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MILTON

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ESTABLISHED 2006











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# 2025 Property Tax Millage Rate Public Hearing






# AGENDA

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-  **Important definitions**
-  **Open meeting and advertising requirements**
-  **Discuss 2025 millage rate options**
-  **Review metrics comparison**
-  **Breakdown of maintenance & operating (M&O) digest**
-  **Explore anticipated revenues / FY 2026 General Fund budget summary**
-  **CIP pay-go transfers supported by General Fund revenues**
-  **Ways to reduce your property tax liability**
-  **Calculating your tax bill**
-  **Value of your tax dollar**



# DEFINITIONS

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-  **Mill - \$1 per \$1,000 of Assessed Property Value or .001 x Assessed Value.**
-  **Fair Market Value – An estimate of the market value of your property as determined by the Fulton County Board of Assessors.**
-  **Assessed or Taxable Value – The assessed or taxable value is equal to 40% of the fair market value. Property taxes are calculated by multiplying the millage rate by the assessed or taxable value (which has been adjusted for any exemptions).  
Ex. (Assessed Value – Exemptions) x .004193 = Tax Owed**



# DEFINITIONS CONTINUED

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-  **Rollback Rate** – The previous year’s millage rate minus the millage equivalent to the total net assessed value added by reassessments.
-  **Millage Equivalent** – Equation where the reassessment of existing real property is divided by the current year’s net digest and then multiplied by the prior year’s millage rate.

# 2025 OPEN MEETING REQUIREMENTS

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-  Whenever the advertised millage rate exceeds the rollback rate, the City must hold three public hearings.
-  Milton's calculated M&O rollback millage rate for 2025 is 3.923. With an advertised millage rate of 4.193 the open meeting requirements include:
  - First Presentation – August 4, 2025 9:00 AM
  - Three Public Hearings – August 4, 2025 9:00 AM, August 4, 2025 6:00 PM, and August 11, 2025 immediately following the work session at 6:00 PM
  - Adoption of the Millage Rate – August 11, 2025

# ADVERTISING REQUIREMENTS

CITY OF MILTON  
NOTICE OF PROPERTY TAX INCREASE  
DETAILED EXPLANATION

City staff will present 2025 millage rate options at three public hearings in August. The State-required notice below reflects a rate of 4.193 mills, which supports a *proposed* balanced budget and represents a 4.47% decrease from the 2024 rate of 4.389 mills.

The data below references a “tentatively adopted millage rate” for maintenance and operating purposes and a corresponding collection increase associated with reassessments of existing property (please note, the sample calculations exclude homestead exemption considerations).

Over the coming weeks, Council will review the proposed budget to determine a final millage rate and may adopt any rate up to 4.193 mills without requiring additional advertising or public hearings.

*A final decision will be made at the August 11, 2025,  
Special Called City Council Meeting.*

CITY OF MILTON  
NOTICE OF PROPERTY TAX INCREASE  
AS REQUIRED BY STATE LAW

The City of Milton has tentatively adopted a millage rate which will require an increase in property taxes by 6.88 percent.

All concerned citizens are invited to the public hearings on this tax increase to be held at the City of Milton Council Chambers, 2006 Heritage Walk, Milton, Georgia, 30004, on the following dates and times:

August 4, 2025 at 9:00 AM

August 4, 2025 at 6:00 PM

August 11, 2025 immediately following the work session at 6:00 PM

This tentative increase will result in a millage rate of 4.193 mills, an increase of 0.270 mills. Without this tentative tax increase, the millage rate will be no more than 3.923 mills. The proposed tax increase for a home with a fair market value of \$925,000 is approximately \$99.90 and the proposed tax increase for non-homestead property with a fair market value of \$900,000 is approximately \$97.20.

# ADVERTISING REQUIREMENTS

## CITY OF MILTON NOTICE

The City of Milton does hereby announce that the millage rate will be set at a meeting to be held at City Hall Council Chambers, 2006 Heritage Walk, Milton, Georgia on August 11, 2025 at 6:00 PM and pursuant 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.

City staff will present 2025 millage rate options at three public hearings in August. The State-required notice below reflects a rate of 4.193 mills, which supports a *proposed* balanced budget and represents a 4.47% decrease from the 2024 rate of 4.389 mills.

The data below represents projected property tax collections, not any individual homeowner's circumstance.

Over the coming weeks, Council will review the proposed budget to determine a final millage rate and may adopt any rate up to 4.193 mills without requiring additional advertising or public hearings.

