



- City of Atlanta
-

The Tax Bill:

An Illustrative Guide



2015

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 8.9% (11.94 to 10.87) since 2012.
- Out of every tax dollar collected approximately 21 cents is for the benefit of the City. (The other 79 cents is for the benefit of the Schools, Fulton County and the State.)
- The City’s tax rate when compared to other major governments in the State of Georgia is competitive.



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Components of the Tax Bill

Overview

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



• City of Atlanta

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
		360,200	144,080
City Exemptions:	HA43F-Atlanta H04 + New Aged		
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

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.

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.



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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.

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



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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.



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Millage Rate (Net Rate)

Net Rate
0.00975

- The Millage Rate is the tax levied per thousand dollars of Assessed Value e.g. a Millage Rate of \$9.75 is applied to the Assessed value as a net rate of 0.00975.

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



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Components of the Property Tax Bill

Levying Entities

- The Tax Bill includes taxes levied by the following entities:
 - <1% - State of Georgia
 - 28% - Fulton County
 - 21% - City of Atlanta
 - 51% - Atlanta Public Schools



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Summary of 2015 Taxes To Be 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	\$8.89
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		\$10.87



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Summary of 2015 Taxes To Be 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	\$21.64
School Bond Levy	To pay debt service on General Obligation Bonds issued for School purposes	0.10
Total		\$21.74



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Summary of 2015 Taxes To Be Levied

Fulton County

- Fulton County levies two taxes:

Tax	Purpose	Millage Rate
General Operating	To pay for general operating expenses of the County	\$11.781
Bonds	To pay debt service on Fulton County Bonds	0.270
Total		\$12.051

Note: The Fulton County tax rates shown above are for 2014 since the 2015 tax rates are not yet available.



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Summary of 2015 Taxes To Be Levied

State of Georgia

- A State tax is levied under the taxes for Fulton County with a Millage Rate of \$0.05

Tax	Purpose	Millage Rate
Georgia State Tax	To pay general operating expenses of the State	\$0.05

Note: The State of Georgia Millage Rate will be abolished in 2016.



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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	\$10.87/ \$1000 of AV	=	\$108.70
\$200,000	X	40%	=	(\$80,000	-	\$30,000)	X	\$10.87/ \$1000 of AV	=	\$543.50
\$300,000	X	40%		(\$120,000		\$30,000)	X	\$10.87/ \$1000 of AV	=	\$978.30



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Two Year Comparison of The City Millage Rates

- The total City of Atlanta Millage Rate shows a decline of 5.1%

Levy	Millage Rate 2014	Millage Rate 2015	Change	Percent
City Operating	9.75	8.89	-0.86	-8.8%
City Bond	1.2	1.48	0.28	23.3%
City Parks	0.5	0.5	0	0.0%
Total	11.45	10.87	-0.58	-5.1%

Note: The 2015 Operating Millage rate of 8.89 reflects a rollback of 0.86 mills for positive reassessment growth.



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Impact to the City Tax Bill from Rate Change

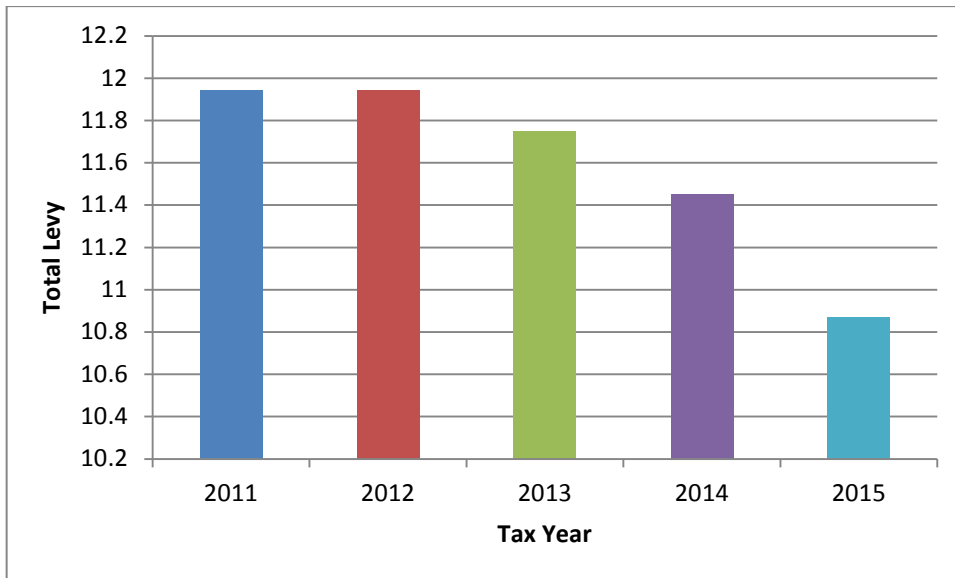
- City Tax Bill Based on 2014 and 2015 Tax Rates

