

Memo

To: Mayor and City Council

From: ChaQuias Thornton, City Manager

Date: May 28, 2024 (REVISED)

Re: Ad Valorem Tax/Millage Rate 2024 – Tentative Millage Rate Adoption for Advertising

Purposes Only

New Business Item – 05/28/2024 Regular Meeting of Mayor and Council

NOTE: ADMINISTRATIVE SUMMARY AND RECOMMENDATION shown on page 5.

On May 24, 2024, Dekalb County Tax Assessors Office released preliminary Consolidation and Revaluation Reports to the DeKalb cities as of 05/23/2024 and 05/19/2024 respectively. Based on computation of the millage rate using relative digest data, the Administration makes the following presentation:

The Revaluation Report submitted by the County as of 05/19/2024 represents a 0.46% increase in real property value and a 2.90% decrease in personal property value for 2024. These percentages represent a change in real property tax digest of \$206,050, from \$44,935,050 in 2023 to \$45,159,130 in 2024, and a change in personal property digest of -\$12,743, from \$439,455 in 2023 to \$426,712 in 2024. \$206,050 represents the amount of value change of existing real property based on the reassessment (revaluation) of that property.

In 2023 Pine Lake adopted a mil rate of 16.481. The mil rate that will render the same amount of "as billed" revenue in 2024 as billed in 2023, based on current year's valuation of property, is calculated at **16.492 mils**. This rate is known as the **roll back rate**. Please note that this rate is higher than the most recently adopted rate of 16.481. The following table shown on page 2 provides the estimated revenue versus budget scenario based on the 05/19/2024 consolidated values at:

- the current mil of 16.481,
- the roll back rate of 16.492,
- a rate of 17.336 to meet budget estimate at the average collection rate of 91.5%, and
- a rate of 18.200 to meet current needs not previously included in budget estimates, and
- a rate of 19.400 as suggested by Council to meet current needs not previously budgeted and to reduce expected shortfalls in the collection of tax revenue based on 2023 collections.

The scenario also considers a 1% appeals differential values in the amount of \$451,591 which reduces the real property digest from \$45,159,130 to \$44,707,539. [SEE NEXT PAGE]

Description	5/23/2024					
Taxable Real Property	45,159,130					
Exempt Veterans	0					
Exempt Widows of Veterans	0					
Exempt Seniors	0					
Appeals Differential Value	(451,591.30)					
Real Property Digest	44,707,539					
Taxable Public Utility	400,056					
Taxable Motor Vehicle	83,620					
Taxable Personal Property Value	426,712					
Estimated Adjustments	-					
Adjusted Value	426,712					
		CURREN	CURRENT RATE		CK RATE	
		Rev As Billed	Revenue	Rev As Billed	Revenue	Adopted
	Taxable Digest	16.481	at Collection Rate	16.492 mils	at Collection Rate	Budget
Estimated Taxable RE Digest	44,707,539	736,825	674,195	737,317	674,645	687,186
Taxable Public Utility	400,056	6,593	3,000	6,598	3,000	8,000
Taxable Motor Vehicle	83,620	1,378	1,378	1,379	1,379	2,000
Taxable PP Value	426,712	7,033	6,947	7,037	6,951	7,000
Estimated Adjustments	(1,025,795)	(16,906)	(18,466)	(16,917)	(16,693)	
Adjusted Value - Gross Digest	44,592,132	734,923	667,054	735,414	669,282	704,186
RE Property Rev o	ver/under Budget	30,737	(37,132)	31,228	(34,904)	

During adoption of the 2024 budget, total tax revenue for ad valorem style taxes (current year) was budgeted at \$704,186. Estimated collection of revenue **as billed** at the current mil assessment of 16.481 is 734,923 (\$30,737 more than budgeted). Estimated collection of revenue **as billed** at the roll back rate of 16.492 mils is \$735,414 (\$31,228 more than budgeted). Note: These calculations are "as billed" expectations and do not represent the percentage of billed revenue that, on average, remains uncollected at year-end.

Estimated revenue at the **collection rate of 91.5%** at the current mil assessment of 16.481 is \$667,054 (\$37,132 less than budgeted). Estimated revenue at the **collection rate of 91.5%** as billed at the roll back rate of 16.492 mils is \$669,282 (\$34,904 less than budgeted).

As shown in the table below, a mil rate of 17.336 is needed to maintain approximate current year ad valorem tax revenue as budgeted, and at the average collection rate of 91.5%.

		To meet budget at	avg. collection rate	
		Rev As Billed	Revenue	Adopted
		17.336	at Collection Rate	Budget
Estimated Taxable RE Digest	44,707,539	775,050	709,171	687,186
Taxable Public Utility	400,056	6,935	3,000	8,000
Taxable Motor Vehicle	83,620	1,450	1,450	2,000
Taxable PP Value	426,712	7,394	7,304	7,000
Estimated Adj Exemptions M&O	(1,025,795)	(17,776)	(16,532)	
Adjusted Value - Gross Digest	44,592,132	773,053	704,393	704,186
RE Property Rev ov	er/under Budget	68,867	207	

Please be reminded that current budget only accounts for revenues, expenditures and special projects considered at budget adoption. The budget does not include contingencies for shortfalls in revenue, unplanned increase in expenditures, or unexpected projects. With the absence of contingencies, any necessary changes over budget allocations rely upon subsidy from the City's General Fund Balance (Fund Reserves) – which is where any overage in original budget has been assigned year-to-date.

