



• City of Atlanta

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# **The Tax Bill:**

## **An Illustrative Guide**



2018

*Provided as a Courtesy to the Citizens of Atlanta*



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# Atlanta Tax Facts

- The City of Atlanta (the “City”) tax rate has declined by 13% (11.75 to 10.23) since 2013.
- Out of every tax dollar collected approximately 25 cents is for the benefit of the City. (The other 75 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.



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# Atlanta Tax Facts

- Property taxes fund approximately one-third of the City's General Fund budget.
- The FY 2019 Revenue Anticipation for Current Year Property taxes is \$198.1 million compared to \$191.8 million in FY 2018.
- 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.



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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

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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
<b>Fulton</b>					
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
<b>Atlanta</b>					
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 X 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.
- To qualify for the “homestead” exemption the homeowner must reside in the home.

Note: The tax bill shown is that of a senior citizen. Hence, the higher exemptions. The Basic Homestead Exemption for other



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### Millage Rate (Net Rate)

Net Rate  
0.00884

- The Millage Rate is the tax levied per thousand dollars of Assessed Value e.g. a Millage Rate of 8.84 is applied to the Assessed value as a net rate of 0.00884.

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:
  - 49% - Atlanta Public Schools
  - 26% - City of Atlanta
  - 25% - Fulton County



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# Summary of 2018 Taxes Levied

## City of Atlanta

- The City of Atlanta levies three taxes:

<b>Tax</b>	<b>Purpose</b>	<b>Millage Rate</b>
General Operating	To pay for general operating expenses of the City	7.85
Bonds	To pay debt service on General Obligation Bonds issued for various City purposes	1.88
Atlanta Parks	To fund expenses related to City of Atlanta Parks	0.50
Total		10.23



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# Summary of 2018 Taxes Levied

## Atlanta Public Schools

- Atlanta Public Schools levies two taxes:

<b>Tax</b>	<b>Purpose</b>	<b>Millage Rate</b>
School Operating Levy	To pay general operating expenses of the School	20.740
School Bond Levy	To pay debt service on General Obligation Bonds issued for School purposes	0.000
<b>Total</b>		<b>20.740</b>

Note: For 2017, the Atlanta Public Schools did not adopt a Bond Levy.



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# Summary of 2018 Taxes Levied

## Fulton County

- Fulton County levies two taxes:

Tax	Purpose	Millage Rate
General Operating	To pay for general operating expenses of the County	10.20
Bonds	To pay debt service on Fulton County Bonds	0.23
Total		10.43



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# Summary of 2018 Taxes Levied

## State of Georgia

- The State tax that was previously levied under the taxes for Fulton & DeKalb County ended January 1<sup>st</sup> 2016.

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



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# 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.



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# 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 City of Atlanta 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:**

<b>Fair Market Value</b>	<b>X</b>	<b>40%</b>	<b>=</b>	<b>(Assessed Value</b>	<b>-</b>	<b>Exemptions)*</b>	<b>X</b>	<b>Millage Rate</b>	<b>=</b>	<b>Property Tax</b>
\$100,000	X	40%	=	(\$40,000	-	\$30,000)	X	10.23/1,000	=	\$102.30
\$200,000	X	40%	=	(\$80,000	-	\$30,000)	X	10.23/1,000	=	\$511.50
\$300,000	X	40%	=	(\$120,000	-	\$30,000)	X	10.23/1,000	=	\$920.70



# Two Year Comparison of The City Millage Rates

- The total City of Atlanta Millage Rate shows a decline of 5%

Levy	Millage Rate 2017	Millage Rate 2018	Change	Percent
City Operating	8.84	7.85	-0.99	-11%
City Bond	1.48	1.88	.40	27%
City Parks	0.50	0.50	0.00	0%
<b>Total</b>	<b>10.82</b>	<b>10.23</b>	<b>-0.59</b>	<b>-5%</b>

Note: To ease the tax burden on our citizens, the administration approved a mill rate reduction from 8.84 to 7.85 mills.



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# Impact to the City Tax Bill from Rate Change

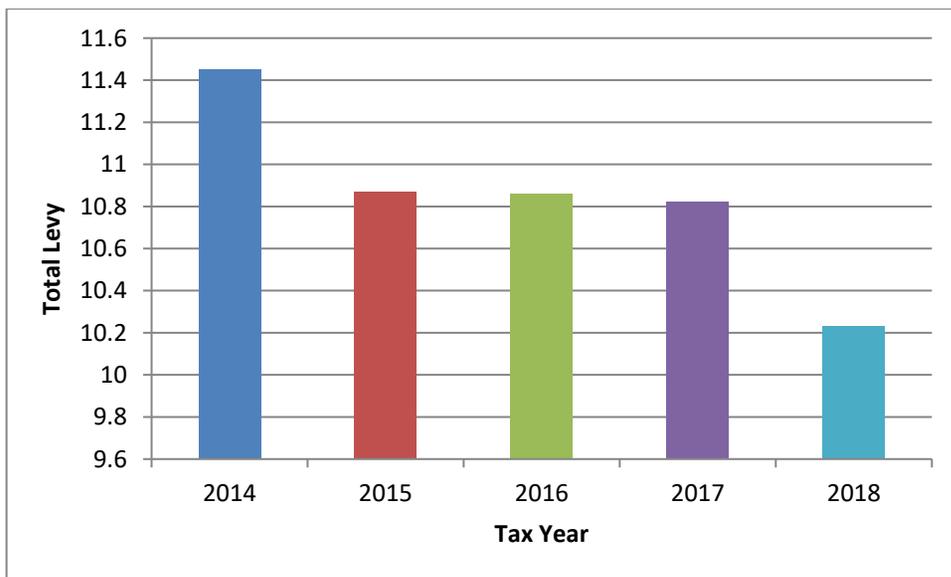
- City Tax Bill Based on 2017 and 2018 Tax Rates

