

CLAYTON COUNTY MILLAGE RATE INFORMATION

		<p>The increase to the net millage rate is directly related to the LOST rebate which decreased mainly as a result of the loss of jet fuel sales taxes. If collected same level or more, any LOST rebate would have been more and would experience no change unless property value increased.</p>			
LAST YEAR'S BILL		AS PROPOSED WITH NO CHANGE IN VALUE		PROPOSED WITH \$10K INCR IN PROPERTY VAL	
EXAMPLE OF A 2018 TAX BILL		EXAMPLE OF A 2019 TAX BILL		EXAMPLE OF A 2019 TAX BILL	
FY 2019		FY 2020		FY 2020	
COMMERCIAL		COMMERCIAL		COMMERCIAL	
Fair Market Value	450,000	Fair Market Value	450,000	Fair Market Value	460,000
Assessment Factor	40%	Assessment Factor	40%	Assessment Factor	40%
Assessed Value	180,000	Assessed Value	180,000	Assessed Value	184,000
Less Homestead Exemption		Less Homestead Exemption		Less Homestead Exemption	
Net Taxable Value	180,000	Net Taxable Value	180,000	Net Taxable Value	184,000
Gross Mill Rate	20.819	Gross Mill Rate	20.819	Gross Mill Rate	20.819
Gross M&O Taxes Payable	3,747.42	Gross M&O Taxes Payable	3,747.42	Gross M&O Taxes Payable	3,830.70
Fire Protection Rate	5.00	Fire Protection Rate	5.00	Fire Protection Rate	5.00
Fire Protection	900.00	Fire Protection	900.00	Fire Protection	920.00
Net Taxable Value	180,000	Net Taxable Value	180,000	Net Taxable Value	184,000
L.O.S.T. Rebate	5.223 (940.14)	L.O.S.T. Rebate	4.961 (892.98)	L.O.S.T. Rebate	4.961 (912.82)
Final M&O Taxes Payable	3,707.28	Final M&O Taxes Payable	3,754.44	Final M&O Taxes Payable	3,837.87
		amt per month	\$ 3.93	amt per m per mth	\$ 10.88

Clayton County Millage Rate Comparison

Although Clayton County's millage rate is higher than surrounding metro counties, the value of 1 mill is lower due to lower property values. This should be taken into consideration when comparing our millage rate to that of other counties.

Using average sales prices as the value for each county, at 40% of the value and after applying the homestead exemption, Clayton County has the lowest taxable value at \$49,800. When comparing similar properties in Clayton against those in other counties, you will find that the same home here has a lower value than that in one of the other counties.

Below is a chart comparing Clayton County's data to that of surrounding counties. As you will see, Clayton's millage rate would have to be higher to generate the same amount of revenue in other counties due to the property values and the value of 1 mil. Please note that the figures used are based on average sales prices of homes in each county as the actual total property values were not available to use in these scenarios.

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2018 Millage Rates	Clayton	Cobb	DeKalb	Fayette	Fulton	Gwinnett	Henry
Avg Sales Price*	\$149,550	\$258,300	\$203,500	\$247,500	\$248,500	\$232,400	\$184,300
Tax Value	\$49,820	\$93,320	\$71,400	\$89,000	\$89,400	\$82,960	\$63,720
Millage Rate**	15.596	8.460	10.364	4.392	10.200	7.200	12.733
Taxes Levied	\$776.99	\$789.49	\$739.99	\$390.89	\$911.88	\$597.31	\$811.35
Value of 1 mil	\$49.82	\$93.32	\$71.40	\$89.00	\$89.40	\$82.96	\$63.72
Millage req'd to generate same revenue as Clayton Co.	15.596	8.326	10.882	8.730	8.691	9.366	12.194
Tax Val x Mill Rate/1000	\$776.99	\$776.99	\$776.99	\$776.99	\$776.99	\$776.99	\$776.99
* - Clayton County value per Tax Assessor; all other counties via online data							
** - DOR website for all counties except Fulton, which was obtained from their website							

PUBLIC HEARINGS

Public hearings on the proposed millage rate will be held on the following dates:

1st hearing - Tuesday, July 16th at 6:00 p.m.

2nd & 3rd hearings - Tuesday, August 6th at 11:00 a.m. and 6:00 p.m.

Adoption of millage rate - Tuesday, August 6th during the BOC's regular business meeting