

2025 PROPERTY TAX GUIDE

DEAR TAXPAYER

This brochure is designed to provide you with an overview of important tax information and address the most common questions and concerns regarding property tax.

The City of Milton's Finance Department is responsible for the billing and collection of city property taxes. Your 2025 property tax bill provides you with a legal description of your property, taxable values, exemptions, and the calculation of your tax bill.

The annual maintenance & operating millage rate is 4.193, all of which is designated to fund general government operations. The 2025 bill also includes the Greenspace Bond millage rate of 0.310 for a total 2025 millage rate of 4.503.

GENERAL INFORMATION

Ad valorem taxes, more commonly known as property taxes, are levied for city operations and maintenance. When you call the police or fire department, play in a park, or patronize a licensed business you are using services paid for by your property taxes. Your taxes also pay for services to oversee development, protect water and air from pollution, repair and build roads, and much more. Property taxes are the largest source of revenue to fund these services that you count on every day.

All real estate and personal property is taxable unless exempted by law. Real property is land and generally anything that is affixed to the land. Personal property is everything not considered real property and usually consists of inventory and fixtures used in conducting business.

The basis for ad valorem taxation is the fair market value of the property. The tax is levied on the assessed value of the property which, by law, is established at 40% of the fair market value. The amount of tax is determined by the tax millage rate.

PROPERTY TAX DEADLINES

Failure to receive a bill does not relieve you of the responsibility to make payment by the due date.

Property tax notices are issued on a calendar year basis and are typically due 60 days after the bill date. The due date for 2025 taxes will be December 17, 2025. If you are responsible for paying taxes on a property and have not received a tax bill by October 31, contact the Finance Department at 678.242.2511 for the tax information, so that payment can be made before it becomes delinquent. If your mortgage company is responsible for your taxes, please send a copy of your bill to your mortgage company.

If mailed, payments must be received by the due date. Late payments are subject to a 5% penalty every 120 days after the original due date. The total penalty imposed for a given tax year shall not exceed 20% of the tax originally due. In addition, interest will accrue monthly at a rate of one twelfth (1/12) of the bank prime loan rate plus 3% (BPLR + 3%) ÷ 12. The BPLR is subject to change annually.

If a business was closed or the personal property (boats, equipment, etc.) was sold after January 1 of the current year, the tax is still due. If the property closed or sold after Jan. 1, you must notify the Fulton County Board of Tax Assessors at 404.612.6440.

All unpaid taxes will be advertised in a local newspaper as being delinquent and additional charges will be applied. A fee of \$30 will apply to all returned checks.

Any unpaid property taxes will be subject to the issuance of an execution (FiFa) in accordance with O.C.G.A. §48-3-3, which may result in potential proceedings toward tax sale. Additional unpaid personal property taxes will be subject to the revocation of your business license.

APPEALS

Taxpayers may challenge an assessment by appealing to Fulton County Board of Assessors if property value is not reflective of the fair market value. For information on filing a return, please contact the Fulton County Assessors' Office at 404.612.6440.

If you file an appeal against your property assessment, you are required to pay the bill by the due date based on the billing preference selected on your Fulton County Board of Assessors appeal form. Once the Fulton County Board of Assessors or Board of Equalization makes a final decision on your appeal, it will automatically forward the city the decision. The City of Milton will record the new value and finalize any billing.

METHODS OF PAYMENT

For your convenience, you may pay utilizing any of the following methods: Visa/MasterCard, American Express, Discover and eChecks accepted. Payments made by credit card or eCheck are subject to a convenience fee.

Online: Visit www.miltonga.gov for more information.

By phone: Call 678.242.2511

By mail: 2006 Heritage Walk, Milton, GA 30004. Please make check(s) payable to City of Milton. Mail both the tax stub and your check or money order.

In person: Finance Department: 2006 Heritage Walk, Milton, GA 30004. Hours: Monday-Friday, 8:30 a.m. - 5 p.m.