It is important to note that due to current assessment of public works operations and maintenance, there is anticipated current year cost of necessary maintenance that was not available during FY2024 budget discussion and is therefore not presently included in current year budget appropriations. Currently, the Administration and Special Projects Manager are working together to assess needs, associated needs, and funding options. Additionally, there are capital asset needs within the City's Police Department that are being assessed. Capital assets can be funded via lease purchase options at favorable rates through such programs as Georgia Municipal Associations Governmental Finance Department. However, these purchases do necessitate annually incurred expense for the City through the life of the lease. At present, the total cost of needs (O&M and capital) is not available but is anticipated by June 14th, 2024 – ahead of final millage adoption date. Therefore, below I have provided for you a millage rate scenario (at 18.200 mils) that accounts for an estimated \$35,441 in General fund contingency that can be used to manage unplanned increase in expenditures or unexpected projects like costs associated with maintenance assessments.

		To meet current estimated maintenance needs not budgete			
		Rev As Billed	Revenue	Adopted	
		18.2	at Collection Rate	Budget	
Estimated Taxable RE Digest	44,707,539	813,677	744,515	687,186	
Taxable Public Utility	425,474	7,744	3,000	8,000	
Taxable Motor Vehicle	89,640	1,631	1,631	2,000	
Taxable PP Value	439,455	7,998	7,901	7,000	
Estimated Adj Exemptions M&O	(1,025,795)	(18,669)	(17,363)	35,441	
Adjusted Value - Gross Digest	44,636,313	812,381	739,684	739,627	
RE Property Rev ov	er/under Budget	72,754	57		

Contingency is calculated based on a percentage cost of budgeted general expenditures (minus expenditures for salaries and benefits and capital expenses).

FY2024 G	General Fund Expenditu	ures	
Cont	ingencies Calculation		
GF - Total	GF - Total	GF - Total	
Dept Expenditures	Salaries/Benefits	Capital Expenditures	
1,057,070	(614,057)	-	443,013
			443,013
	Avg. percent continge	ency	8%
			35,441

An incomplete list of maintenance and asset needs is shown below.

Public works vehicle (new or used)

New value – TBD (anticipated report by 05/31/2024)

Estimated lease value - current year - TBD

Maintenance and inventory of current public works vehicles/equipment

Estimated maintenance value under review (anticipated report by 06/14/2024)

Surplus estimate is identified at \$10,000 (which can offset cost of remaining vehicles/equipment)

Police vehicle (new or used) – with associated equipment

New value - \$44,000

Estimated lease value - current year - \$3,600

Maintenance and inventory of current public safety vehicles/equipment

Estimated maintenance value under review (anticipated report by 06/14/2024)

Current vehicle maintenance has been identified which exceeds the annual budgeted appropriation.

Unit # 641 / 2018 Dodge Charger (PL 2018)

Needs an engine.

Hood Damage - (This is the vehicle that was damaged in the PW yard)

** Vehicle continued to overheat. Dealership advised the vehicle would need a new engine as the head gaskets were "gone".

Unit # 642 / 2017 Dodge Charger

Emergency equipment fail (due to battery being drained Vehicle battery continues to drain (does not stay charged). Vehicle overheats.

Unit # 644 / 2014 / Dodge Charger (SP Vehicle)

AC Service/ Actuator (Vehicle blows hot air)

Upon assessment – total suggested repairs - \$7,465

May be up soon for struts (Good Condition)

ADMINISTRATIVE SUMMARY AND RECOMMENDATIONS

Millage Rate Advertising - Tentative Rate

Any rate advertised at an amount more than the roll back rate of 16.492 mils must be advertised as a tax increase. Percentage increase for the roll back rate scenario shown on page 2 is depicted on the attached Computation of Millage Rate Rollback and Percentage Increase in Property Tax form.

The Administration is requesting Council consideration of the rate at which the City will advertise as its **tentative** (**preliminary**) mil rate for the 2024 tax year. **The final rate is not set to be adopted until June 25**th, **2024. NOTE:** The final rate adopted **cannot** exceed the rate advertised.

The Administration recommends tentative adoption of a rate of no less than <u>18.200</u> mils. Again, this rate is <u>NOT</u> the final adopted rate. This rate is adopted for initial advertising purposes only. The suggested rate provides for the following:

- Continued review of property tax data presented by the DeKalb County Assessors and Tax Commissioners Offices
 - Questions are raised about percentage growth, decreases in personal property and public utility values and appeals values.
- Consideration of current needs of the City not included in the FY2024 budget as adopted.
- Increased number of required public hearings (3 hearings required) to give official and public opportunity for Council to receive stakeholder input.
- At minimum, if the tentative rate is ultimately adopted as the final rate, it will provide for an
 average percentage of contingencies for General Fund expenditures to cover unplanned
 and unexpected expenses such as costs associated with maintenance
 assessment/evaluation without further presenting burden to the City's general fund
 reserves.