Home Value	2014 Tax Rate 11.45	2015 Tax Rate 10.87	Change	Percent
\$100,000	\$114.50	\$108.70	-5.80	-5.1%
\$200,000	\$572.50	\$543.50	-29.00	-5.1%
\$300,000	\$1,030.50	\$978.30	-52.20	-5.1%



Five Year History of the City of Atlanta Tax Levy

Millage Rates 2011-2015



Tax Year	Total Levy
2011	11.94
2012	11.94
2013	11.75
2014	11.45
2015	10.87

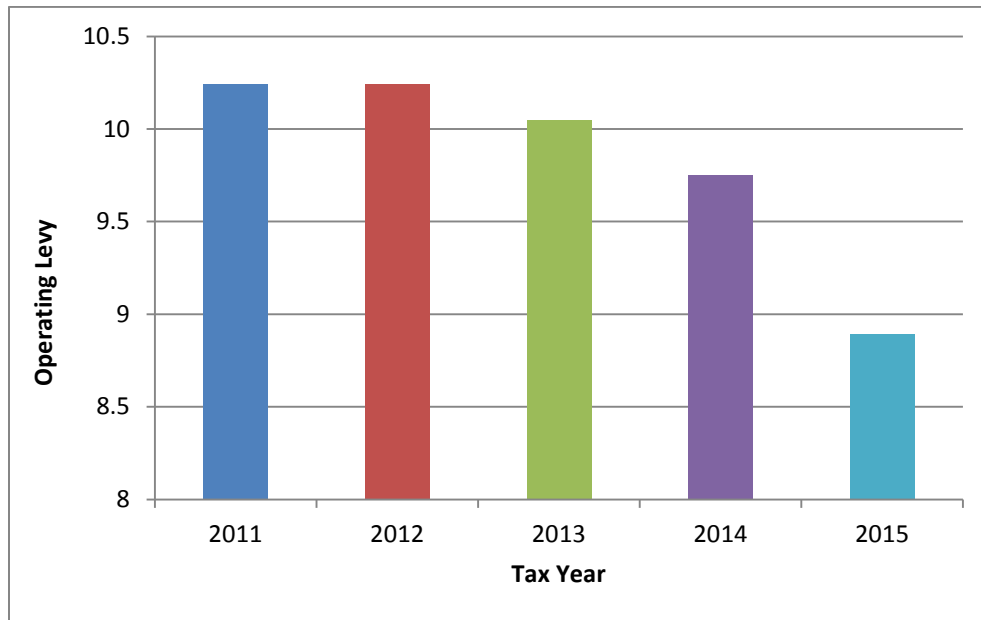
Note: Total Levy includes Operating Levy, Bonds Levy and Parks Levy.



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Five Year History of the City of Atlanta Operating Levy

Millage Rates 2011-2015



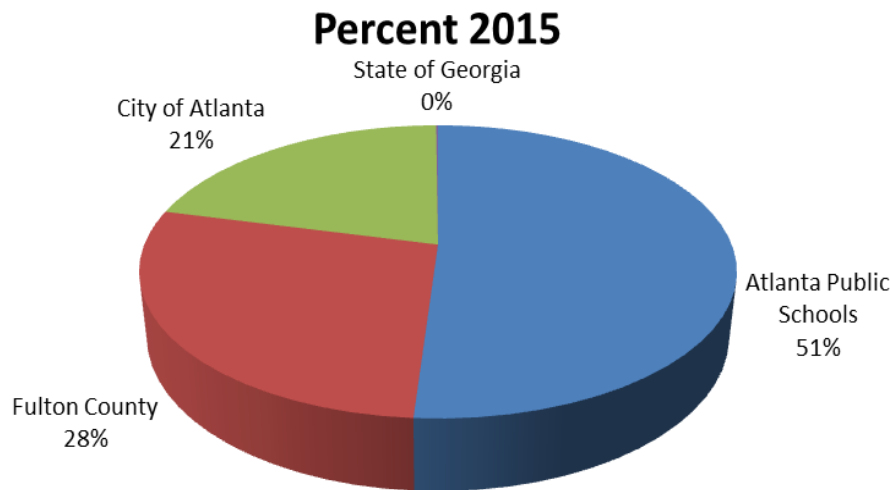
Tax Year	Operating Levy
2011	10.24
2012	10.24
2013	10.05
2014	9.75
2015	8.89



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Comparison of Total Levies on the Tax Bill

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



Levying Entity	Millage Rate 2014	Percent 2014	Millage Rate 2015	Percent 2015
Atlanta Public Schools	21.64	50.01%	21.64	51.1%
Fulton County	11.781	27.23%	11.781	27.8%
City of Atlanta	9.75	22.53%	8.89	21.0%
State of Georgia	0.10	0.23%	0.05	0.1%
Total	43.271	100%	42.361	100%

Note: This pie graph displays the percentage of the 2015 Millage Rates. The Fulton County millage rates shown in the table above reflect the 2014 rates since the 2015 tax rates are not available.



