

To: Mayor and Council
City of Dunwoody

From: Richard Platto, Finance Director
Delisha Robinson, Assistant Finance Director

Re: 2024 Millage Rate

Date: 8 July 2024

Summary

State law requires three public hearings advertising a property tax increase, even though city staff recommends keeping it flat while keeping a 1.000 mill homestead exemption and property tax freeze. Staff recommends those dates be as show below with adoption of 3.040 mills on July 8, 2024.

Details

Staff recommends keeping the city's millage rate the same at 3.040 mills for 2024. The tax rate for 2024 will also include a one-mill reduction for all homestead properties, lowering the effective rate to 2.040. The City will continue to freeze assessed values for those same properties. Combined, these exemptions mean that no homestead property will see a City tax bill increase this year.

The City of Dunwoody has scheduled three public hearings on the 2024 millage rate at Dunwoody City Hall, 4800 Ashford Dunwoody Rd, Dunwoody, GA 30338:

- Wednesday, June 26, 2024, at 6 p.m.
- Thursday, June 27, 2024, at 8 a.m.
- Monday, July 8, 2024, at 6 p.m.

State law requires the value of assessments to be shown against last year's values even if the city has a hard property assessment freeze. Due to an increase in DeKalb County's reevaluation of real property tax assessments, the City has filed a notice of a 5.81 percent increase in property taxes using the same 3.040 millage rate as 2022 and 2023.



City of
Dunwoody
Georgia

2024 Millage Rate Adoption

July 8, 2024

Summary

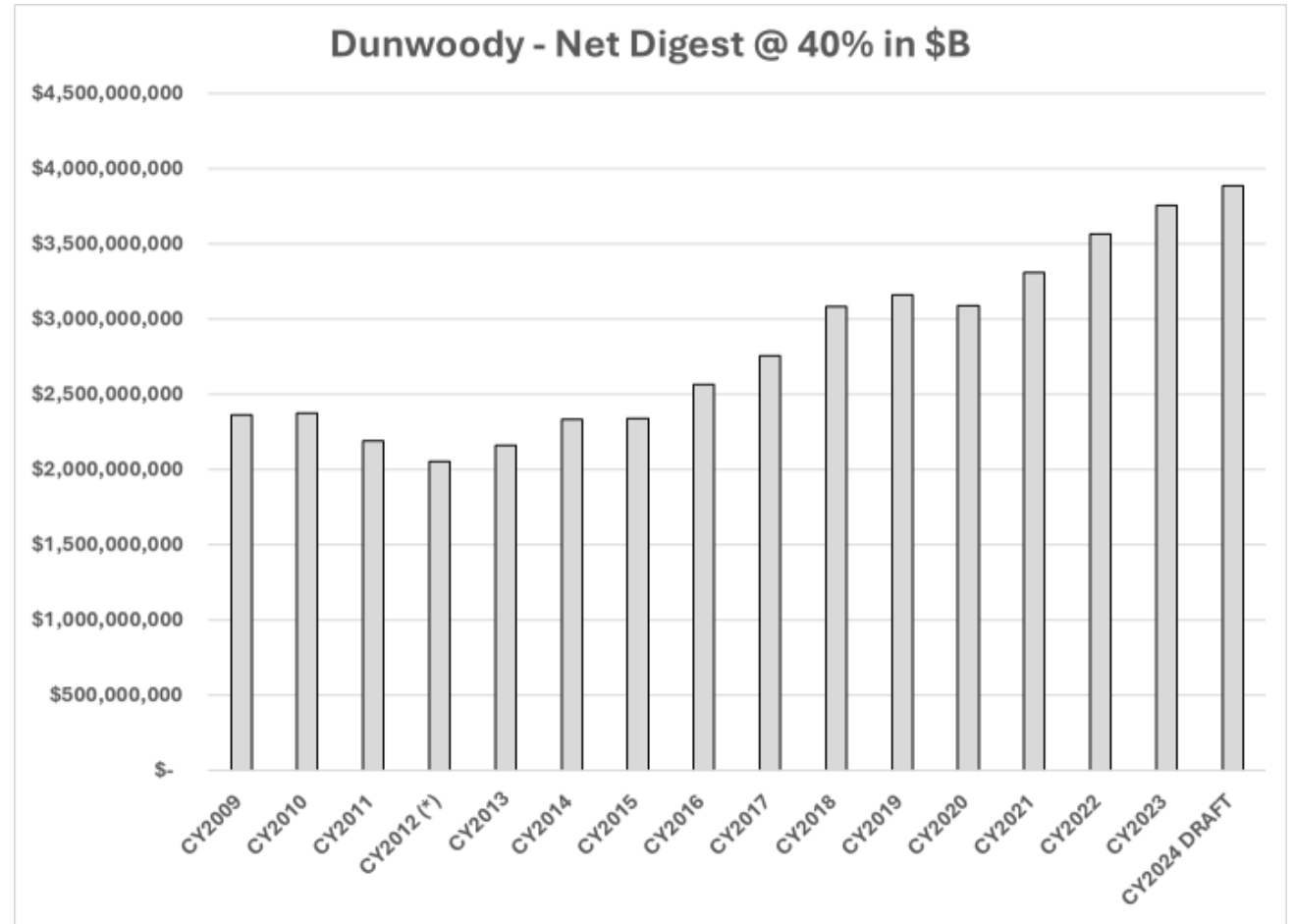
- State law (OCGA 48-5-32 et seq) requires the City of Dunwoody to hold three public hearings to approve this year's millage rate (tax rate on property) even though:
 - The rate is staying **exactly the same** as last year at **3.040 mills**.
 - **Around 84%** of residential houses in Dunwoody have applied for and **qualified for a permanent freeze** of their home's value for tax purposes.