The Administration presented the following findings, as relative to 2023 property tax collections through February29th, 2024:

2023 PROPERTY TAX COLLECTIONS ANALYSIS

COLLECTED COLLECT by BUDGET by 12/31/2024 02/29/202 CURRENT YEAR TAXES - 2023 671,948.00 588,901.00 UTILITIES - CURRENT - 2023 3000	
BUDGET by 12/31/2024 02/29/2025 CURRENT YEAR TAXES - 671,948.00 588,901.00 UTILITIES - CURRENT - 2023 3000	24
CURRENT YEAR TAXES - 2023 671,948.00 588,901.00 UTILITIES - CURRENT - 2023 3000	24
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2023 671,948.00 588,901.00 UTILITIES - CURRENT - 2023 3000	
UTILITIES - CURRENT - 2023 3000	
ADVAL PRIOR -	
RESIDENTIAL 1564	1.8
UTILITIES - PRIOR YEAR 2460	83
MOTOR VEHICLE TAX 14,000.00 13,452.74	
PERSONAL PROPERTY -	
CURRENT - 2023 7,000.00 6839.62	
PERSONAL PROPERTY - PRIOR	00
YEAR PENALTY & INTEREST	38
DELINQUENT TAX 1375	45
695,948.00 609,193.36 19,696	46
2023 Collections 609,193	
Collected 60 days after 2023 year-end 19,696	46
Total collections 628,889	
Total collections 628,889 FY2023 Budgeted Revenue 695,948	
·	00
FY2023 Budgeted Revenue 695,948	00 18

In consideration of such findings, the City Council requested millage rate scenario that would both consider the shortfall in ad valorem tax revenue based on 2023 collections. The millage rate determination was 19.400 mils.

To meet current needs not budgeted and minimize shortfall based on 2023 collections

		Rev As Billed	Revenue	Adopted
		19.4	at Collection Rate	Budget
Estimated Taxable RE Digest	44,707,539	867,326	793,604	687,186
Taxable Public Utility	425,474	8,254	3,000	8,000
Taxable Motor Vehicle	89,640	1,739	1,739	2,000
Taxable PP Value	439,455	8,525	8,421	7,000
Estimated Adj Exemptions M&O	(1,025,795)	(19,900)	(18,507)	35,441
Adjusted Value - Gross Digest	44,636,313	865,944	788,257	739,627
RE Property Rev ov	er/under Budget	126,317	48,630	

SCHEDULE OF ADVERTISING AND HEARINGS

Please see the tentative timeline for adoption of the 2024 millage rate attached. Timeline is shown for two scenarios – 1) Property Tax Increase with 3 Public Hearings Required.

Please do not hesitate to contact me if you should have questions or concerns regarding the information that is provided within this memorandum.

Thank you,

CMThornton

DUNTY: 002	-DEKALB	TAXING JURISDICTION:	PINE LA	KE	
				·	
ENTER VALUES	S AND MILLAGE RATES FOR	THE APPLICABLE TAX YEARS IN	YELLOW HIGHLIGHTED BOXES	BELOW	
DESCRIPTION	RIPTION 2023 DIGEST REASSESSMENT OF		OTHER CHANGES	2024 DIGEST	
REAL	44,953,050	EXISTING REAL PROP (29,080)	TO TAXABLE DIGEST 235,160	45,159,13	
PERSONAL	864,929	(23,080)	(38,161)	826,76	
MOTOR VEHICLES	89,640	_	(6,020)	83,62	
MOBILE HOMES	0	_	0	,	
TIMBER -100%	0		0		
HEAVY DUTY EQUIP 0			0		
GROSS DIGEST	45,907,619	(29,080)	190,979	46,069,51	
EXEMPTIONS	1,017,795	0	47,156	1,064,95	
NET DIGEST	44,889,824	(29,080)	143,823	45,004,56	
	(PYD)	(RVA)	(NAG)	(CYD)	
2023 MILLAGE RATE:	16.481		2024 MILLAGE RATE:	16.48	
	CAI	CULATION OF ROLLBACK RATE			
DESCRIPT	ION	ABBREVIATION	AMOUNT	FORMULA	
2023 Net D	igest	PYD	44,889,824		
Net Value Added-Reassessment	of Existing Real Property	RVA	(29,080)		
	Other Net Changes to Taxable Digest		143,823		
2024 Net D	igest	CYD	45,004,567	(PYD+RVA+NAG)	
2022 Miller	- Data	DVA	46.404	DVA 4	
2023 Millage Millage Equivalent of Reas		PYM ME	16.481 -0.011	PYM (RVA/CYD) * PYM	
Rollback Millage R	-	RR - ROLLBACK RATE	16.492	PYM - ME	
If the 2024 Proposed Millage Ra computed above, this section wil	•	_	Rollback Millage Rate 2024 Millage Rate	16.49 16.48	
taxes that is part of	the notice required in O.C.G.A.	§ 48-5-32.1(c) (2)	Percentage Tax Increase	-0.07	
		CERTIFICATIONS			
I hereby certify that the am	ount indicated above is an accu	CERTIFICATIONS Trate accounting of the total net asset	essed value added by the reassessr	nent of existing real	
I hereby certify that the am			·	nent of existing real	
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OUNTY: OC	2-DEKALB	TAXING JURISDICTION:	PINE LA	KE	
					