*A final decision will be made at the August 11, 2025, Special Called City Council Meeting.*

### Current 2025 Tax Digest and Five Year History of Levy

Incorporated City of Milton	2020	2021	2022	2023	2024	2025
Real & Personal	3,181,409,869	3,412,770,422	3,958,728,869	4,775,282,577	5,176,737,727	5,726,456,603
Motor Vehicle	14,490,680	10,894,780	9,346,640	8,740,350	7,647,490	6,432,140
Mobile Homes	0	0	27,600	0	0	0
Timber – 100%	0	0	0	0	0	0
Heavy Duty Equipment	225,848	0	499,030	100,240	0	0
Gross Digest	3,196,126,397	3,423,665,202	3,968,602,139	4,784,123,167	5,184,385,217	5,732,888,743
Less M&O Exemptions	464,008,631	522,098,486	750,437,726	1,195,142,931	1,339,559,929	1,353,323,996
Net M&O Digest	2,732,117,766	2,901,566,716	3,218,164,413	3,588,980,236	3,844,825,288	4,379,564,747
Gross M&O Millage Rate	8.343	7.727	7.531	7.902	7.427	7.231
Less Millage Rate Rollbacks (LOST)	3.612	2.996	3.062	3.513	3.038	3.038
Net M&O Millage Rate	4.731	4.731	4.469	4.389	4.389	4.193
Bond Millage Rate	0.538	0.487	0.452	0.364	0.356	0.310
Total City Millage Rate	5.269	5.218	4.921	4.753	4.745	4.503
M&O Taxes Levied	12,925,649	13,727,312	14,381,977	15,752,034	16,874,938	18,363,515
Bond Taxes Levied	1,655,748	1,601,485	1,745,250	1,679,176	1,775,417	1,709,254
Total City Taxes Levied	14,581,397	15,328,797	16,127,227	17,431,210	18,650,355	20,072,769
Net M&O Taxes \$ Increase	196,120	801,663	654,665	1,370,057	1,122,904	1,488,577
Net M&O Taxes % Increase	1.5%	6.2%	4.8%	9.5%	7.1%	8.8%

All calculations are based upon a 100% collection rate. Figures for 2019-2024 have been updated to reflect the most recent consolidation and evaluation of digest provided by Fulton County for each year, and 2025 figures are based on current estimates provided by Fulton County.

# YEAR-OVER-YEAR DIGEST CHANGES

DESCRIPTION	2024 DIGEST	REASSESSMENT OF	OTHER CHANGES	2025 DIGEST
		EXISTING REAL PROP	TO TAXABLE DIGEST	
REAL	5,106,094,610	479,238,680	68,403,080	5,653,736,370
PERSONAL	70,643,117		2,077,116	72,720,233
MOTOR VEHICLES	7,647,490		(1,215,350)	6,432,140
MOBILE HOMES			0	
TIMBER -100%			0	
HEAVY DUTY EQUIP			0	
GROSS DIGEST	5,184,385,217	479,238,680	69,264,846	5,732,888,743
EXEMPTIONS	1,339,559,929	14,188,817	(424,750)	1,353,323,996
NET DIGEST	3,844,825,288	465,049,863	69,689,596	4,379,564,747

# THE MATH BEHIND THE ADS

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## Notice of Property Tax Increase Ad

### – Millage Equivalent

- (Reassessment of real existing property / Current year net digest)  
x Last year's millage rate
- $(465,049,863 / 4,379,564,747) \times 4.389 = 0.466$

### – Rollback Rate

- Last year's millage rate – Millage Equivalent
- $4.389 - 0.466 = 3.923$

### – Percentage Tax Increase

- (Advertised Millage Rate - Rollback Rate) / Rollback Rate x 100
- $((4.193 - 3.923) / 3.923) \times 100 = 6.88\%$

# THE MATH BEHIND THE ADS CONTINUED

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## Five Year History and Current Digest

Compares the increase in the M&O tax digest year-over-year for the current year and the five previous tax years

- Current year net digest x (Advertised millage rate / 1000) = Taxes levied
  - $4,379,564,747 \times (4.193 / 1000) = 18,363,515$
- (Current year taxes levied – Prior year taxes levied) / Prior year taxes levied x 100 = % Increase
  - $((18,363,515 - 16,874,938) / 16,874,938) \times 100 = 8.8\%$

# 2025 MILLAGE RATE OPTIONS

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## Maintenance & Operating Millage Rate (Capped by enabling legislation at 4.731)

