
City of Brookhaven, GA

Public Hearing on FY 2017 Ad Valorem Tax Millage

June 15, 2017



City of Brookhaven, GA

2017 Mill Rate Public Hearing

In accordance with State law:

Notice of this meeting was also posted in The Champion on June 8th.

Notice of meeting was posted to City's website on June 8th.

This is the first of three required public hearings.

City of Brookhaven, GA

2017 Mill Rate Public Hearing

On November 9, 2016, the City Council adopted the FY 2017 budget with a proposed mill rate of 2.740 mills – the same as FY 2016.

The adopted budget projected \$8,327,321 in property tax revenues.

Based on the recently received tax digest the rate of 2.740 mills will bring in \$8,259,879 a shortfall of \$67,442 or 0.81%.

The City's Millage Certifications are due to the County by July 1st.

City of Brookhaven, GA

2017 Mill Rate Public Hearing

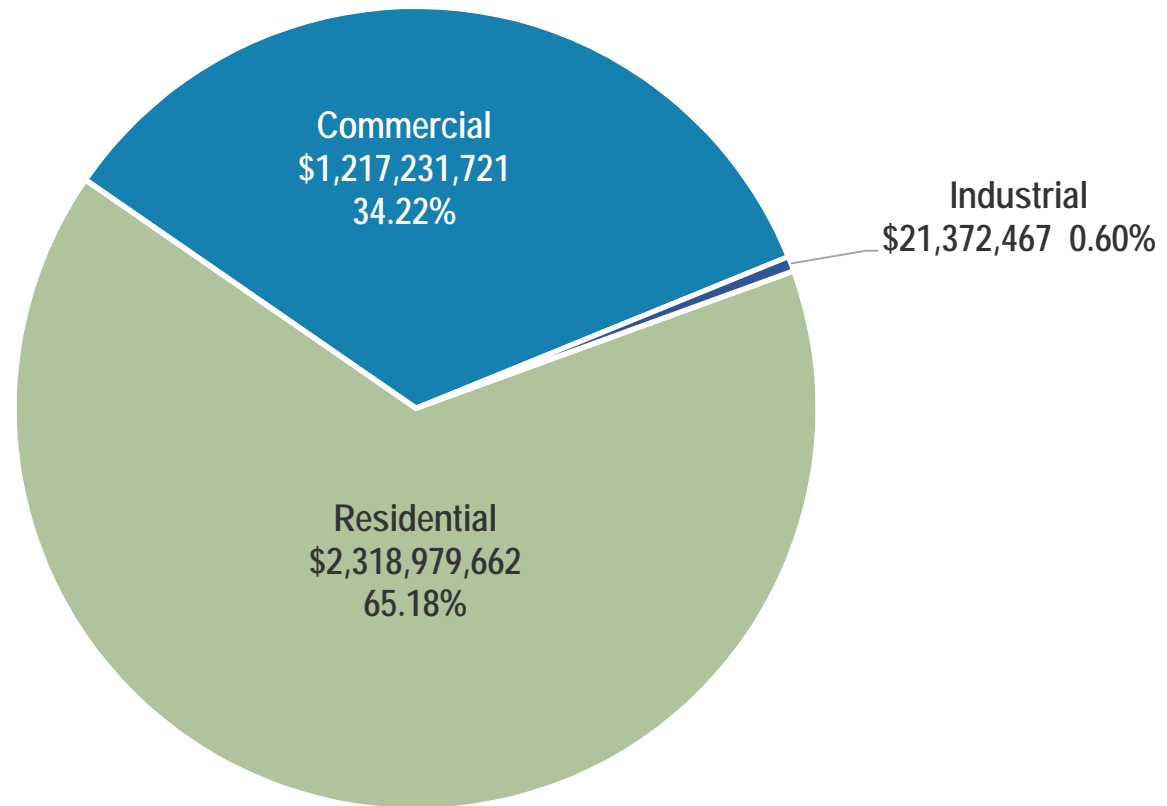
City of Brookhaven, Georgia Comparative Schedule of Annual City Tax Digest

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017 (5/31)</u>
Real Property	\$2,188,899,987	\$2,498,497,056	\$2,945,377,978	\$3,276,630,645	\$3,557,583,850
Personal Property	72,171,704	200,636,116	218,557,894	149,355,445	152,327,577
Public Utility	-	14,644,304	17,710,345	20,281,585	24,103,976
Motor Vehicles	-	82,633,320	67,891,300	47,578,450	40,040,890
Gross Digest	2,261,071,691	2,796,410,796	3,249,537,517	3,493,846,125	3,774,056,293
County & State Exemptions	1,083,480	58,910,809	71,925,904	107,837,849	126,327,172
City - Basic Homestead	171,573,084	172,199,364	177,713,864	184,150,464	186,528,432
City - Advanced Homestead	31,026,488	30,442,568	29,361,712	28,766,912	29,378,768
Freeze Exemption	50,647,456	171,346,586	367,601,026	407,775,780	417,267,702
Total M&O Exemptions	254,330,508	432,899,327	646,602,506	728,531,005	759,502,074
Net M&O Digest	2,006,741,183	2,363,511,469	2,602,935,011	2,765,315,120	3,014,554,219
M&O Millage	2.850	2.795	2.740	2.740	2.740
Net Taxes Levied	\$5,719,212	\$6,606,015	\$7,132,042	\$7,576,963	\$8,259,879