Background/Timeline

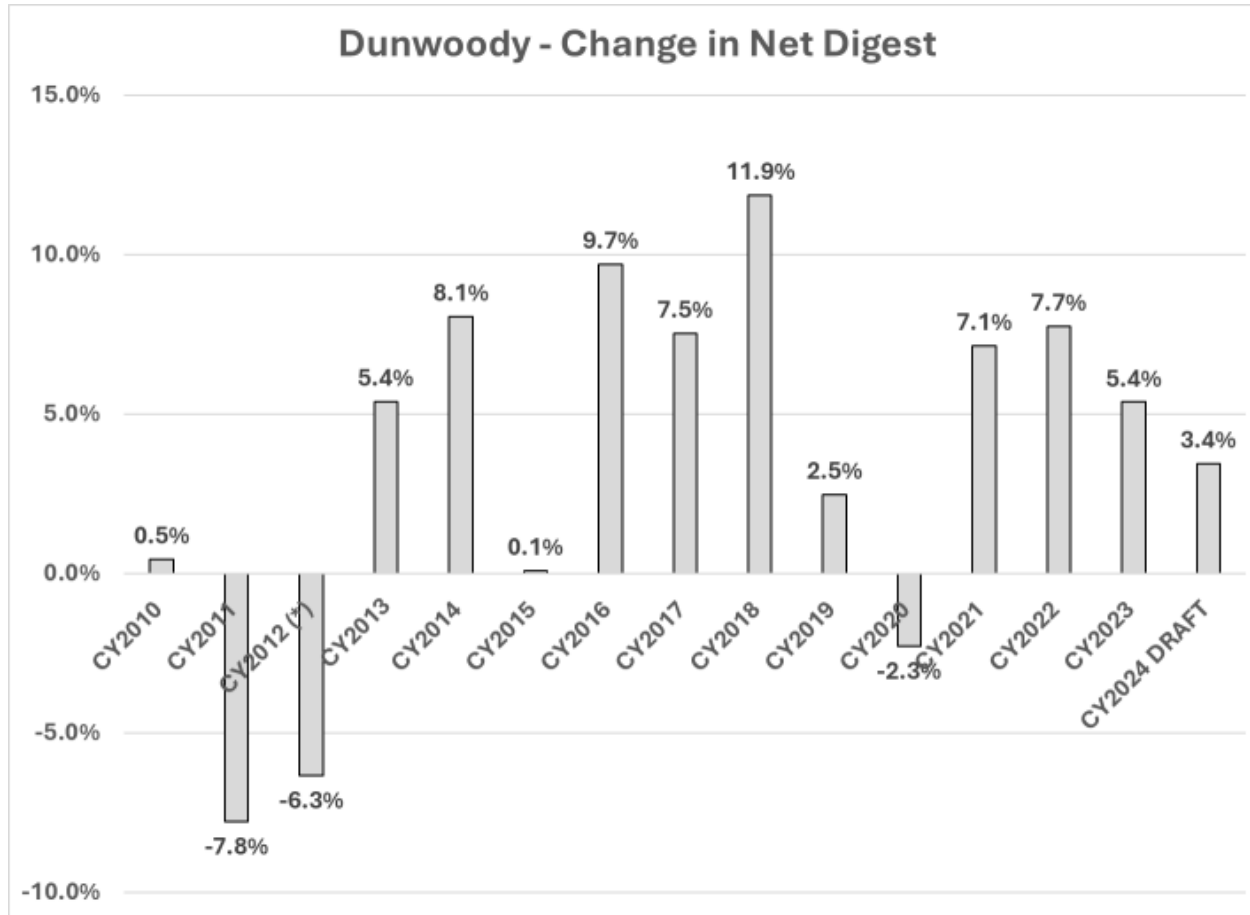
- The City received the tax digest (the appraised value of all property) on May 24 by the Board of Tax Assessors (BTA).
- Two public hearings were already held on June 26 and June 27. Tonight is the final public hearing held in conjunction with the adoption of the rate.