Home Value	2017 Tax Rate 10.82	2018 Tax Rate 10.23	Change	Percent
\$100,000	\$108.20	\$102.30	-\$5.90	-5.45%
\$200,000	\$541.00	\$511.50	-\$29.50	-5.45%
\$300,000	\$973.80	\$920.70	-\$53.10	-5.45%



# Five Year History of the City of Atlanta Tax Levy

## Millage Rates 2014-2018



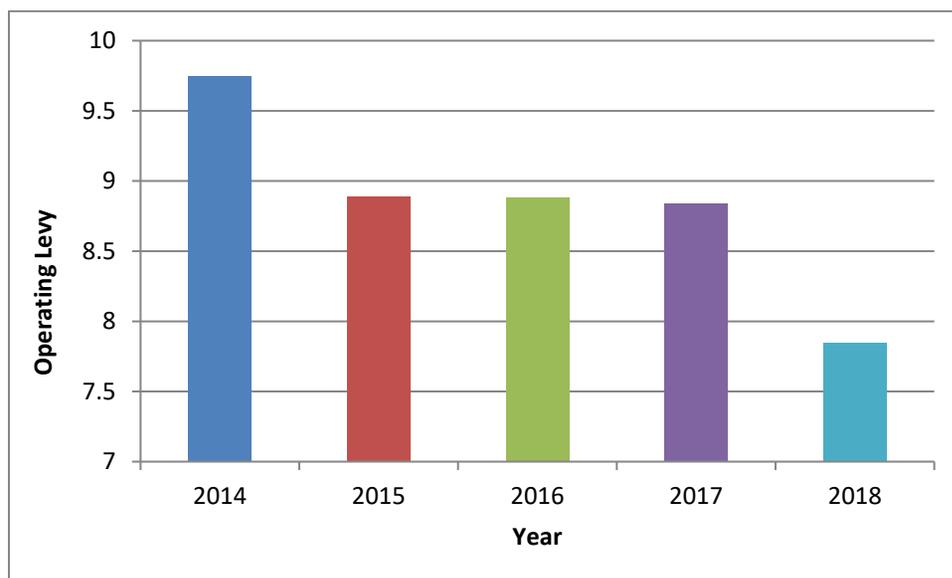
Tax Year	Total Levy
2014	11.45
2015	10.87
2016	10.86
2017	10.82
2018	10.23

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



# Five Year History of the City of Atlanta Operating Levy

## Millage Rates 2014-2018



Tax Year	Operating Levy
2014	9.75
2015	8.89
2016	8.88
2017	8.84
2018	7.85



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# Comparison of Operating 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.

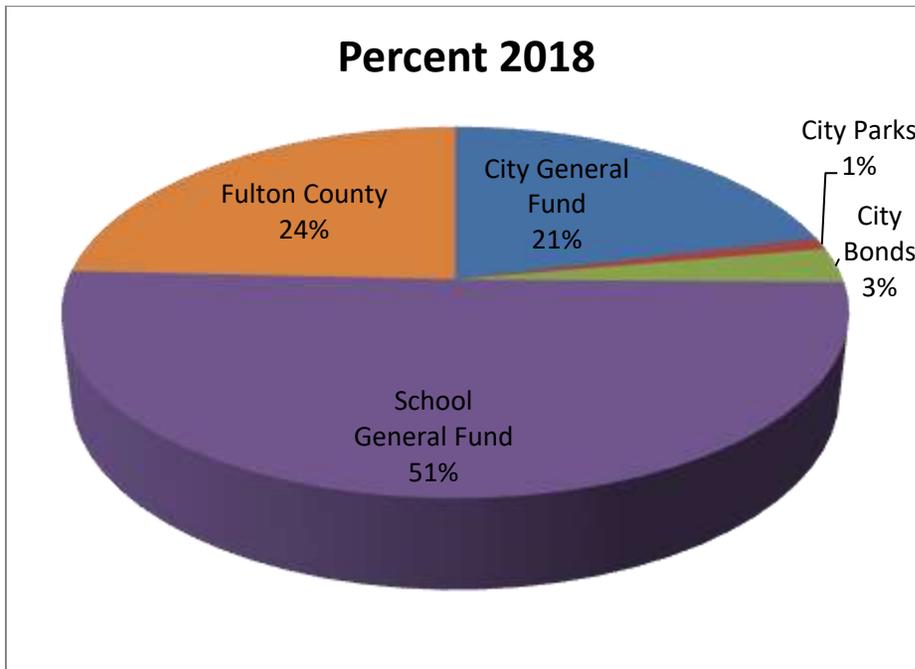


Chart total below reflects all levies, however only operating levies & percentages displayed:

