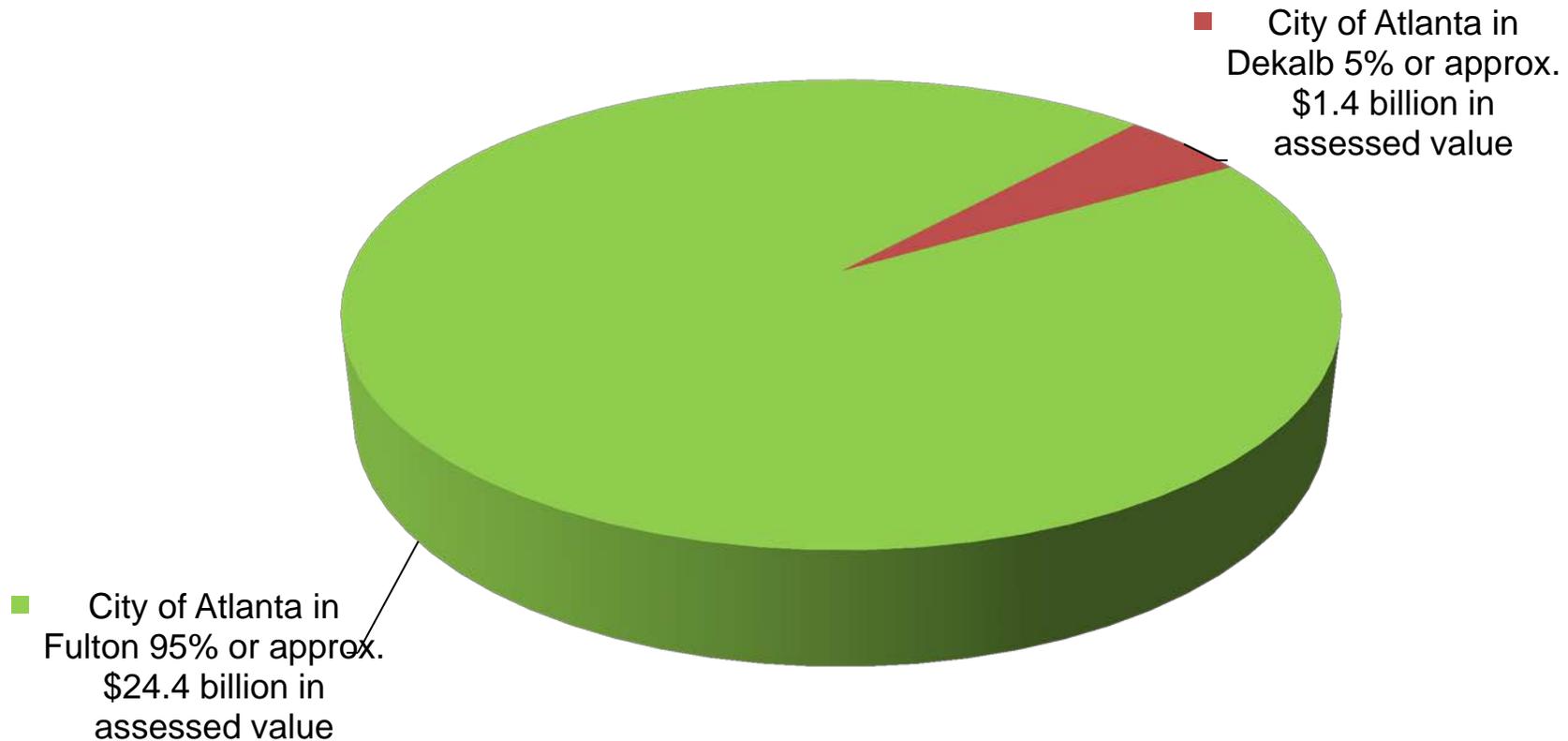
Levying Entity	Millage Rate 2015	Percent 2015	Millage Rate 2016	Percent 2016
Atlanta Public Schools	21.64	51.1%	21.72	49%
Fulton County	10.50	25.6%	10.45	25%
City of Atlanta	8.89	21.0%	8.88	21%
Total	42.361	100%	43.300	100%

Note: The state Levy for ad valorem taxation ended January 1st 2016.



Breakdown of City of Atlanta Net Digest for 2016

• Total Net Digest Value equates to \$25,782,731,604





County Contact Information

**For Property Tax, Solid Waste &
E-911 Access Bills:**

Fulton County Tax Commissioner

141 Pryor Street, S.W.

Suite 1085

Atlanta, Georgia 30303

(404) 613-6100

DeKalb County Tax Commissioner

4380 Memorial Drive

Suite 100

Decatur, Georgia 30032

(404) 298-4000