<b>Current (2024) M&amp;O Millage</b>	<b>= 4.389</b>
<b>Advertised M&amp;O Millage</b>	<b>= 4.193</b>
<b>Rollback M&amp;O Millage</b>	<b>= 3.923</b>

### Adopted Maintenance & Operating Millage Rates 2007-2024:

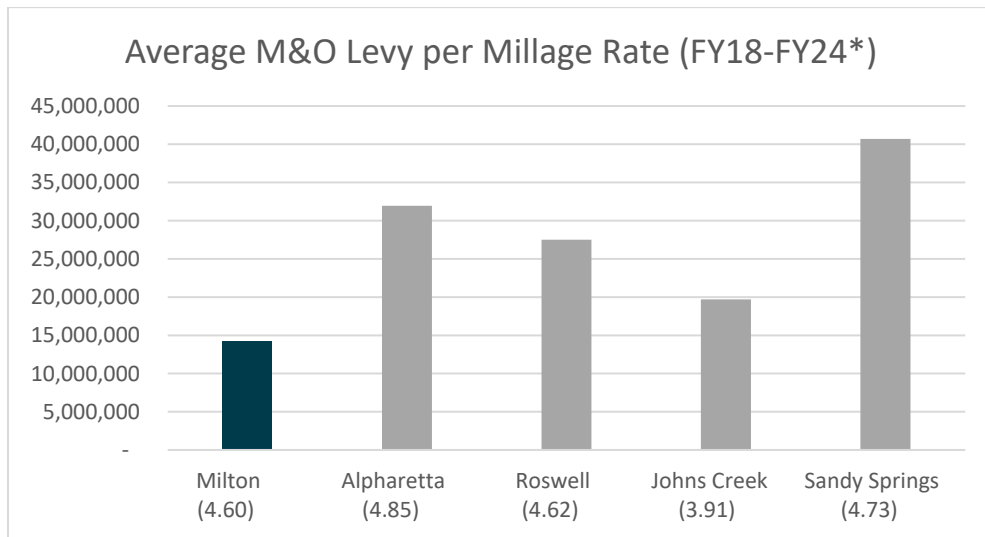
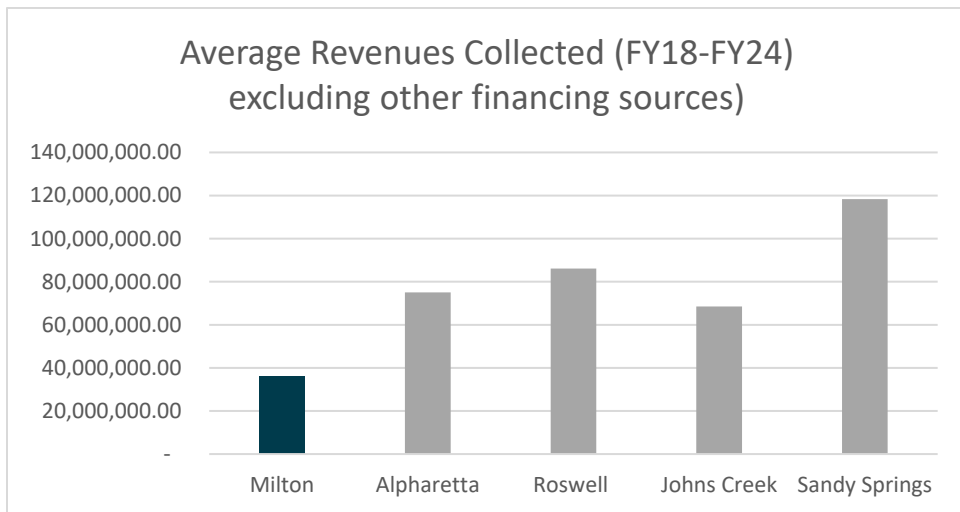
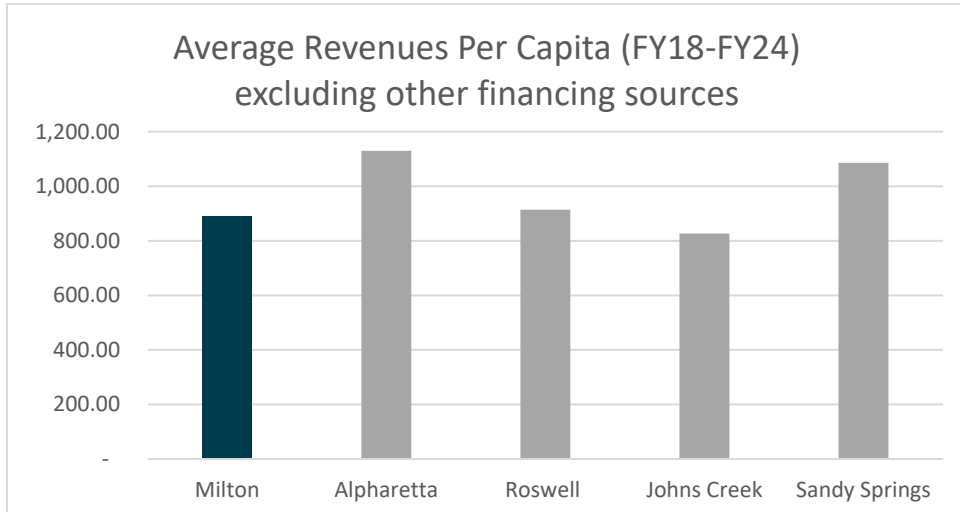
<b>Tax Year</b>	<b>2007-2017</b>	<b>2018</b>	<b>2019-2021</b>	<b>2022</b>	<b>2023-2024</b>
M&O Millage Rate	4.731	4.390	4.731	4.469	4.389