ENTER VALU	ES AND MILLAGE RATES FOR	THE APPLICABLE TAX YEARS IN	I YELLOW HIGHLIGHTED BOXES	BELOW	
DESCRIPTION	RIPTION 2023 DIGEST REASSESSMENT OF		OTHER CHANGES	2024 DIGEST	
REAL	44.052.050	EXISTING REAL PROP	TO TAXABLE DIGEST	45 450 40	
PERSONAL	44,953,050 864,929	(29,080)	235,160 (38,161)	45,159,13 826,76	
MOTOR VEHICLES	89,640	-	(6,020)	83,62	
MOBILE HOMES	0	-	0		
TIMBER -100%	0		0		
HEAVY DUTY EQUIP			0		
GROSS DIGEST	45,907,619	(29,080)	190,979	46,069,51	
EXEMPTIONS	1,017,795	(20,000)	47,156	1,064,95	
NET DIGEST	44,889,824 (PYD)	(29,080) (RVA)	143,823 (NAG)	45,004,56 (CYD)	
	(FTU)	(NVA)	(IVAG)	(СТО)	
2023 MILLAGE RATE	: 16.481		2024 MILLAGE RATE:	16.49	
		CULATION OF BOURACK DATE			
DESCRI		LCULATION OF ROLLBACK RATE		FORMULA	
2023 Net		ABBREVIATION PYD	AMOUNT 44,889,824	FORMULA	
Net Value Added-Reassessme	ŭ	RVA	(29,080)		
Other Net Changes	to Taxable Digest	NAG	143,823		
2024 Ne	Digest	CYD	45,004,567	(PYD+RVA+NAG)	
2023 Mills		PYM	16.481	PYM	
Millage Equivalent of Re Rollback Millage		ME RR - ROLLBACK RATE	-0.011 16.492	(RVA/CYD) * PYM PYM - ME	
, ,	Rate for this Taxing Jurisdiction ex will automatically calculate the an	_	Rollback Millage Rate 2024 Millage Rate	16.49 16.49	
taxes that is part of	of the notice required in O.C.G.A.	§ 48-5-32.1(c) (2)	Percentage Tax Increase	0.009	
		CERTIFICATIONS			
I hereby certify that the a		irate accounting of the total net ass ar for which this rollback millage ra	sessed value added by the reassessr ste is being computed.	nent of existing real	
	Chairman, Board of Tax Asso	essors	Date		
I hereby certify that the	values shown above are an accur	ate representation of the digest val	ues and exemption amounts for the	e applicable tax years.	
	Tax Collector or Tax Commis	sioner	Date		
		•	e in accordance with O.C.G.A. § 48-taxing jurisdiction for tax year 2024		
,		AGRAPH BELOW THAT APPLIES TO			
advertisements, no the attached copies	tices, and public hearings have be of the published "five year histor	en conducted in accordance with C y and current digest" advertisemen	sceeds the rollback rate, I certify tha D.C.G.A. §§ 48-5-32 and 48-5-32.1 as at and the "Notice of Intent to Incre by of the press release provided to t	evidenced by ase Taxes" showing	
the required "five y			pes not exceed the rollback rate, I co accordance with O.C.G.A. § 48-5-32	•	
B	noncible Party	Tial_	Data		
Res	ponsible Party	Title	Date		

OUNTY: 002	2-DEKALB	TAXING JURISDICTION:	PINE LA	KE	
JON 11.	52.0125	TABLITO JONISDICTION.	7 1142 E7 11	<u></u>	
ENTER VALUE	S AND MILLAGE RATES FOR	THE APPLICABLE TAX YEARS IN	YELLOW HIGHLIGHTED BOXES	BELOW	
DESCRIPTION	RIPTION 2023 DIGEST REASSESSMENT OF EXISTING REAL PROP		OTHER CHANGES TO TAXABLE DIGEST	2024 DIGEST	
REAL	44,953,050	(29,080)	235,160	45,159,130	
PERSONAL	864,929		(38,161)	826,76	
MOTOR VEHICLES	89,640		(6,020)	83,62	
MOBILE HOMES	0	_	0		
TIMBER -100%	0	_	0		
HEAVY DUTY EQUIP	0	(20,000)	0	46,060,54	
GROSS DIGEST EXEMPTIONS	45,907,619 1,017,795	(29,080)	190,979 47,156	46,069,51 1,064,95	
NET DIGEST	44,889,824	(29,080)	143,823	45,004,56	
HET BIOLOT	(PYD)	(RVA)	(NAG)	(CYD)	
	(/	(,	(i.i.i.e _f	(0.2)	
2023 MILLAGE RATE:	16.481		2024 MILLAGE RATE:	17.33	
DESCRIP		CULATION OF ROLLBACK RATE	AMOUNT	FORMULA	
2023 Net		ABBREVIATION PYD	44,889,824	FORMULA	
Net Value Added-Reassessmer	ŭ	RVA	(29,080)		
Other Net Changes t		NAG	143,823		
2024 Net	Digest	CYD	45,004,567	(PYD+RVA+NAG)	
2023 Milla		PYM	16.481	PYM	
Millage Equivalent of Rea Rollback Millage		ME RR - ROLLBACK RATE	-0.011 16.492	(RVA/CYD) * PYM PYM - ME	
	CALCULATION OF	PERCENTAGE INCREASE IN PRO	OPERTY TAXES		
	ate for this Taxing Jurisdiction ex	· -	Rollback Millage Rate	16.49 17.33	
'	ill automatically calculate the am the notice required in O.C.G.A. {	· · · ·	,		
taxes that is part of	the notice required in o.e.o.A.	3 40 3 32.1(c) (2)	Percentage Tax increase	5.12	
		CERTIFICATIONS			
		CERTIFICATIONS			
I hereby certify that the ar		_	essed value added by the reassessm	nent of existing real	
	property for the tax ye	ar for which this rollback millage ra	te is being computed.		
	Chairman, Board of Tax Asse	essors	Date		
	, , , , , , , , , , , , , , , , , , , ,				
I hereby certify that the v	alues shown above are an accura	ate representation of the digest valu	ues and exemption amounts for the	applicable tax years.	
	Tax Collector or Tax Commiss	sioner	Date		
I hereby certify that the	above is a true and correct comp	outation of the rollback millage rate	e in accordance with O.C.G.A. § 48-5	5-32.1 for the taxing	
			axing jurisdiction for tax year 2024	_	
	CHECK THE VDDDUDDIVE DVD	AGRAPH BELOW THAT APPLIES TO	THIS TAYING HIDISDICTION		
	CHECK THE ATTROTRIATE LARA	NOTAL TIPELOW THAT AT LEES TO	THIS TAXING TORISDICTION		
		= :	ceeds the rollback rate, I certify tha		
	·		.C.G.A. §§ 48-5-32 and 48-5-32.1 as	•	
		=	t and the "Notice of Intent to Increa	_	
the times and places	when and where the required p	ublic fleatiligs were fleta, and a cop	y of the press release provided to the	ne iocai media.	
If the final millage ra	te set by the authority of the taxi	ing jurisdiction for tax vear 2024 do	es not exceed the rollback rate, I ce	ertify that	
			accordance with O.C.G.A. § 48-5-32	•	
	of such advertised report.	·			
by the attached copy					
by the attached copy	·				
by the attached copy					
	onsible Party	Title	Date		