Background

- Despite the net digest actually growing 3.44%, state law requires calculations based on reassessments, so the City has to say, “This is an increase above the rollback rate of 5.81%.”



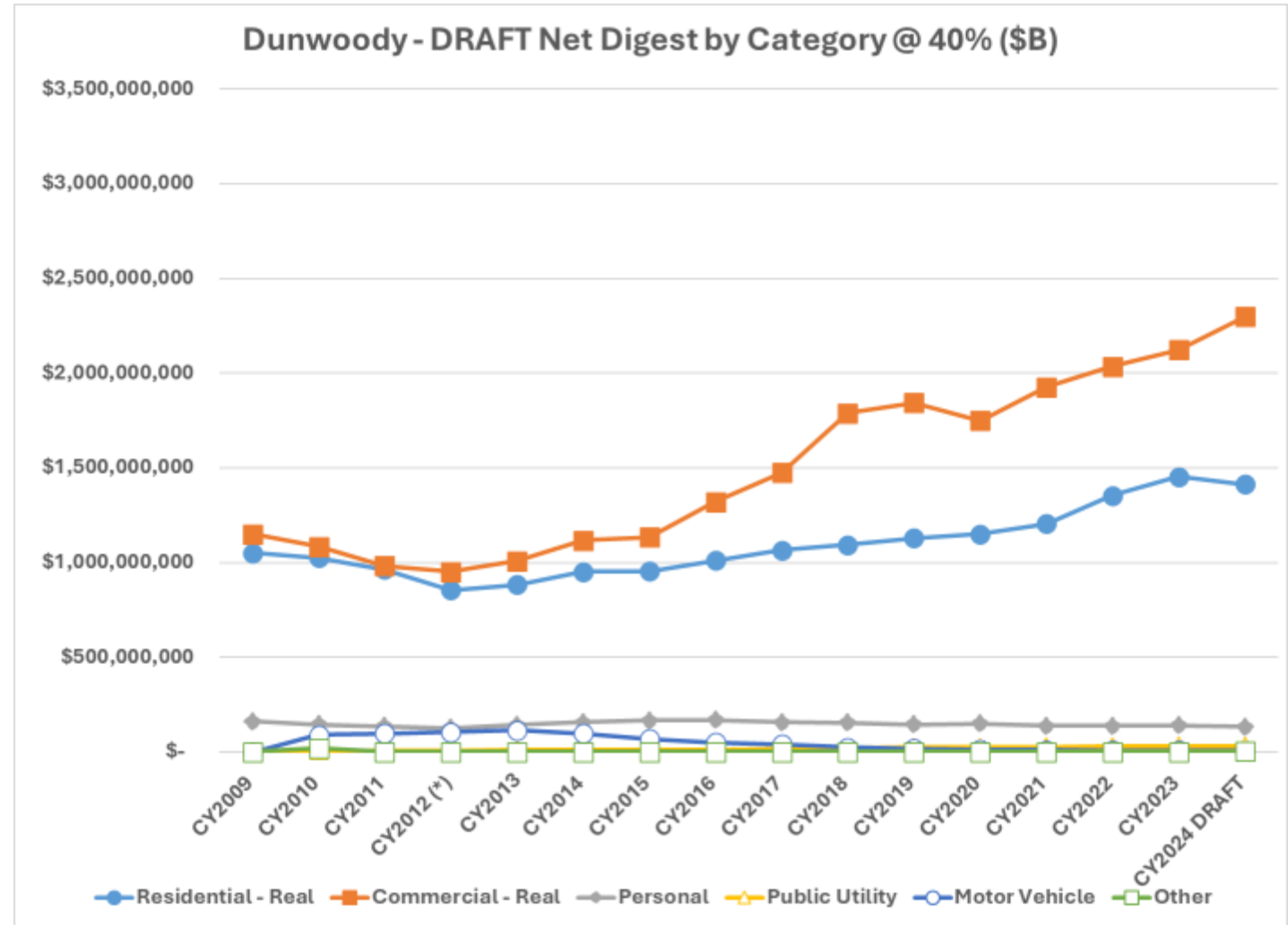
Background



- The digest for Dunwoody is still positive, though the rate of growth is decreasing.

Background

- When looked at by category, the net commercial values are the largest share of growth historically