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## Separately Calculated Greenspace Bond Millage Rate (Variable)

**Greenspace Bond Millage (Principal & Interest) = 0.310**

# REVENUES

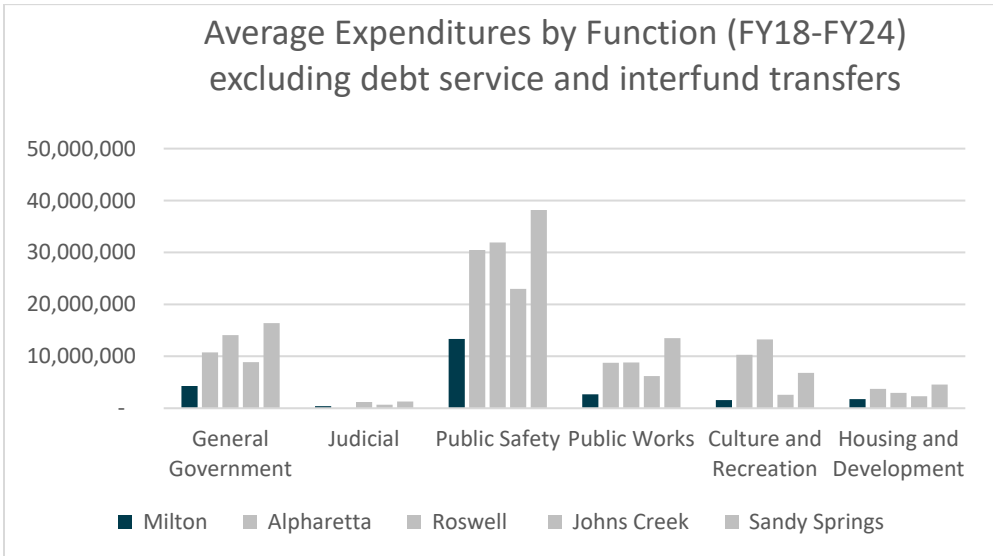
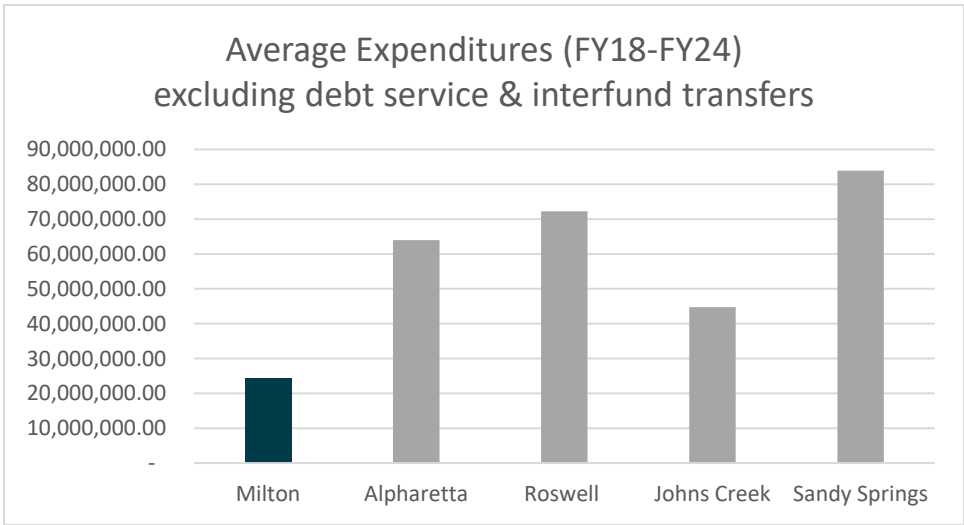
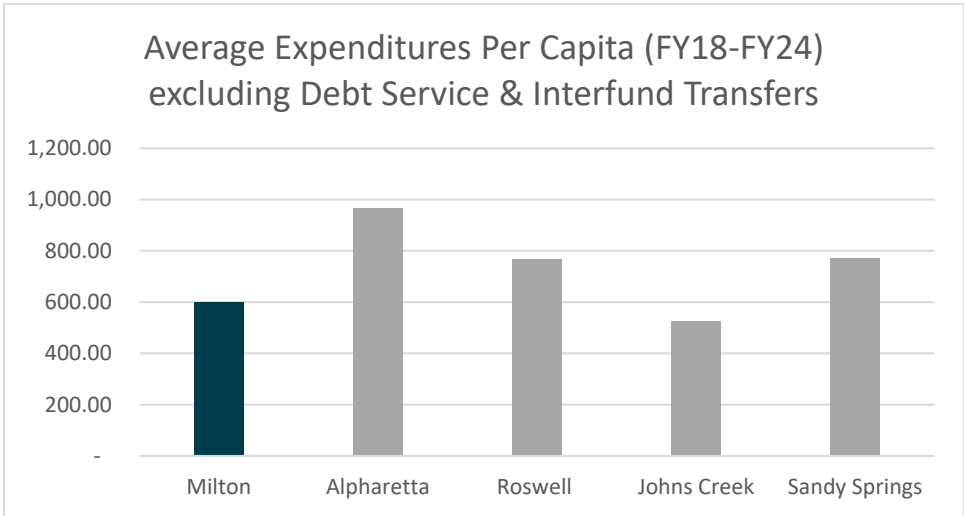