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Atlanta Tax Facts

- Property taxes fund one-third of the City's General Fund budget.
- The FY 2016 Revenue Anticipation for Property taxes is \$184 million compared to \$173 million in FY 2015.
- 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 properties) or advertise a tax increase.



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Operating Millage Rate Reassessment Roll-back Calculation

Reassessment value of real property	2,213,875,157
<hr/>	
2015 Net Digest	25,151,515,743
	= .08802 X 9.75 (PY Mill Rate)
Rollback for Reassessment =	0.86 mills or \$17.9 million



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Comparison of 2015 Net Tax Digest

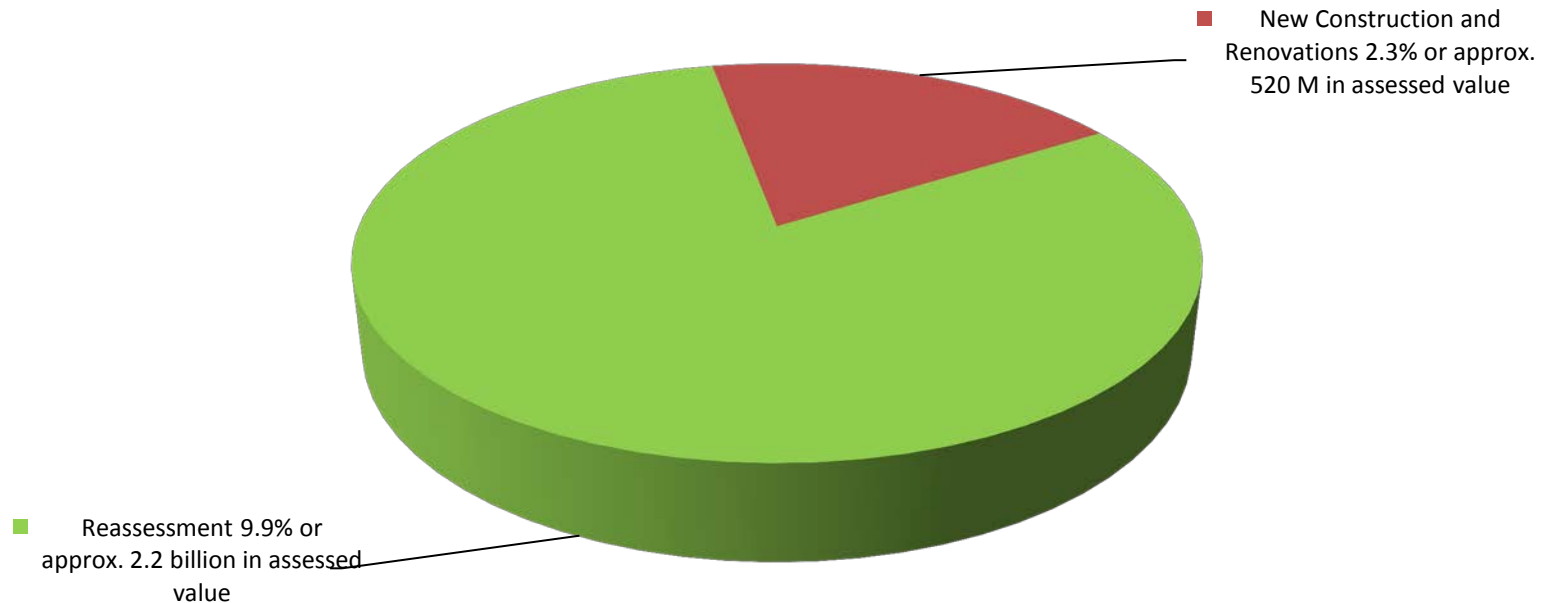
	Net Tax Digest	% increase in Net Digest
Atlanta		
2014 Net Digest	<u>22,417,129,584</u>	
<u>Growth</u>		
Reassessment	2,213,875,157	9.9%
Construction	520,511,002	2.3%
2015 Net Digest	<u>25,151,515,743</u>	12.2%
Fulton		
2014 Net Digest	<u>21,348,360,318</u>	
<u>Growth</u>		
Reassessment	2,080,249,200	9.7%
Construction	518,974,684	2.4%
2015 Net Digest	<u>23,947,584,202</u>	12.2%
Fulton	23,947,584,202	95%
Dekalb	<u>1,203,931,541</u>	5%
	<u>25,151,515,743</u>	