City of Brookhaven, GA

2017 Mill Rate Public Hearing

2017 Real Property Digest by Category

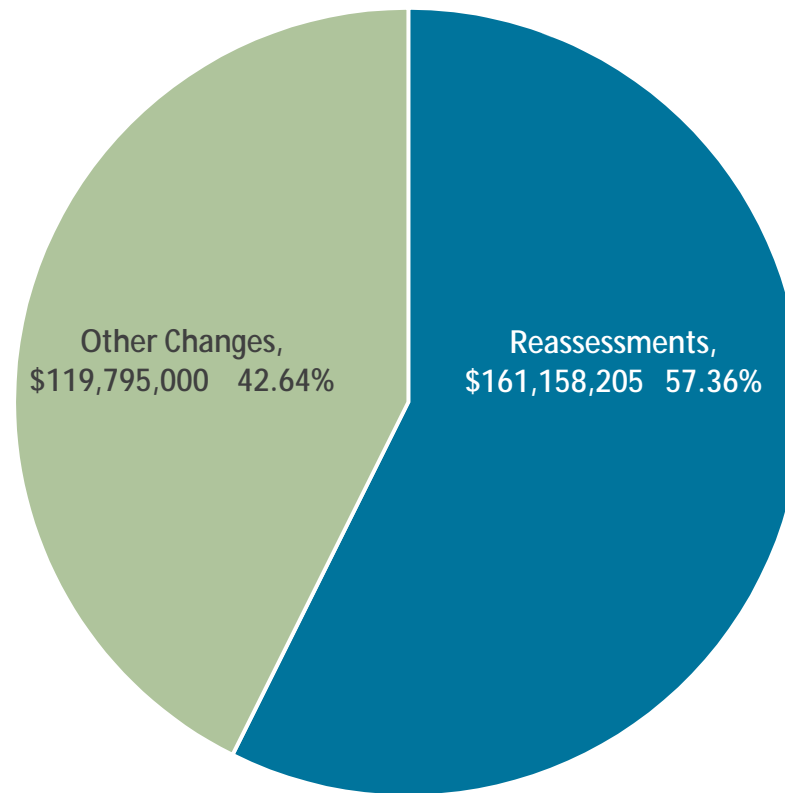


Note – This figure does not include Public Utilities or Motor Vehicles

City of Brookhaven, GA

2017 Mill Rate Public Hearing

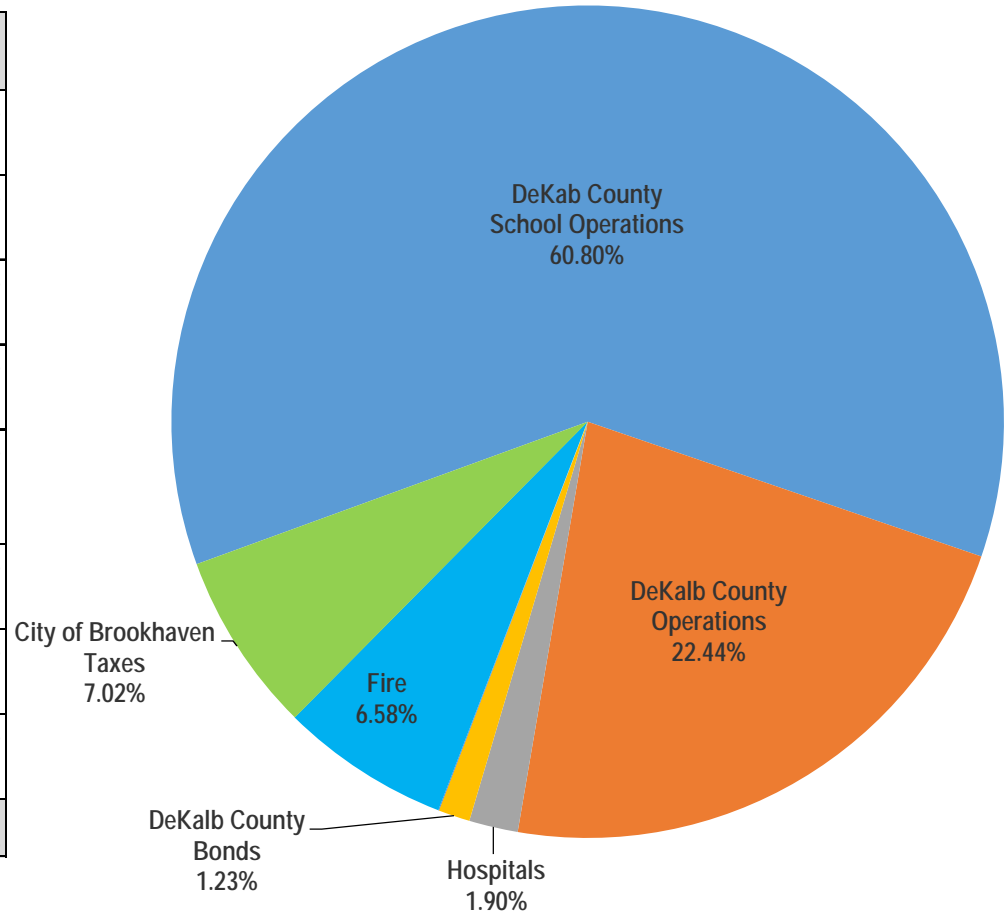
2017 Value Added to Real Property Digest