OUNTY: 00	2-DEKALB	TAXING JURISDICTION:	PINE LAI	KE	
50.111.	2 2210 125	TAMING JONISDICTION	7 1172 27 11		
ENTER VALUE	ES AND MILLAGE RATES FOR	THE APPLICABLE TAX YEARS IN	YELLOW HIGHLIGHTED BOXES	BELOW	
DESCRIPTION	RIPTION 2023 DIGEST REASSESSMENT OF EXISTING REAL PROP		OTHER CHANGES TO TAXABLE DIGEST	2024 DIGEST	
REAL	44,953,050	(29,080)	235,160	45,159,13	
PERSONAL	864,929		(38,161)	826,76	
MOTOR VEHICLES	89,640		(6,020)	83,62	
MOBILE HOMES	0	_	0		
TIMBER -100%	0	_	0		
HEAVY DUTY EQUIP			0	45,050,54	
GROSS DIGEST EXEMPTIONS	45,907,619 1,017,795	(29,080)	190,979 47,156	46,069,51 1,064,95	
NET DIGEST	44,889,824	(29,080)	143,823	45,004,56	
1121 210201	(PYD)	(RVA)	(NAG)	(CYD)	
	(, - /	(****-4	(<u>-</u>)	(31-7	
2023 MILLAGE RATE:	16.481		2024 MILLAGE RATE:	18.20	
	CAL	CULATION OF ROLLBACK RATE			
DESCRIP			AMOUNT	FORMULA	
2023 Net		ABBREVIATION PYD	44,889,824	PORIVIOLA	
Net Value Added-Reassessme	· ·	RVA	(29,080)		
Other Net Changes	to Taxable Digest	NAG	143,823		
2024 Net	Digest	CYD	45,004,567	(PYD+RVA+NAG)	
2023 Milla		PYM	16.481	PYM	
Millage Equivalent of Rea		ME RR - ROLLBACK RATE	-0.011 16.492	(RVA/CYD) * PYM PYM - ME	
	CALCULATION OF	PERCENTAGE INCREASE IN PRO	OPERTY TAXES		
	Rate for this Taxing Jurisdiction ex ill automatically calculate the an	_	Rollback Millage Rate	16.49	
• •	f the notice required in O.C.G.A.	,		18.20 10.36	
			r creditage rax mercase	10.00	
I hereby certify that the a		CERTIFICATIONS Trate accounting of the total net ass ar for which this rollback millage ra	sessed value added by the reassessr te is being computed.	nent of existing real	
	Chairman, Board of Tax Asse	essors	Date		
I hereby certify that the v	values shown above are an accura	ate representation of the digest val	ues and exemption amounts for the	e applicable tax years.	
	Tax Collector or Tax Commis	sioner	Date		
		·	e in accordance with O.C.G.A. § 48- taxing jurisdiction for tax year 2024	_	
	CHECK THE APPROPRIATE PARA	AGRAPH BELOW THAT APPLIES TO	THIS TAXING JURISDICTION		
advertisements, not the attached copies	ices, and public hearings have be of the published "five year histor	en conducted in accordance with O y and current digest" advertisemen	cceds the rollback rate, I certify tha D.C.G.A. §§ 48-5-32 and 48-5-32.1 as and the "Notice of Intent to Incre by of the press release provided to t	evidenced by ase Taxes" showing	
the required "five ye			pes not exceed the rollback rate, I co accordance with O.C.G.A. § 48-5-32	•	
Page	onsible Party	Tida	Data		
Kesp	onsible Party	Title	Date		

