

City of Union City, GA 

Second Public Hearing to Adopt **2014 Millage Rate**

August 5, 2013
7:00 p.m.



Millage Rate and Budget Calendar



- July Departmental Budget Review
- Aug 5 City Council Budget Presentation (5:30p.m.)
- Aug 5 1st Public Millage Rate Hearing (7:30a.m.) & 2nd Public Millage Rate Hearing and Budget Public Hearing (7:00p.m.)
- Aug 12th Final Millage Rate Hearing (6:30p.m.) & Final Millage Rate and Budget Adoption (7:00p.m.)

Property Tax



TAX RATE

The amount of tax billed is based on the fair market value of the property using the mileage rate.

Source: Elwell, Craig K. Congressional Research Service. *“Economic Recovery: Sustaining U.S. Economic Growth in a Post-Crisis Economy”*. April 18, 2013.

What is a Mill?



TAX RATE

A tax rate of one mill represents a tax liability of one dollar per \$1,000 of assessed value.

Set annually by the governing authority of the taxing jurisdiction, and by the Board of Education.

Rollback Rate



The Rollback Rate is the millage rate that would raise the same amount of revenue as last year if applied to the current value of the property that was on last year's tax roll.

Current Rollback Rate

10.988

Current Millage Rates



FY 2013

	Millage
General Operating	8.331
Debt Service	<u>2.267</u>
TOTAL MILLAGE	10.598

Proposed Millage Rates



FY 2014

	Millage
General Operating	13.178
Debt Service	<u>2.420</u>
TOTAL MILLAGE	15.598



Tax Rate Comparison



TAX RATE

Rollback Rate

10.988

Proposed Millage

15.598

%Change

41.95%

How Are Taxes Computed?



Assessed Value 100,000
Homestead Exemption - 30,000
Assessed Value \$70,000

Assessed Value \$70,000
X 40% x .040
Taxable Value 28,000

Taxable Value 28,000
X Millage Rate x 10.598

City Property Taxes \$296.74

Assessed Value 100,000
Homestead Exemption - 30,000
Assessed Value \$70,000

Assessed Value \$70,000
X 40% x .040
Taxable Value 28,000

Taxable Value 28,000
X Millage Rate x 15.598

City Property Taxes \$436.74

Annual Increase of \$140.00

Example of Tax Change



EFFECT OF MILLAGE RATE IN UNION CITY (Overall) (2009 vs 2013)

MILLAGE RATE	2009	2013	% CHANGE
FULTON COUNTY OPERATING	10.281	10.211	-0.7%
FULTON COUNTY BONDS	-	0.270	
FULTON COUNTY SCHOOL OPERATING	17.502	18.502	5.7%
FULTON COUNTY SCHOOL BONDS	-	-	
STATE	0.250	0.150	-40.0%
UNION CITY	9.500	15.598	64.2%
TOTAL	37.533	44.731	19.2%
FULTON HOMESTEAD EXEMPTION	20,000	30,000	50.0%
UNION CITY HOMESTEAD EXEMPTION	-	-	#DIV/0!
FAIR MARKET VALUE CHANGE			-16.4%

2009 UNION CITY TAXES		
FAIR MARKET VALUE	WITH HOMESTEAD EXEMPTION	WITHOUT HOMESTEAD EXEMPTION
100,000	\$ 1,260.20	\$ 1,501.32
150,000	\$ 2,010.86	\$ 2,251.98
200,000	\$ 2,761.52	\$ 3,002.64
250,000	\$ 3,512.18	\$ 3,753.30
300,000	\$ 4,262.84	\$ 4,503.96
350,000	\$ 5,013.50	\$ 5,254.62
400,000	\$ 5,764.16	\$ 6,005.28
450,000	\$ 6,514.82	\$ 6,755.94
500,000	\$ 7,265.48	\$ 7,506.60
550,000	\$ 8,016.14	\$ 8,257.26
600,000	\$ 8,766.80	\$ 9,007.92
650,000	\$ 9,517.46	\$ 9,758.58
700,000	\$ 10,268.12	\$ 10,509.24
750,000	\$ 11,018.78	\$ 11,259.90
800,000	\$ 11,769.44	\$ 12,010.56
850,000	\$ 12,520.10	\$ 12,761.22
900,000	\$ 13,270.76	\$ 13,511.88
950,000	\$ 14,021.42	\$ 14,262.54
1,000,000	\$ 14,772.08	\$ 15,013.20