HOMESTEAD EXEMPTIONS

Several types of homestead exemptions have been enacted to reduce the burden of ad valorem taxation. To qualify, property owners must own and occupy their home as primary residence as of January 1.

Property owners already receiving the basic homestead exemption through Fulton County need not reapply for the county's exemption unless there is a change in ownership or the owner is applying for a different exemption. The City will automatically apply the floating homestead exemption (CPI) to those parcels with a basic homestead exemption and no additional application is needed.

Applications received after April 1 will become eligible the following year. The following exemptions are offered:

- **Basic Homestead Exemption** of \$15,000 off the assessed value of your tax bill for maintenance and operating purposes. **(Applied for through Fulton County)**
- **Floating Homestead Exemption** caps base year growth at the lower of 3% or the consumer price index (CPI) for maintenance and operating (M&O) purposes for the City of Milton (applies to primary residence and five contiguous acres of land).
Formula: Assessed/Taxable Value – Base/Adjusted Base Value = Floating Homestead Exemption **(Applied for through Fulton County)**
- **65+ Senior Exemption** of \$25,000 is a reduction to the assessed value of the property with improvements (home). Must be 65 or older on or before January 1. This reduction applies to maintenance and operating (M&O) and bond related taxes. **(Applied for through City of Milton)**
- **70+ Senior Exemption** is a full value exemption to the assessed value of property with improvements (home). This reduction applies to both maintenance and operating (M&O) and bond related taxes. Must be age 70 on or before January 1 and adjusted gross income (Federal Tax Return) must be less than \$100,000. **(Applied for through City of Milton)**
- **Disability Exemption** is a full value exemption to the assessed value of property with improvements (home). This reduction applies to both maintenance and operating (M&O) and bond related taxes. Adjusted gross income (Federal Tax Return) must be less than \$91,728 and provide a certificate from a licensed Georgia physician stating full disability.
- **Veterans Exemption** is an exemption set annually by the Veteran's Administration. Homeowners who are disabled veterans must apply to Fulton County for the this exemption. Once approved by Fulton County, there is nothing further you will have to do with the City of Milton.

Homestead exemption applications for senior or disabled citizens must be filed with the Finance Department by April 1 at 2006 Heritage Walk, Milton, GA 30004. For additional information on eligibility of proper method of applying, contact the City of Milton at 678.242.2511. City Hall is located in the downtown Milton/Crabapple area at 2006 Heritage Walk, Milton, GA 30004.

FINANCE DEPARTMENT CONTACTS

Wendy Johnson, Revenue Manager

wendy.johnson@miltonga.gov

678-242-2602

Lisa Farr, Revenue Analyst

lisa.farr@miltonga.gov

678-242-2532

Kay Taylor, Revenue Coordinator

kay.taylor@miltonga.gov

678.242.2482

Caitlin Clarke, Revenue Specialist

caitlin.clarke@miltonga.gov

678.242.2511

ADDITIONAL CONTACTS

Fulton Tax Assessor: 404.612.6440

Fulton Tax Commissioner: 404.730.6100

Fulton Homestead Dept: 404.612.6440

CHANGE OF ADDRESS

In order to change the mailing address for your property tax bill, you must submit a written request to the Board of Assessors either by fax at 404.224.0417 or mail to:

Fulton County Board of Tax Assessors

Homestead and Return Division

141 Pryor Street, Suite 1047B

Atlanta, GA 30303

MAYOR

Peyton Jamison

CITY COUNCIL

Andrea Verhoff

Carol Cookerly

Juliette Johnson

Doug Hene

Jan Jacobus

Phil Cranmer

UNDERSTANDING YOUR TAX BILL

1. PARCEL ID

Primary numerical identifier for your property within the tax records of Fulton County and the City of Milton.

2. BILL

Unique numerical identifier for your property within the City's financial system. A new bill number is assigned to every parcel each tax year and therefore may vary. (The City's financial system does not currently assign account numbers).