OUNTY: 0	02-DEKALB	TAXING JURISDICTION:	PINE LAI	(E	
	A DEIGNED	TAXING JONISDICTION:	11142 274	<u></u>	
ENTER VALU	JES AND MILLAGE RATES FOR	THE APPLICABLE TAX YEARS IN	YELLOW HIGHLIGHTED BOXES	BELOW	
DESCRIPTION	RIPTION 2023 DIGEST REASSESSMENT OF EXISTING REAL PROP		OTHER CHANGES TO TAXABLE DIGEST	2024 DIGEST	
REAL	44,953,050	(29,080)	235,160	45,159,130	
PERSONAL	864,929		(38,161)	826,76	
MOTOR VEHICLES	89,640		(6,020)	83,62	
MOBILE HOMES	0		0		
TIMBER -100%	0	<u>_</u>	0		
HEAVY DUTY EQUIP	0	(22.222)	0	15.050.51	
GROSS DIGEST EXEMPTIONS	45,907,619	(29,080)	190,979	46,069,51	
NET DIGEST	1,017,795 44,889,824	(29,080)	47,156 143,823	1,064,95 45,004,56	
NET DIGEST	(PYD)	(RVA)	(NAG)	(CYD)	
	(110)	(NVA)	(IVAO)	(615)	
2023 MILLAGE RAT	16.481		2024 MILLAGE RATE:	19.40	
DESCR		CULATION OF ROLLBACK RATE	444011117	500041114	
2023 Ne		ABBREVIATION PYD	AMOUNT 44,889,824	FORMULA	
Net Value Added-Reassessm	ŭ	RVA	(29,080)		
	to Taxable Digest	NAG	143,823		
2024 Ne	-	CYD	45,004,567	(PYD+RVA+NAG)	
		•			
2023 Mil		PYM	16.481	PYM	
Millage Equivalent of R		ME	-0.011	(RVA/CYD) * PYM	
Rollback Millag	Rate for 2024	RR - ROLLBACK RATE	16.492	PYM - ME	
computed above, this section	Rate for this Taxing Jurisdiction ex will automatically calculate the am	nount of increase in property	Rollback Millage Rate 2024 Millage Rate	16.49 19.40	
taxes that is part	of the notice required in O.C.G.A.	§ 48-5-32.1(c) (2)	Percentage Tax Increase	17.63	
		CERTIFICATIONS			
I hereby certify that the		rate accounting of the total net asse	·	nent of existing real	
	property for the tax ve				
	, ., , . , . , . , . , . , . ,	ar for which this rollback millage rat	e is being computed.		
	h - h	ar for which this rollback millage rat	e is being computed.		
	Chairman, Board of Tax Asse				
			e is being computed. Date		
I hereby certify that the	Chairman, Board of Tax Asse		Date	applicable tax years.	
I hereby certify that the	Chairman, Board of Tax Asse	essors	Date	applicable tax years.	
I hereby certify that the	Chairman, Board of Tax Asse values shown above are an accura	essors ate representation of the digest valu	Date les and exemption amounts for the	applicable tax years.	
I hereby certify that the	Chairman, Board of Tax Asse	essors ate representation of the digest valu	Date	applicable tax years.	
	Chairman, Board of Tax Assevalues shown above are an accura	essors ate representation of the digest valu	Date les and exemption amounts for the Date		
I hereby certify that tl	Chairman, Board of Tax Assevalues shown above are an accurate Tax Collector or Tax Commission above is a true and correct company to the above is a true and correct contract.	essors ate representation of the digest valu	Date Date Date Date in accordance with O.C.G.A. § 48-5	5-32.1 for the taxing	
I hereby certify that tl	Chairman, Board of Tax Assevalues shown above are an accurate Tax Collector or Tax Commission above is a true and correct company year 2024 and that the final millager	ate representation of the digest valu sioner putation of the rollback millage rate ge rate set by the authority of this ta	Date Date Date in accordance with O.C.G.A. § 48-5 exing jurisdiction for tax year 2024	5-32.1 for the taxing	
I hereby certify that tl	Chairman, Board of Tax Assevalues shown above are an accurate Tax Collector or Tax Commission above is a true and correct company year 2024 and that the final millager	essors ate representation of the digest valu sioner putation of the rollback millage rate	Date Date Date in accordance with O.C.G.A. § 48-5 exing jurisdiction for tax year 2024	5-32.1 for the taxing	
I hereby certify that the jurisdiction for tax	Chairman, Board of Tax Assevalues shown above are an accurate Tax Collector or Tax Commissions above is a true and correct compared by the APPROPRIATE PARAMETERS and the set by the authority of the tax	ate representation of the digest valuation of the rollback millage rate ge rate set by the authority of this to AGRAPH BELOW THAT APPLIES TO Ting jurisdiction for tax year 2024 exceptions.	Date Date Date in accordance with O.C.G.A. § 48-5 axing jurisdiction for tax year 2024 THIS TAXING JURISDICTION seeds the rollback rate, I certify tha	5-32.1 for the taxing is	
I hereby certify that the jurisdiction for tax If the final millage advertisements, no	Chairman, Board of Tax Assevalues shown above are an accurate Tax Collector or Tax Commissions above is a true and correct compared by the authority of the tax artices, and public hearings have be	ate representation of the digest valuation of the rollback millage rate ge rate set by the authority of this to AGRAPH BELOW THAT APPLIES TO Thing jurisdiction for tax year 2024 excent conducted in accordance with O.	Date Date Date in accordance with O.C.G.A. § 48-5- axing jurisdiction for tax year 2024 CHIS TAXING JURISDICTION seeds the rollback rate, I certify tha C.G.A. §§ 48-5-32 and 48-5-32.1 as	5-32.1 for the taxing is t the required evidenced by	
I hereby certify that the jurisdiction for taxed and the final millage advertisements, not the attached copies.	Chairman, Board of Tax Asset values shown above are an accurate and correct company and the street and that the final millar check the Appropriate PARA rate set by the authority of the tax strices, and public hearings have be so of the published "five year histor"	ate representation of the digest valuation of the rollback millage rate ge rate set by the authority of this to AGRAPH BELOW THAT APPLIES TO Thing jurisdiction for tax year 2024 excen conducted in accordance with O. y and current digest" advertisement	Date Date In accordance with O.C.G.A. § 48-5 axing jurisdiction for tax year 2024 CHIS TAXING JURISDICTION Reeds the rollback rate, I certify tha C.G.A. §§ 48-5-32 and 48-5-32.1 as and the "Notice of Intent to Incres	t the required evidenced by ase Taxes" showing	
I hereby certify that the jurisdiction for taxed and the final millage advertisements, not the attached copies.	Chairman, Board of Tax Asset values shown above are an accurate and correct company and the street and that the final millar check the Appropriate PARA rate set by the authority of the tax strices, and public hearings have be so of the published "five year histor"	ate representation of the digest valuation of the rollback millage rate ge rate set by the authority of this to AGRAPH BELOW THAT APPLIES TO Thing jurisdiction for tax year 2024 excent conducted in accordance with O.	Date Date In accordance with O.C.G.A. § 48-5 axing jurisdiction for tax year 2024 CHIS TAXING JURISDICTION Reeds the rollback rate, I certify tha C.G.A. §§ 48-5-32 and 48-5-32.1 as and the "Notice of Intent to Incres	t the required evidenced by ase Taxes" showing	