2013 UNION CITY TAXES		
FAIR MARKET VALUE	WITH HOMESTEAD EXEMPTION	WITHOUT HOMESTEAD EXEMPTION
83,568	\$ 1,151.60	\$ 1,495.23
125,352	\$ 1,899.21	\$ 2,242.85
167,136	\$ 2,646.83	\$ 2,990.46
208,920	\$ 3,394.44	\$ 3,738.08
250,704	\$ 4,142.06	\$ 4,485.69
292,488	\$ 4,889.67	\$ 5,233.31
334,272	\$ 5,637.29	\$ 5,980.92
376,056	\$ 6,384.90	\$ 6,728.54
417,840	\$ 7,132.52	\$ 7,476.15
459,623	\$ 7,880.13	\$ 8,223.77
501,407	\$ 8,627.75	\$ 8,971.38
543,191	\$ 9,375.36	\$ 9,719.00
584,975	\$ 10,122.98	\$ 10,466.61
626,759	\$ 10,870.59	\$ 11,214.23
668,543	\$ 11,618.21	\$ 11,961.84
710,327	\$ 12,365.82	\$ 12,709.46
752,111	\$ 13,113.44	\$ 13,457.07
793,895	\$ 13,861.05	\$ 14,204.69
835,679	\$ 14,608.67	\$ 14,952.30

% CHANGE			\$ CHANGE	
FAIR MARKET VALUE	WITH HOMESTEAD EXEMPTION	WITHOUT HOMESTEAD EXEMPTION	WITH HOMESTEAD EXEMPTION	WITHOUT HOMESTEAD EXEMPTION
-16.4%	-8.6%	-0.4%	\$ (108.60)	\$ (6.09)
-16.4%	-5.6%	-0.4%	\$ (111.64)	\$ (9.13)
-16.4%	-4.2%	-0.4%	\$ (114.69)	\$ (12.18)
-16.4%	-3.4%	-0.4%	\$ (117.73)	\$ (15.22)
-16.4%	-2.8%	-0.4%	\$ (120.78)	\$ (18.27)
-16.4%	-2.5%	-0.4%	\$ (123.82)	\$ (21.31)
-16.4%	-2.2%	-0.4%	\$ (126.87)	\$ (24.36)
-16.4%	-2.0%	-0.4%	\$ (129.91)	\$ (27.40)
-16.4%	-1.8%	-0.4%	\$ (132.96)	\$ (30.45)
-16.4%	-1.7%	-0.4%	\$ (136.00)	\$ (33.49)
-16.4%	-1.6%	-0.4%	\$ (139.05)	\$ (36.54)
-16.4%	-1.5%	-0.4%	\$ (142.09)	\$ (39.58)
-16.4%	-1.4%	-0.4%	\$ (145.14)	\$ (42.63)
-16.4%	-1.3%	-0.4%	\$ (148.18)	\$ (45.67)
-16.4%	-1.3%	-0.4%	\$ (151.23)	\$ (48.72)
-16.4%	-1.2%	-0.4%	\$ (154.27)	\$ (51.76)
-16.4%	-1.2%	-0.4%	\$ (157.32)	\$ (54.81)
-16.4%	-1.1%	-0.4%	\$ (160.36)	\$ (57.85)
-16.4%	-1.1%	-0.4%	\$ (163.41)	\$ (60.90)

Example of Tax Change



EFFECT OF MILLAGE RATE CHANGE IN UNION CITY (Overall) 2012 vs 2013

MILLAGE RATE	2012	2013	% CHANGE
FULTON COUNTY OPERATING	10.281	10.211	-0.7%
FULTON COUNTY BONDS	0.270	0.270	0.0%
FULTON COUNTY SCHOOL OPERATING	18.502	18.502	0.0%
FULTON COUNTY SCHOOL BONDS	-	-	-
STATE	0.200	0.150	-25.0%
UNION CITY	10.598	15.598	47.2%
TOTAL	39.851	44.731	12.2%
FULTON COUNTY HOMESTEAD EXEMPT	30,000	30,000	0.0%
UNION CITY HOMESTEAD EXEMPTION	-	-	#DIV/0!
FAIR MARKET VALUE CHANGE			-4.6%