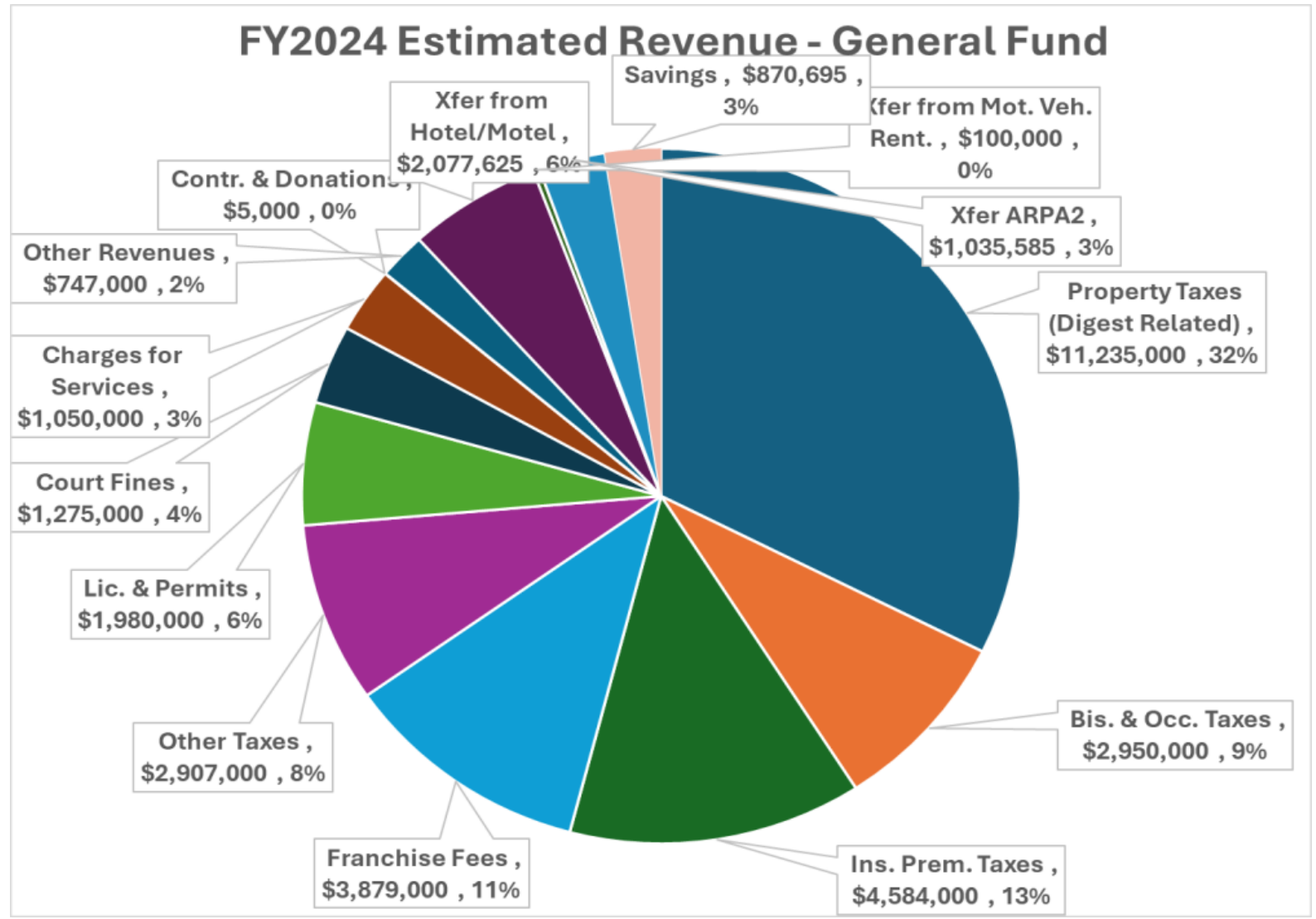


Financial Impact

- The City's General Fund budget was passed on October 2023, but like all municipal budgets it is adjusted based on current revenue estimates.
- The Council approved several adjustments to the original budget including pay raises and additional staffing for Police.