3. PROPERTY OWNER/ LOCATION/DESCRIPTION

The owner of record as of January 1 of the tax year. The tax year is from January 1 through December 31. If the property was purchased after January 1, the new owner's name will not appear in the records until the following tax year. The property location or address listed is provided by the Fulton County Board of Assessors. It is the responsibility of the taxpayer to identify discrepancies in their property's legal description.

4. FAIR MARKET VALUE

An estimate of the market value of your property as determined by the Fulton County Board of Assessors.

5. TAXABLE VALUE

The taxable value is equal to 40% of the fair market value. Property taxes are calculated by multiplying the millage rate (see #8 below) by the taxable value (and adjusted for any exemptions).

6. LEVIES

Distribution of property taxes among the General Government and Bonded Debt (Greenspace Bond).

7. EXEMPTIONS

Authorized exemptions offered by the City that reduce your property's taxable value. (Please see the City's Annual Property Tax Guide for a list of current exemptions).

8. TAX RATE (MILLAGE RATE)

Rates used to determine the total amount of taxes due. The millage rate is set by the City annually through adoption of an Ordinance at a publicly advertised City Council meetings.

9. INFORMATION BOX

Important messages regarding your property taxes. Please read carefully.

10. OTHER FEES


Fees derived as a result of delinquent payment. Any fees listed in this section correspond to a related FiFa lien on the property.

11. OTHER AMOUNTS DUE

All past due amounts for prior year, current year or supplemental billing will be combined in this section.

12. REMITTANCE STUB

Return this sub along with your payment. Accounts not paid by the due date will incur interest charges and may incur penalties. Please refer to the Annual Property Tax Guide for more information.



City of Milton, GA
2006 Heritage Walk
Milton, GA 30004
(678) 242-2511

2025
Property Tax Bill

Parcel ID 1	Tax District	Bill # 2	
22-XXXX-XXXX-XXX-X	56/56-B - Milton	292409	
Property Owner/Location/Description 3		Fair Market Value 4	Taxable Value 5
MILTON TAX PAYER 123 ABC LANE		850,000	340,000
Levies 6	Taxable Value	Exemptions 7	Net Assessment x Tax Rate 8 = Net Tax
City of Milton	340,000	90,965	249,035 7.2310000000 \$1,800.77
Sales Tax Rollback	340,000	90,965	249,035 (3.0380000000) (\$756.57)
Greenspace Bond	340,000	25,000	315,000 0.3100000000 \$97.65

Exemptions:


BASIC HE	Current Year Tax	\$1,141.85
FLOATING HE	Interest	\$0.00
65+	Penalty	\$0.00
	Other Fees	\$0.00
	Payments Received	\$0.00
	Other Amounts Due 11	\$0.00
	Total Due	\$1,141.85
	Due Date	12/17/2025

9 *Other Amounts Due* include adjustments due to an appeal, reassessment or exemption adjustment as well as previous unpaid amounts which CONTINUE TO ACCRUE INTEREST AND PENALTIES and should be paid off prior to the due date of current year taxes. Please visit www.municipalonlinepayments.com/miltonga for more information.

Monthly interest charged on taxes not paid by the due date will be calculated at one twelfth (1/12) of the bank prime loan rate plus 3%.

City of Milton, GA
2006 Heritage Walk
Milton, GA 30004

MILTON TAX PAYER
123 ABC LANE
MILTON, GA 30004



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We accept Visa, MasterCard, Discover, American Express or eCheck. Payments are accepted online at www.miltonga.gov. Payments made by credit card / eCheck are subject to a service fee.

Parcel ID: 22-XXXX-XXXX-XXX-X
Amount Due: \$1,141.85
Bill#: 292409
Due Date: 12/17/2025

AMOUNT ENCLOSED

City of Milton, GA
2006 Heritage Walk
Milton, GA 30004