2012 UNION CITY TAXES		
FAIR MARKET VALUE	WITH HOMESTEAD EXEMPTION	WITHOUT HOMESTEAD EXEMPTION
100,000	\$ 1,248.21	\$ 1,594.04
150,000	\$ 2,045.23	\$ 2,391.06
200,000	\$ 2,842.25	\$ 3,188.08
250,000	\$ 3,639.27	\$ 3,985.10
300,000	\$ 4,436.29	\$ 4,782.12
350,000	\$ 5,233.31	\$ 5,579.14
400,000	\$ 6,030.33	\$ 6,376.16
450,000	\$ 6,827.35	\$ 7,173.18
500,000	\$ 7,624.37	\$ 7,970.20
550,000	\$ 8,421.39	\$ 8,767.22
600,000	\$ 9,218.41	\$ 9,564.24
650,000	\$ 10,015.43	\$ 10,361.26
700,000	\$ 10,812.45	\$ 11,158.28
750,000	\$ 11,609.47	\$ 11,955.30
800,000	\$ 12,406.49	\$ 12,752.32
850,000	\$ 13,203.51	\$ 13,549.34
900,000	\$ 14,000.53	\$ 14,346.36
950,000	\$ 14,797.55	\$ 15,143.38
1,000,000	\$ 15,594.57	\$ 15,940.40

2013 UNION CITY TAXES		
FAIR MARKET VALUE	WITH HOMESTEAD EXEMPTION	WITHOUT HOMESTEAD EXEMPTION
95,391	\$ 1,363.13	\$ 1,706.77
143,086	\$ 2,216.52	\$ 2,560.15
190,781	\$ 3,069.90	\$ 3,413.54
238,477	\$ 3,923.29	\$ 4,266.92
286,172	\$ 4,776.67	\$ 5,120.30
333,867	\$ 5,630.05	\$ 5,973.69
381,563	\$ 6,483.44	\$ 6,827.07
429,258	\$ 7,336.82	\$ 7,680.46
476,953	\$ 8,190.21	\$ 8,533.84
524,649	\$ 9,043.59	\$ 9,387.22
572,344	\$ 9,896.97	\$ 10,240.61
620,039	\$ 10,750.36	\$ 11,093.99
667,735	\$ 11,603.74	\$ 11,947.38
715,430	\$ 12,457.13	\$ 12,800.76
763,125	\$ 13,310.51	\$ 13,654.14
810,821	\$ 14,163.89	\$ 14,507.53
858,516	\$ 15,017.28	\$ 15,360.91
906,211	\$ 15,870.66	\$ 16,214.30
953,907	\$ 16,724.05	\$ 17,067.68

% CHANGE			\$ CHANGE	
FAIR MARKET VALUE	WITH HOMESTEAD EXEMPTION	WITHOUT HOMESTEAD EXEMPTION	WITH HOMESTEAD EXEMPTION	WITHOUT HOMESTEAD EXEMPTION
-4.6%	9.2%	7.1%	\$ 114.93	\$ 112.73
-4.6%	8.4%	7.1%	\$ 171.29	\$ 169.09
-4.6%	8.0%	7.1%	\$ 227.66	\$ 225.46
-4.6%	7.8%	7.1%	\$ 284.02	\$ 281.82
-4.6%	7.7%	7.1%	\$ 340.38	\$ 338.18
-4.6%	7.6%	7.1%	\$ 396.75	\$ 394.55
-4.6%	7.5%	7.1%	\$ 453.11	\$ 450.91
-4.6%	7.5%	7.1%	\$ 509.48	\$ 507.28
-4.6%	7.4%	7.1%	\$ 565.84	\$ 563.64
-4.6%	7.4%	7.1%	\$ 622.20	\$ 620.00
-4.6%	7.4%	7.1%	\$ 678.57	\$ 676.37
-4.6%	7.3%	7.1%	\$ 734.93	\$ 732.73
-4.6%	7.3%	7.1%	\$ 791.30	\$ 789.10
-4.6%	7.3%	7.1%	\$ 847.66	\$ 845.46
-4.6%	7.3%	7.1%	\$ 904.02	\$ 901.82
-4.6%	7.3%	7.1%	\$ 960.39	\$ 958.19
-4.6%	7.3%	7.1%	\$ 1,016.75	\$ 1,014.55
-4.6%	7.3%	7.1%	\$ 1,073.12	\$ 1,070.92
-4.6%	7.2%	7.1%	\$ 1,129.48	\$ 1,127.28

Questions



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