City of Brookhaven, GA 2017 Mill Rate Public Hearing

City of Brookhaven as a Percentage of Total County Bill

	2016	% Tax	Previous Year	Chg	% Chg
DeKab County School Operations	23.73	60.80%	23.73	-	0.0%
DeKalb County Operations	8.76	22.44%	10.39	(1.63)	-15.7%
Hospitals	0.74	1.90%	0.89	(0.15)	-16.9%
DeKalb County Bonds	0.48	1.23%	0.01		0.0%
DeKalb County Unincorporated Bonds	0.01	0.03%	0.63	(0.62)	-98.4%
County Fire	2.57	6.58%	2.75	(0.18)	-6.5%
Georgia State Taxes	-	0.00%	0.05	(0.05)	-100.0%
City of Brookhaven Taxes	2.74	7.02%	2.74	-	0.0%
Total Millage	39.03	100.0%	41.19	(2.16)	-5.2%



City of Brookhaven, GA

2017 Mill Rate Public Hearing

City of Brookhaven, Georgia
Analysis of Impact of Exemptions and Assessment Freeze
and Millage Rate Changes

	2013	2014	2015	2016	2017
Inflationary Digest Changes	0.0%	10.5%	14.0%	11.0%	5.0%
<u>Sample Residential Property Owner</u>					
Frozen Values	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Non-Frozen Values	\$500,000	\$552,500	\$629,850	\$699,134	\$734,090
Difference in Values	\$0	\$52,500	\$129,850	\$199,134	\$234,090
<u>Taxable Values (40% of Market Value)</u>					
Frozen Values	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Non-Frozen Values	\$200,000	\$221,000	\$251,940	\$279,653	\$293,636
Difference in Taxable Values	\$0	(\$21,000)	(\$51,940)	(\$79,653)	(\$93,636)
<u>Homestead Exemptions</u>	(\$30,000)	(\$30,000)	(\$30,000)	(\$30,000)	(\$30,000)
County- \$10,000; City - \$20,000					
<u>Millage Rates</u>					
Adopted Millage	2.850	2.795	2.740	2.740	2.740
Taxes at Adopted Rates	\$485	\$475	\$466	\$466	\$466
Savings (Assessment Freeze)	n/a	\$49	\$133	\$218	\$256
Cumulative Savings		\$49	\$182	\$400	\$656

City of Brookhaven, GA

2017 Mill Rate Public Hearing

Key Takeaways and Recommendation

- City of Brookhaven property tax for homesteaded residents will not increase. In fact, since the inception of the City they have decreased.
- The City of Brookhaven has the lowest millage in DeKalb County.
- The City continues the policy for funding of the Capital Improvement Plan.

- Recommendation:

Set the FY 2017 millage at 2.740 which is the same rate as FY 2016. Continue the policy of providing \$933,953 for the Capital Improvement Plan.

City of Brookhaven, GA

2017 Mill Rate Public Hearing

Special Tax District

On December 8, 2014, the City Council adopted an ordinance creating a Special Taxing District in the I-85, North Druid Hills area.

The District funds police and other safety services from the imposition of an ad valorem tax mill rate on properties in this designated area.

The Preliminary FY 2017 Net Real Property Tax Digest for the Special Tax District is \$98,997,687 which is a 21.78% increase over FY 2016. This will produce \$638,535 in revenue to be used for services for the district.

The millage for FY 2016 was set at 6.450 with the proposed millage for FY 2017 to remain the same at 6.450. This is also equivalent to the roll-back rate.

City of Brookhaven, GA
2017 Mill Rate Public Hearing
Special Tax District

City of Brookhaven, Georgia
Comparative Schedule of Annual City Tax Digest - Special Tax District

	<u>2015</u>	<u>2016</u>	<u>2017 (5/31)</u>
Gross Digest (Real Property)	\$58,517,412	\$68,669,876	\$90,287,357
Personal Property	\$0	\$8,799,052	\$8,735,737
Gross Digest	\$58,517,412	\$77,468,928	\$99,023,094
Less M&O Exemptions	-	(31,786)	(25,407)
Net M&O Digest	\$58,517,412	\$77,437,142	\$98,997,687
M&O Millage	1.50	6.45	6.45
Net Taxes Levied	\$87,776	\$499,470	\$638,535

City of Brookhaven, GA
2017 Mill Rate Public Hearing
Special Tax District Recommendation

- Recommendation:

Set the FY 2017 millage at 6.450 which is the same rate as FY 2016.

Contact Information

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www.BrookhavenGa.gov