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Breakdown of Increase of City Net Property Tax Digest

- Of the 12.2% increase in the 2015 Net Property Tax Digest, 9.9% results from Reassessment

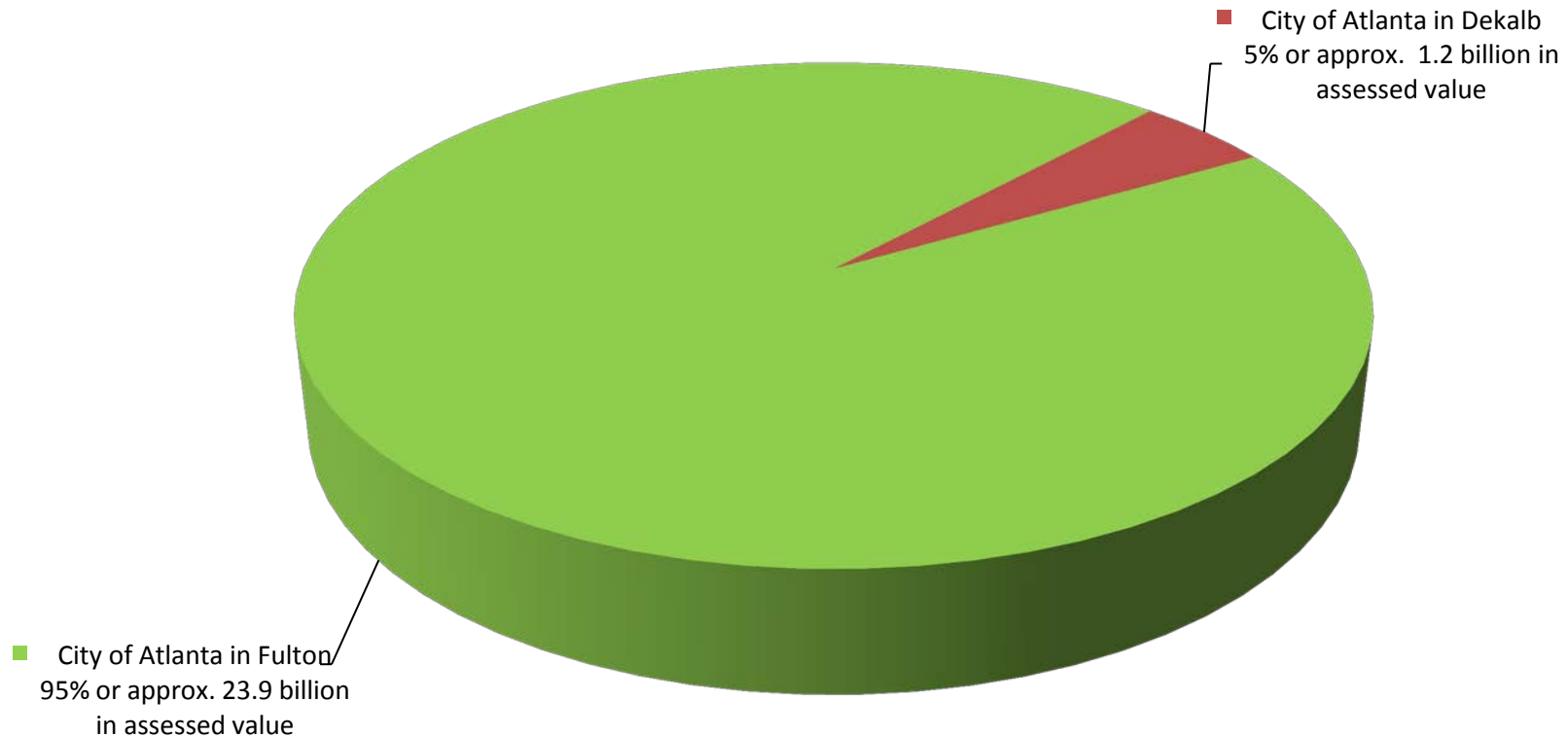




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Breakdown of City of Atlanta Estimated Net Digest for 2015

- Total Estimated Net Digest Value equates to 25,151,515,743





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County Contact Information

**For Property Tax, Solid
Waste & E-911 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