\*Represents tax year 2017-2023

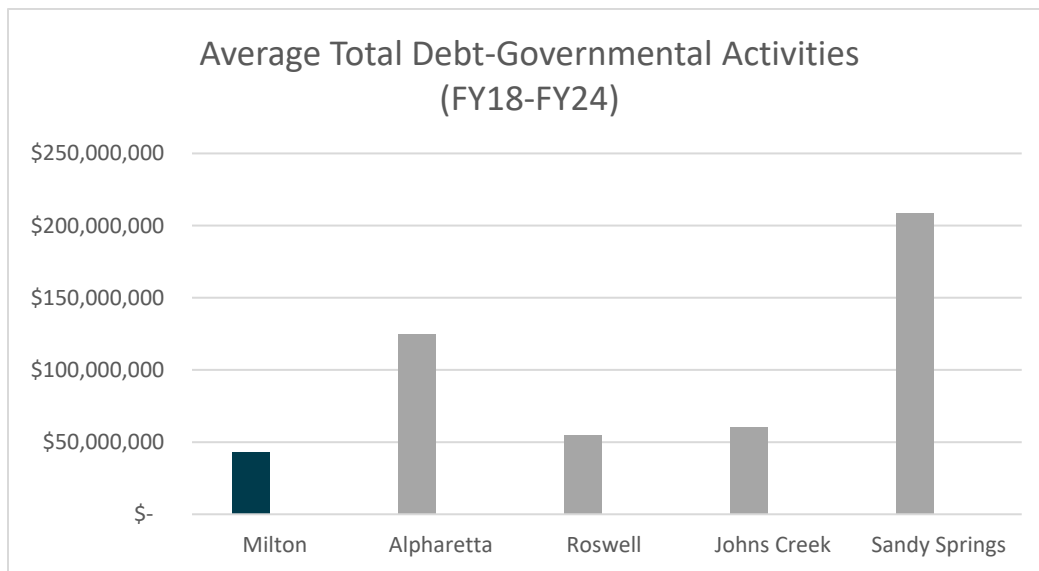
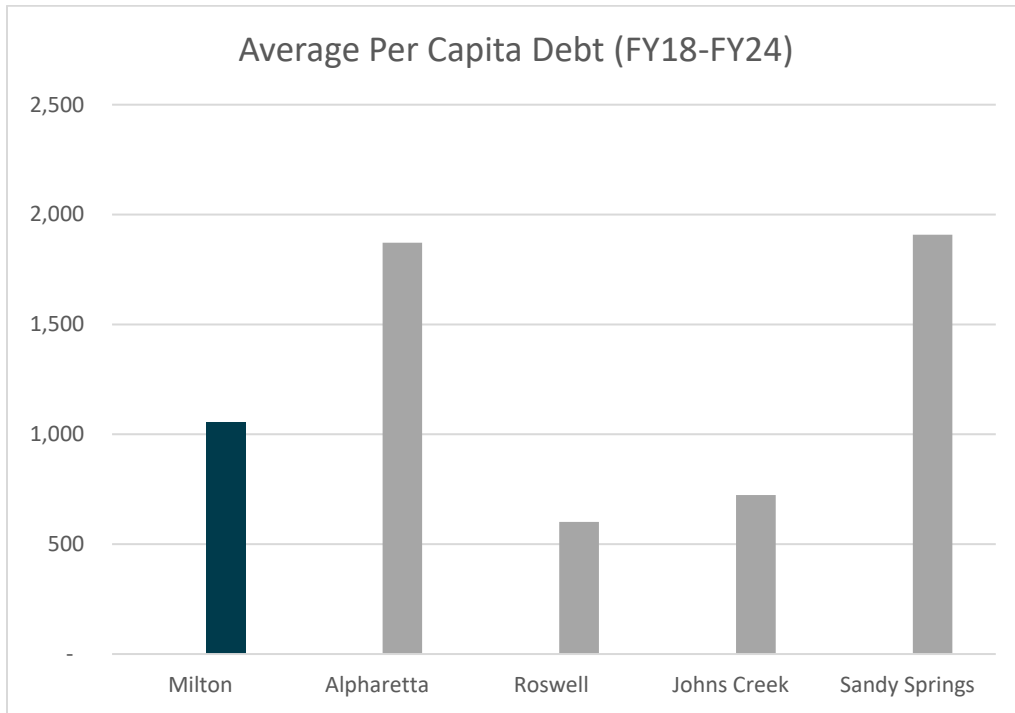
Tax year 2024 M&O millage rates for reference:

Milton	Alpharetta	Roswell	Johns Creek	Sandy Springs
4.389	5.010	4.049	3.646	4.731

# EXPENDITURES



# DEBT





# GENERAL FUND REVENUE ANTICIPATIONS

	Original Forecasted Revenues
Real	16,691,267
Personal	209,596
Motor Vehicle	6,807
<b>Total Budgeted</b>	<b>16,907,670</b>

	Current	Advertised	Rollback
<b>Millage Rate</b>	<b>4.389</b>	<b>4.193</b>	<b>3.923</b>
Real (97%)	18,309,687	17,492,029	16,365,665
Personal (65%)	206,514	197,291	184,587
Motor Vehicle (70%)	19,761	18,879	17,663
<b>Total Budgeted</b>	<b>18,535,962</b>	<b>17,708,200</b>	<b>16,567,915</b>

## \$/% Variances:

 **4.389 vs. 3.923 = \$1,968,047 (11.88%)**

 **4.193 vs 3.923 = \$1,140,285 (6.88%)**

# OPPORTUNITITES FOR TAX SAVINGS

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## Homestead Exemptions



### Basic Homestead Exemption (apply with the County)

- Primary residence; no age or income restrictions = **\$15,000**
- Floating Homestead Exemption (CPI)



### Senior Exemptions (apply with the City)

- Age 65+ = **\$25,000**
- Age 70+ & meets income qualification = **Full Value Exemption**



### Disability Exemption (apply with the City)

- Disability certified by a licensed physician & meets income qualification = **Full Value Exemption**

# OPPORTUNITIES FOR TAX SAVINGS CON'T

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## Floating Homestead Exemption (CPI)

- Applies to the primary residence and 5 contiguous acres of land (example below assumes 100% of value falls within these parameters and no improvements have been made to the property)

### Calculating the Floating Homestead Exemption

**Assessed/Taxable Value – Adjusted Base Value\* = Floating Homestead Exemption**

**\*Adjusted Base Value is not available on the annual assessment notices, must contact Fulton County or City of Milton to obtain**

# UNDERSTANDING YOUR ASSESSMENT NOTICE

\*\*\*\*\* Note that property values are set as of January 1 of the tax year \*\*\*\*\*