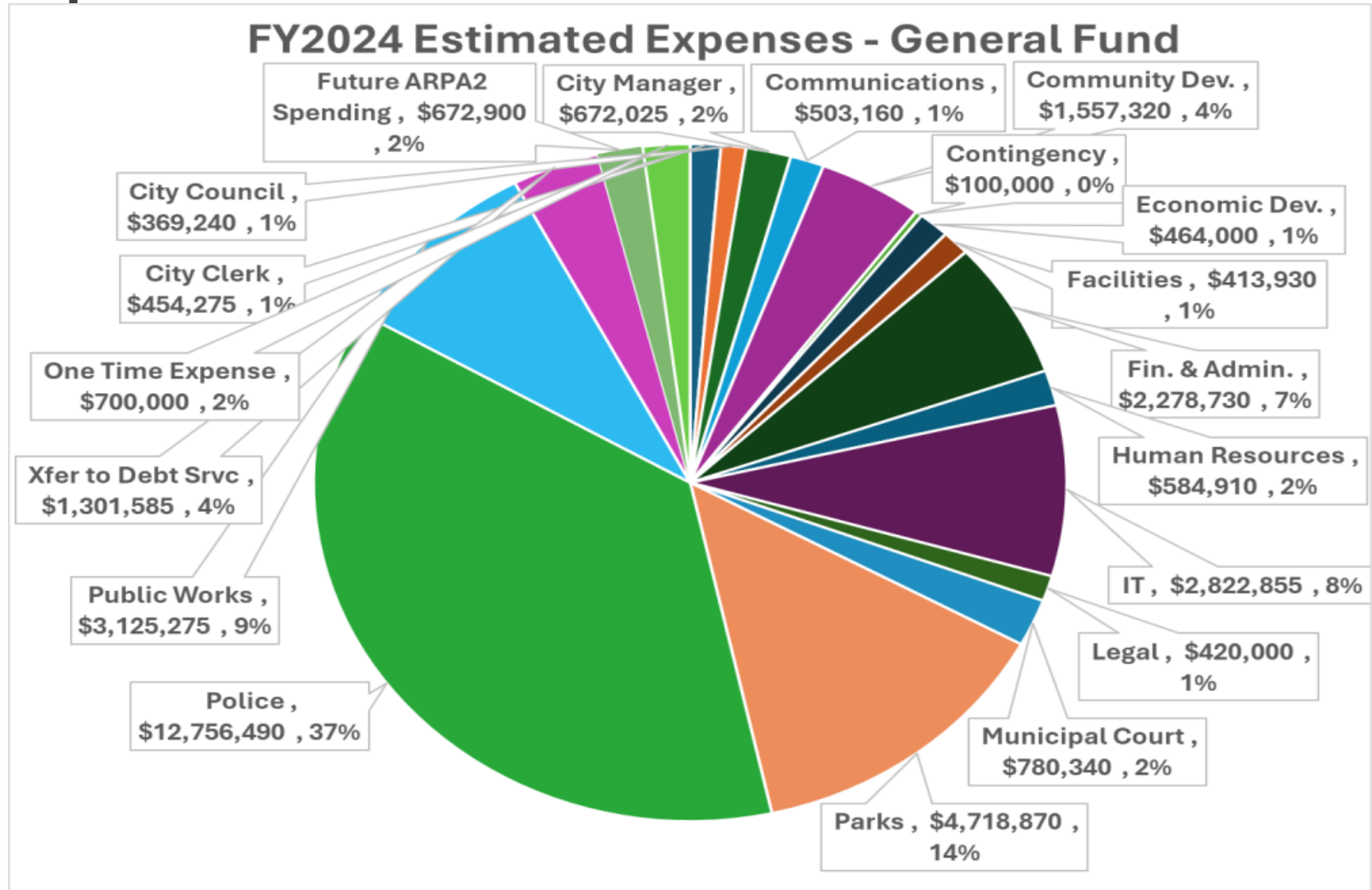
Financial Impact

- The City's General Fund revenue will be distributed as shown after passage of this rate.



Financial Impact

- The City's General Fund expense will be distributed as shown after passage of this rate.



Additional Information

- Voters in Georgia will be asked to approve a statewide floating homestead exemption in November.
- If passed, all homesteaded values will be frozen until properties are sold, except for the rate of inflation.
- Dunwoody's freeze, however, is more restrictive and does not allow for inflationary increases.
- Whether or not state law passes, Dunwoody's law will still be in effect.

Staff Recommendation

- Staff recommends adoption of a rate of 3.040 mills at the July 8 meeting after the three public hearings and adjusting the revenue accordingly.



City of
Dunwoody
Georgia

STATE OF GEORGIA
CITY OF DUNWOODY
XX

RESOLUTION 2024-XX-

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
DUNWOODY, GEORGIA TO FIX THE AD VALOREM TAX RATE OF THE
CITY OF DUNWOODY FOR FISCAL YEAR 2024 AND FOR OTHER
PURPOSES**

WHEREAS, the City of Dunwoody is charged with operating and maintaining City Government and pursuant to the Charter of the City of Dunwoody to provide for the assessment of ad valorem property taxes on all real and personal property subject to ad valorem taxation; and

WHEREAS, the City of Dunwoody has approved a contract with the Tax Commissioner of DeKalb County, Georgia to serve as Tax Collector for the City for the collection of ad valorem taxes; and

WHEREAS, the City Council has properly given notice, and held a public hearing, in accordance with the law of the State of Georgia, on July 8, 2024 at 6:00 p.m. for the purpose of receiving relevant evidence, testimony, and public comment concerning the proposed millage rate for ad valorem property taxes; and

WHEREAS, the Mayor and City Council, after hearing and after duly considering all such relevant evidence, testimony and public comment, has determined that it is in the best interest of, and necessary to meet the expenses and obligations of the City of Dunwoody and set a levy for all property subject to ad valorem taxation by the City.

THEREFORE, THE CITY COUNCIL OF THE CITY OF DUNWOODY, GEORGIA, HEREBY RESOLVES, as follows:

SECTION 1: The ad valorem tax at the rate for the City of Dunwoody, Georgia for the 2024 fiscal year on property subject to ad valorem taxation by the City, is hereby fixed at 3.040 mills on each \$1,000 of taxable value or any part thereof of the value of all real and personal property which under the Laws of this State is subject to taxation within the corporate limits of the City for this purpose. Said millage rate is hereby levied for general government purposes.

SECTION 2: Pursuant to the approved contract with the Tax Commissioner of DeKalb County the billing date and due date for ad valorem taxes for the City shall be the same as those for DeKalb County.