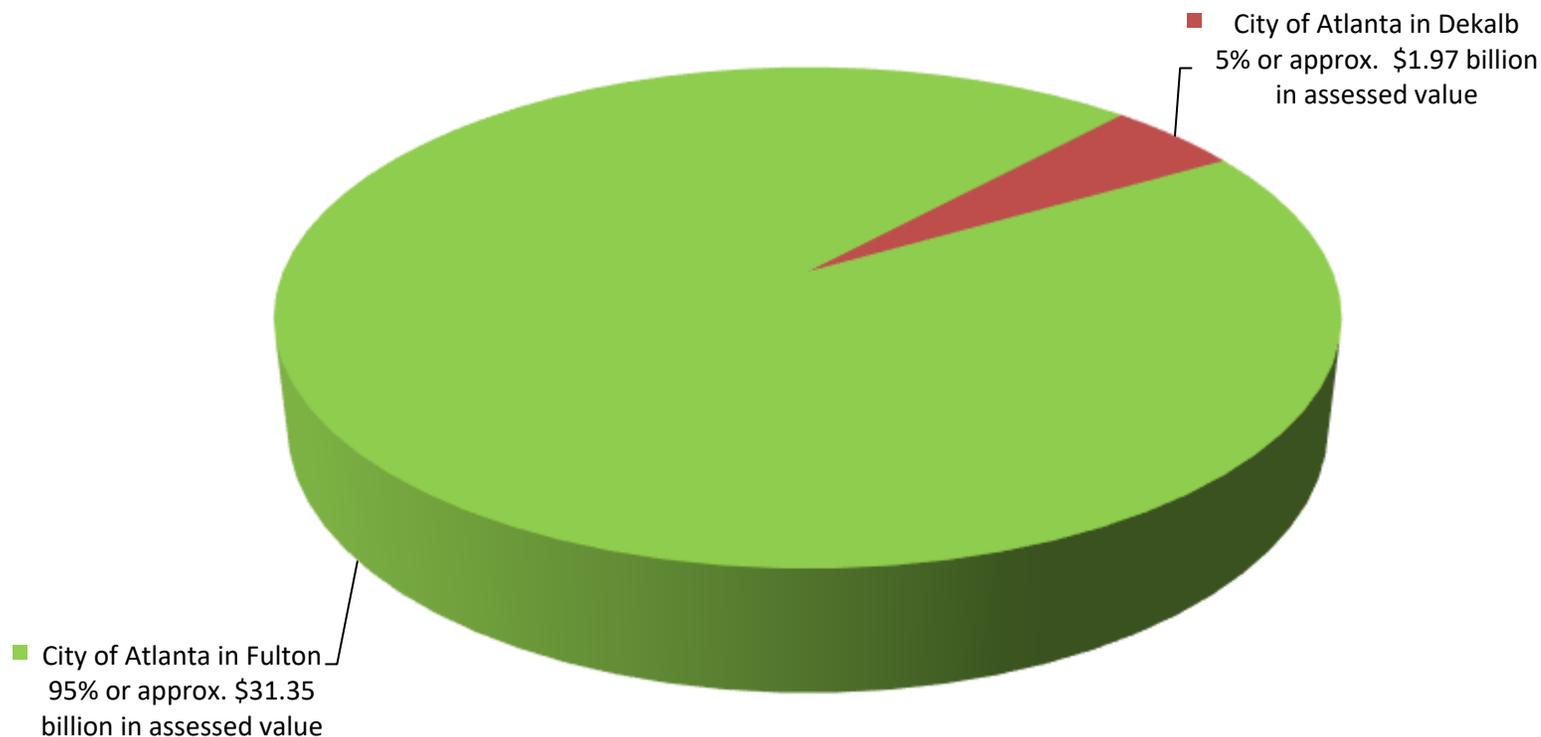
Levying Entity	Millage Rate 2016	Percent 2016	Millage Rate 2017	Percent 2017
Atlanta Public Schools	21.74	50%	20.74	51%
Fulton County	10.38	24%	10.20	24%
City of Atlanta	8.84	21%	7.85	21%
<b>Total</b>	<b>40.96</b>	<b>100%</b>	<b>38.79</b>	<b>100%</b>

Note: The State Levy for ad valorem taxation ended January 1<sup>st</sup>, 2016.



# Breakdown of City of Atlanta Net Digest for 2018

• Total Net Digest Value equates to \$33,321,699,937





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# 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**