PT-306R (revised April 2025)

Fulton County Board of Assessors  
235 Peachtree St. NE, Suite 1400  
Atlanta, GA 30303  
404-612-6440

**Official Tax Matter - 2025 Tax Year**  
This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.  
**Annual Assessment Notice Date: [Notice Date]**  
**Last date to file a written appeal: [Appeal Deadline]**  
**THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT**  
County property records are available online at [www.fultonassessor.org](http://www.fultonassessor.org)

DE JOHN  
3 JOHNSON AVE  
FAIRBURN, GA 30213

of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX "B" of this notice. You have the right to appeal this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

of filing your appeal you must select one of the following appeal methods:

A (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)  
(2) Arbitration (value)  
(3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at [Board of Tax Assessors' Mailing Address], [Board of Tax Assessors' Physical Address] and which may be contacted by telephone at: [Board of Tax Assessors' Telephone Number]. Your staff contacts are [APPRAISER NAME 1] and [APPRAISER NAME 2].

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>.

Account Number	Property ID Number	Acreage	Tax District	Covenant Year
1322485	14-1234-5678-001-5	48	FAIRBURN	

Property Description	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value
R1 - Residential Improvement NBHD - 9876 123 JOHNSON AVE				

	100% Appraised Value	40% Assessed Value
	- 506,300 -	- 202,520 -
		515,400 -
		206,160 -

\* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exemption Value".

Reasons for Assessment Notice

[Reason for Assessment Notice]

The following Taxing Authority provided a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance county board of tax assessors for inclusion on your annual notice of assessment pursuant to O.C.G.A. 48-5-306(b)(1)(i)(i).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
COUNTY	- 30,000 -	- 176,160 -	-	-
COUNTY SCHOOL	- 2,000 -	- 204,160 -	-	-
MUNICIPALITY	-	- 191,160 -	-	-

If you elect to file an appeal on your property, you must choose one of the appeal methods listed. Fees may apply for appeals to Arbitration.

**THIS IS NOT A BILL, \*DO NOT SEND PAYMENT\***  
You have 45 days after the assessment notice date to appeal the appraised value of your property. You can file an appeal in person, online or by mail.

Georgia law requires that your property is appraised at Fair Market Value. Assessed value is 40% of the Fair Market Value.

All Fulton County Taxing Jurisdictions (cities, county and school boards) have provided an estimated rollback rate. This is the millage (tax) rate that would collect the same amount of revenue as the previous year.

Fulton County, your school system and your city each have their own homestead exemptions. If your city exemption is not reflected here, please contact your city directly.

[www.fultonassessor.org](http://www.fultonassessor.org)

# ASSESSED/TAXABLE VALUE

## STEP 1: Calculate your assessed/taxable value

**Assessed/Taxable Value** – Adjusted Base Value = Floating Homestead Exemption

Tax Year	FMV				Assessed/ Taxable Value
2019	579,500	X	40%	=	231,800
2020	590,000	X	40%	=	236,000
2021	597,000	X	40%	=	238,800
2022	615,000	X	40%	=	246,000
2023	615,000	X	40%	=	246,000
2024	1,487,300	X	40%	=	594,920
2025	1,446,200	X	40%	=	578,480

# BASE VALUE/ADJUSTED BASE VALUE

## STEP 2: Calculate your adjusted base value

Assessed/Taxable Value – **Adjusted Base Value** =  
Floating Homestead Exemption

For the property in this example,  
the base year is 2016

The assessed/taxable value in 2016 was \$207,760

In 2019 (the first year of Milton's Floating Exemption) the base year value was multiplied by 1.0423 (per HB 710) to determine the adjusted base value for that tax year (each subsequent year is increased by the CPI or 3%, whichever is lower)

$$\$207,760 \times 1.0423 = \mathbf{\$216,548}$$

Tax Year	Adjusted Base Value	CPI
2019	216,548	
2020	220,446	1.80%
2021	223,091	1.20%
2022	229,784	3.00%
2023	236,678	3.00%
2024	243,778	3.00%
2025	250,848	2.90%

# FLOATING HOMESTEAD EXEMPTION

## STEP 3: Calculate your floating homestead exemption

**Assessed/Taxable Value** – **Adjusted Base Value** = **Floating Homestead Exemption**

Tax Year	Assessed/ Taxable Value		Adjusted Base Value		Floating Exemption
2019	231,800	-	216,548	=	15,252
2020	236,000	-	220,446	=	15,554
2021	238,800	-	223,091	=	15,709
2022	246,000	-	229,784	=	16,216
2023	246,000	-	236,678	=	9,322
2024	594,920	-	243,778	=	351,142
2025	578,480	-	250,848	=	327,632