**STATE OF GEORGIA
CITY OF DUNWOODY**

RESOLUTION 2024-XX-XX

SECTION 3: The Tax Commissioner of DeKalb County or other designated tax collector is hereby authorized to bill and collect ad valorem taxes for the City of Dunwoody for fiscal year 2024 based on the millage rate set herein and to take, on behalf of the City, such actions authorized by the approved contract with the Tax Commissioner and State of Georgia law as may be necessary for this process.

SECTION 4: This resolution hereby repeals any and all conflicting resolutions.

SECTION 5: This resolution shall become effective immediately upon its adoption by the City Council.

SO RESOLVED, this 8th day of July 2024.

Approved:

Lynn P. Deutsch, Mayor

ATTEST:

Approved as to Form and Content:

Sharon Lowery, City Clerk
Attorney (Seal)

City

NOTICE

The City of Dunwoody does hereby announce that the millage rate will be set at a meeting to be held at Dunwoody City Hall, 4800 Ashford Dunwoody Dr, Dunwoody GA 30338 on Monday, July 8, 2024 at 6 p.m.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 2023 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

		CITY WIDE	2019	2020	2021	2022	2023	2024	
C I T Y	V A L U E	Real & Personal	4,027,435,240	4,080,149,924	4,560,120,737	5,054,711,430	5,352,785,553	5,747,005,970	
		Motor Vehicles	18,153,600	13,510,350	10,378,120	8,612,270	7,775,410	6,616,220	
		Mobile Homes	0	0	0	0	0	0	
		Timber - 100%	0	0	0	0	0	0	
		Heavy Duty Equipment	0	0	0	0	0	0	
		Gross Digest	4,045,588,840	4,093,660,274	4,570,498,857	5,063,323,700	5,360,560,963	5,753,622,190	
		Less Exemptions	882,030,465	1,002,379,554	1,258,399,350	1,494,742,553	1,600,110,770	1,863,636,546	
	NET DIGEST VALUE	3,163,558,375	3,091,280,720	3,312,099,507	3,568,581,147	3,760,450,193	3,889,985,644		
	A R E A	R A T E	Gross Maintenance & Operation Millage	2.7400	2.7400	2.7400	3.0400	3.0400	3.0400
			Less Rollback (Local Option Sales Tax)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NET M&O MILLAGE RATE			2.7400	2.7400	2.7400	3.0400	3.0400	3.0400	
T A X	T A X	TOTAL M&O TAXES LEVIED	\$8,668,150	\$8,470,109	\$9,075,153	\$10,848,487	\$11,431,769	\$11,825,556	
		Net Tax \$ Increase		(\$198,041)	\$605,043	\$1,773,334	\$583,282	\$393,788	
		Net Tax % Increase		-2.28%	7.14%	19.54%	5.38%	3.44%	

NOTICE OF PROPERTY TAX INCREASE

The City of Dunwoody has tentatively adopted a millage rate which will require an increase in property taxes by 5.81% percent.

All concerned citizens are invited to the public hearing on this tax increase to be held at Dunwoody City Hall, 4800 Ashford Dunwoody Dr, Dunwoody GA 30338 on Wednesday, June 26, 2024 at 6 p.m.

Times and places of additional public hearings on this tax increase are at Dunwoody City Hall, 4800 Ashford Dunwoody Dr, Dunwoody GA 30338 on Thursday, June 27, 2024, at 8 a.m. and Monday, July 8, 2024, at 6 p.m.

This tentative increase will result in a millage rate of 3.040 mills, an increase of 0.167 mills. Without this tentative tax increase, the millage rate will be no more than 2.873 mills. The proposed tax increase for a home with a fair market value of \$600,000 is approximately \$35.90 and the proposed tax increase for nonhomestead property with a fair market value of \$2,350,000 is approximately \$129.42.

CITY AND INDEPENDENT SCHOOL MILLAGE RATE CERTIFICATION FOR TAX YEAR 2024

<http://www.dor.ga.gov>



Complete this form once the levy is determined, report this information in Column 1. E-mail a copy to local.government.services@dor.ga.gov and distribute a copy to your County Tax Commissioner and Clerk of Court. This form also provides the Local Government Services Division with the millage rates for the distribution of Railroad Equipment Tax and Alternative Ad Valorem Tax. Form must be remitted even if levy is zero.