I hereby certify that the jurisdiction for taxed and the final millage advertisements, not the attached copies the times and place.	Chairman, Board of Tax Asset values shown above are an accurate to the company of the tax and the company of the tax and public hearings have be soft he published "five year histores when and where the required p	ate representation of the digest valuation of the rollback millage rate ge rate set by the authority of this tate. AGRAPH BELOW THAT APPLIES TO Thing jurisdiction for tax year 2024 excent conducted in accordance with O. y and current digest" advertisement ublic hearings were held, and a copy	Date Date In accordance with O.C.G.A. § 48-5 axing jurisdiction for tax year 2024 CHIS TAXING JURISDICTION Reeds the rollback rate, I certify that C.G.A. §§ 48-5-32 and 48-5-32.1 as and the "Notice of Intent to Increa	5-32.1 for the taxing is t the required evidenced by ase Taxes" showing the local media.	
I hereby certify that the jurisdiction for taxed and the final millage advertisements, not the attached copies the times and place.	Chairman, Board of Tax Asset values shown above are an accurate and correct comparts are above is a true and correct comparts are 2024 and that the final millar check the Appropriate PARA rate set by the authority of the tax strices, and public hearings have been so of the published "five year histories when and where the required parate set by the authority of the tax rate set by the authority of the tax rate set by the authority of the tax	ate representation of the digest valuation of the rollback millage rate ge rate set by the authority of this to the AGRAPH BELOW THAT APPLIES TO TO ing jurisdiction for tax year 2024 excent conducted in accordance with O. In y and current digest advertisement will be arings were held, and a copying jurisdiction for tax year 2024 does ing jurisdiction for tax year 2024 does in the property of the propert	Date Date In accordance with O.C.G.A. § 48-5 axing jurisdiction for tax year 2024 CHIS TAXING JURISDICTION Reeds the rollback rate, I certify tha C.G.A. §§ 48-5-32 and 48-5-32.1 as and the "Notice of Intent to Increa	t the required evidenced by ase Taxes" showing the local media.	
I hereby certify that the jurisdiction for tax in the final millage advertisements, not the attached copies the times and place. If the final millage the required "five in the service of the service o	Chairman, Board of Tax Asset values shown above are an accurate and correct comparts are above is a true and correct comparts are 2024 and that the final millar check the Appropriate PARA rate set by the authority of the tax strices, and public hearings have been so of the published "five year histories when and where the required parate set by the authority of the tax rate set by the authority of the tax rate set by the authority of the tax	ate representation of the digest valuation of the rollback millage rate ge rate set by the authority of this tate. AGRAPH BELOW THAT APPLIES TO Thing jurisdiction for tax year 2024 excent conducted in accordance with O. y and current digest" advertisement ublic hearings were held, and a copy	Date Date In accordance with O.C.G.A. § 48-5 axing jurisdiction for tax year 2024 CHIS TAXING JURISDICTION Reeds the rollback rate, I certify tha C.G.A. §§ 48-5-32 and 48-5-32.1 as and the "Notice of Intent to Increa	s-32.1 for the taxing is t the required evidenced by ase Taxes" showing the local media.	
I hereby certify that the jurisdiction for taxing and the final millage advertisements, not the attached copies the times and place. If the final millage the required "five times"	Chairman, Board of Tax Asset values shown above are an accurate an accurate and correct company and the street and the final millar check the Appropriate PARA rate set by the authority of the tax street, and public hearings have been sof the published "five year histories when and where the required parate set by the authority of the tax rear history and current digest" ad	ate representation of the digest valuation of the rollback millage rate ge rate set by the authority of this to the AGRAPH BELOW THAT APPLIES TO TO ing jurisdiction for tax year 2024 excent conducted in accordance with O. In y and current digest advertisement will be arings were held, and a copying jurisdiction for tax year 2024 does ing jurisdiction for tax year 2024 does in the property of the propert	Date Date In accordance with O.C.G.A. § 48-5 axing jurisdiction for tax year 2024 CHIS TAXING JURISDICTION Reeds the rollback rate, I certify tha C.G.A. §§ 48-5-32 and 48-5-32.1 as and the "Notice of Intent to Increa	t the required evidenced by ase Taxes" showing the local media.	
I hereby certify that the jurisdiction for taxing and partial millage advertisements, not the attached copies the times and place. If the final millage the required "five times"	Chairman, Board of Tax Asset values shown above are an accurate an accurate and correct company and the street and the final millar check the Appropriate PARA rate set by the authority of the tax street, and public hearings have been sof the published "five year histories when and where the required parate set by the authority of the tax rear history and current digest" ad	ate representation of the digest valuation of the rollback millage rate ge rate set by the authority of this to the AGRAPH BELOW THAT APPLIES TO TO ing jurisdiction for tax year 2024 excent conducted in accordance with O. In y and current digest advertisement will be arings were held, and a copying jurisdiction for tax year 2024 does ing jurisdiction for tax year 2024 does in the property of the propert	Date Date In accordance with O.C.G.A. § 48-5 axing jurisdiction for tax year 2024 CHIS TAXING JURISDICTION Reeds the rollback rate, I certify tha C.G.A. §§ 48-5-32 and 48-5-32.1 as and the "Notice of Intent to Increa	t the required evidenced by ase Taxes" showing the local media.	