# CALCULATING TAXES OWED

## STEP 1: Calculate your net assessed/taxable value

**Assessed/Taxable Value** – All Exemptions = **Net Assessed/Taxable Value**

Tax Year	Assessed/ Taxable Value		Floating Exemption		Other Exemptions		Net Assessed/ Taxable Value
2019	231,800	- (	15,252	+	15,000 )	=	201,548
2020	236,000	- (	15,554	+	15,000 )	=	205,446
2021	238,800	- (	15,709	+	15,000 )	=	208,091
2022	246,000	- (	16,216	+	15,000 )	=	214,784
2023	246,000	- (	9,322	+	33,000 )	=	203,678
2024	594,920	- (	351,142	+	15,000 )	=	228,778
2025	578,480	- (	327,632	+	15,000 )	=	235,848

## STEP 2: Calculate your taxes owed




**Net Assessed/Taxable Value** x Millage Rate = **Taxes Owed**

Tax Year	Net Assessed/ Taxable Value		Millage Rate		M&O Taxes
2019	201,548	x	0.004731	=	953.52
2020	205,446	x	0.004731	=	971.97
2021	208,091	x	0.004731	=	984.48
2022	214,784	x	0.004469	=	959.87
2023	203,678	x	0.004389	=	893.94
2024	228,778	x	0.004389	=	1,004.11
2025	235,848	x	0.004193	=	988.91

# OPPORTUNITIES FOR TAX SAVINGS CON'T

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## Conservation Use Value Assessment (CUVA)

-  If you qualify, the property value will be based on land use and not market value.
-  Minimum 10 acres / Maximum 2,000 acres.
-  Owner agrees to maintain property in bona fide qualifying use for a period of 10 years.

# CALCULATING YOUR TAX BILL

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Home with a Fair Market Value of \$900,000

(with \$15,000 basic homestead exemption and **no floating exemption**)

		<u>4.389</u>	<u>4.193</u>	<u>3.923</u>
Assessed Value (40% of FMV)	=	\$360,000	\$360,000	\$360,000
Less Homestead Exemption	=	<u>\$(15,000)</u>	<u>\$(15,000)</u>	<u>\$(15,000)</u>
Subtotal	=	\$345,000	\$345,000	\$345,000
Multiply Millage Rate	x	<u>.004389</u>	<u>.004193</u>	<u>.003923</u>
Total Taxes Due	=	\$1,514.21	\$1,446.59	\$1,353.44

# THE VALUE OF YOUR TAX DOLLAR CON'T

<b>Service</b>	<b>Annually</b>	<b>Monthly</b>	<b>Daily</b>
Public Safety	600.71	50.06	1.65
Municipal Court	18.22	1.52	0.05
Public Works	115.50	9.63	0.32
Parks & Rec	84.40	7.03	0.23
Community Dev	92.38	7.70	0.25
Gov Body & Admin	227.86	18.99	0.62
Capital (Pay-Go)	259.21	21.60	0.71
Rev Bond Debt Svc	48.32	4.03	0.13
<b>Total</b>	<b>1,446.59</b>	<b>120.55</b>	<b>3.96</b>

*FMV \$900,000 w/ \$15,000 exemption @ 4.193 mills*

# THE VALUE OF YOUR TAX DOLLAR

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<b>Service</b>	<b>Annually (4.389)</b>	<b>Annually (4.193)</b>	<b>Annually (3.923)</b>	<b>%</b>
Public Safety	628.79	600.71	562.03	42%
Municipal Court	19.07	18.22	17.04	1%
Public Works	120.90	115.50	108.07	8%
Parks & Rec	88.34	84.40	78.96	6%
Community Dev	96.69	92.38	86.43	6%
Gov Body & Admin	238.51	227.86	213.18	16%
Capital (Pay-Go)	271.32	259.21	242.52	18%
Rev Bond Debt Svc	50.58	48.32	45.21	3%
<b>Total</b>	<b>1,514.21</b>	<b>1,446.59</b>	<b>1,353.44</b>	<b>100%</b>

*FMV \$900,000 w/ \$15,000 exemption*



ANY QUESTIONS?

MILTON

ESTABLISHED 2006