Georgia Department of Revenue
Local Government Services Division
4125 Welcome All Road
Atlanta, Georgia 30349
Phone: (404) 724-7003

CITY NAME Dunwoody		ADDRESS 4800 Ashford Dunwoody Rd			CITY, STATE, ZIP 30338	
FEI # 23-3687535	CITY CLERK Sharon Lowery	PHONE NO. 678-382-6700	FAX 678-382-6701	EMAIL sharon.lowery@duwnoodyga.gov		
OFFICE DAYS / HOURS 8-5/M-F	ARE TAXES BILLED AND COLLECTED BY THE () CITY OR () COUNTY TAX COMMISSIONER? LIST VENDOR, CONTACT PERSON AND PHONE NO. County Tax Comimssioners					
List below the amount & qualifications for each <u>LOCAL</u> homestead exemption granted by the City and Independent School System.						
CITY		INDEPENDENT SCHOOL				
Exemption Amount	Qualifications	Exemption Amount	Qualifications			
Varies	Homestead Freeze					
14,000	Homestead Over 65 + Disabled					
10,000	Homestead General					
Varies	Homestead 1 Mill Equivalent					
32,500	Homestead Surviving Spouse					
If City and School assessment is other than 40%, enter percentage millage is based on _____%. List below the millage rate in terms of mills. EXAMPLE: 7 mills (or .007) is shown as 7.000. PLEASE SHOW MILLAGE FOR EACH TAXING JURISDICTION EVEN IF THERE IS NO LEVY.						
CITY DISTRICTS	DISTRICT NO.	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
List Special Districts if different from City District below such as CID's, BID's, or DA's	List District Numbers	Gross Millage for Maintenance & Operations	**Less Rollback for Local Option Sales Tax	Net Millage for Maintenance & Operation Purposes (Column 1 less Column 2)	Bond Millage (If Applicable)	Total Millage Column 3 + Column 4
City Millage Rate		3.040		3.040		3.040
Independent School System						
Special Districts						
**Local Option Sales Tax Proceeds must be shown as a mill rate rollback if applicable to Independent School.						

Name of County(s) in which your city is located:

DeKalb

I hereby certify that the rates listed above are the official rates for the Districts indicated for Tax Year 2024

Date

Mayor or City Clerk

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2024

COUNTY:	002-DEKALB	TAXING JURISDICTION:	DUNWOODY
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ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW

DESCRIPTION	2023 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2024 DIGEST
REAL	5,179,874,437	385,936,578	13,708,500	5,579,519,515
PERSONAL	172,911,116		(5,424,661)	167,486,455
MOTOR VEHICLES	7,775,410		(1,159,190)	6,616,220
MOBILE HOMES	0		0	0
TIMBER -100%	0		0	0
HEAVY DUTY EQUIP	0		0	0
GROSS DIGEST	5,360,560,963	385,936,578	7,124,649	5,753,622,190
EXEMPTIONS	1,600,110,770	172,490,696	91,035,080	1,863,636,546
NET DIGEST	3,760,450,193	213,445,882	(83,910,431)	3,889,985,644
	(PYD)	(RVA)	(NAG)	(CYD)
2023 MILLAGE RATE:	3.040		2024 MILLAGE RATE:	3.040

CALCULATION OF ROLLBACK RATE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2023 Net Digest	PYD	3,760,450,193	
Net Value Added-Reassessment of Existing Real Property	RVA	213,445,882	
Other Net Changes to Taxable Digest	NAG	(83,910,431)	
2024 Net Digest	CYD	3,889,985,644	(PYD+RVA+NAG)
2023 Millage Rate	PYM	3.040	PYM
Millage Equivalent of Reassessed Value Added	ME	0.167	(RVA/CYD) * PYM
Rollback Millage Rate for 2024	RR - ROLLBACK RATE	2.873	PYM - ME

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2024 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2)	Rollback Millage Rate	2.873
	2024 Millage Rate	3.040
	Percentage Tax Increase	5.81%

CERTIFICATIONS

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

 Chairman, Board of Tax Assessors Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

 Tax Collector or Tax Commissioner Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2024 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2024 is _____

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2024 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2024 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

 Responsible Party Title Date