<u>Timeline for the Proposed Millage Rate Adoption 2024 – 3 Hearings</u> (If a tentative millage rate is set at a value higher than the rollback rate)

Tuesday:

May 28th Tentative Adoption of Millage Rate

Thursday:

May 30th

Submit ads to Champion for publication June 6th edition:

1) Notice of Property Tax Increase – Includes one public hearing date w/2 hearing times

Tuesday, June 18th, 2024 at 11:00am and 6:00pm and one public hearing date Tuesday, June 25th, 2024 at 7:00pm

- 2) 5-year History Must run 7 days prior to adoption of final millage rate (Notice of Property Tax Increase and 5-year History can run as one ad)
- 3) Press Release Issued the Media Notice of Property Tax Increase

Thursday:

June 6th

Ads run in the Champion

1) Notice of Property Tax Increase – Includes one public hearing date w/2 hearing times

Tuesday, June 18th, 2023 at 11:00am and 6:00pm and one public hearing date Tuesday, June 25th, 2024 at 7:00pm

- 2) 5-year history
- 3) Media has press release

Thursday:

June 6th

- 1) Notice of Property Tax Increase w/Notice of 1st and 2nd Public Hearings Publish on Website
- 2) 5-Year History Publish on Website

Tuesday:

June 18th

1st and 2nd Public Hearings Held @ 11:00am and 6:00pm

(TWO OF THE THREE HEARINGS MUST BE HELD AT LEAST FIVE DAYS APART)

Tuesday:

June 25th

3rd Public Hearing Held @ 7pm

Tuesday:

June 25th

Adoption of Millage Rate – Regular Council Meeting following Public Hearing

(Please note that the deadline for municipal adoption of the rate is July 1)

NOTICE OF PROPERTY TAX INCREASE

The City Council of the City of Pine Lake, GA has tentatively adopted a millage rate which will require an increase in property taxes of 17.63% for fiscal year 2024.

All concerned citizens are invited to the public hearings on this tax increase to be held inperson at 459 Pine Drive, Pine Lake, Georgia 30072 on Tuesday, June 18, 2024 at 11:00 a.m. and 6:00 p.m.

Time and place of an additional public hearing on this tax increase is at **459 Pine Drive**, **Pine Lake**, **Georgia 30072** on **June 25**, **2024 at 7:00 p.m.** This tentative increase will result in a millage rate of 19.400 mills, an increase of 2.908 mills over the rollback millage rate. Without this tentative tax increase, the millage rate will be no more than 16.492 mils. The proposed tax increase for a home with a fair market value of \$300,000 is approximately \$363.50 and the proposed tax increase for a nonhomestead property with a fair market value of \$175,000 is approximately \$145.40.

NOTICE

The <u>City of Pine Lake</u> does hereby announce that the millage rate will be set at a meeting to be held at the <u>Courthouse</u>

459 <u>Pine Drive</u>, <u>Pine Lake</u>, <u>GA</u> on <u>June 25</u>, <u>2024</u> at <u>7:00pm</u> 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.

CURRENT 2024 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

		CITY WIDE	2019	2020	2021	2022	2023	2024
		Real & Personal	26,414,786	28,633,252	32,715,662	36,282,334	45,817,979	45,985,898
		Motor Vehicles	187,340	139,790	120,180	100,300	89,640	83,620
	v	Mobile Homes						
	A	Timber - 100%						
C	Ū	Heavy Duty Equipment						
T	E	Gross Digest	26,602,126	28,773,042	32,835,842	36,382,634	45,907,619	46,069,518
Υ		Less Exemptions	985,341	989,061	1,015,624	1,028,021	1,017,795	1,064,951
Α		NET DIGEST VALUE	25,616,785	27,783,981	31,820,218	35,354,613	44,889,824	45,004,567
r e	R	Gross Maintenance & Operation Millage						
а	A T E	Less Rollback (Local Option Sales Tax)						
	_	NET M&O MILLAGE RATE	21.5300	19.9090	19.3240	18.4220	16.4810	19.4000
		TOTAL M&O TAXES LEVIED	\$551,529	\$553,151	\$614,894	\$651,303	\$739,829	\$873,089
	TAX	Net Tax \$ Increase		\$1,622	\$61,743	\$36,409	\$88,527	\$133,259
		Net Tax % Increase		0.29%	11.16%	5.92%	13.59%	18.01%