



# SANDY SPRINGS

GEORGIA

## CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1

Melody Kelley – District 2

Melissa Mular – District 3

Jody Reichel – District 4

Tibby DeJulio – District 5

Andy Bauman – District 6

**Monday, August 14, 2023**

**Special Called Meeting**

**8:30 AM**

The City Council meeting will be held in the Barfield Conference Room (2<sup>nd</sup> Floor) at Sandy Springs City Hall (1 Galambos Way, Sandy Springs, GA 30328).

**Live-stream:** [www.SandySpringsGA.gov/stream](http://www.SandySpringsGA.gov/stream)

**Public Comment:** <http://spr.gs/publiccomment>

- I. Call to Order** - Mayor Pro Tem John Paulson
- II. Roll Call** - City Clerk
- III. Approval of Meeting Agenda**
- IV. Public Hearing**
  - A. 2023-229** Ad Valorem Tax Rate Public Hearing 1 for 2023 Millage Rate  
(Presented by Eden Freeman, City Manager)
- V. Adjournment**

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.*

*The City will make reasonable accommodations for those persons.*

1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • [SandySpringsGA.gov](http://SandySpringsGA.gov)



**SANDY SPRINGS**  
CITY CLERK'S OFFICE

TO: Honorable Mayor and City Council Members  
FROM: Toni Carlisle, Chief Financial Officer  
DATE: July 31, 2023 Submission for the August 14, 2023 Meeting  
ITEM: Ad Valorem Tax Rate Public Hearing 1 for 2023 Millage Rate

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***Recommendation:***

Approve the ad valorem tax rate for the City of Sandy Springs, Georgia, for the 2023 calendar year, on property subject to ad valorem taxation by the City that is hereby fixed at 4.731 on forty percent (40%) of each \$1,000 of property subject to ad valorem tax by the City. Said rate of \$4.731 on forty percent (40%) of each \$1,000 of taxable property is hereby levied.

***Background:***

The Georgia Taxpayers Bill of Rights, in effect since 2000, requires the City to advertise a millage rate as a property tax increase if this rate is not fully rolled back.

***Discussion:***

Sandy Springs millage rate combined with the homestead exemption results in a lower tax burden than most of its neighboring municipalities. By leaving the millage rate the same, we continue to ensure superior, responsive customer service and the high quality of services to the residents of Sandy Springs. Notice has been advertised that the City of Sandy Springs will hold public hearings on Monday, August 14th at 8:30 am and Tuesday, August 15th at 6:00 p.m. The City of Sandy Springs will set the millage rate on August 22nd at 6:00 p.m. following the final public hearing.

***Financial Impact:***

The impact of the reassessment and reevaluations this past year resulted in an overall property value increase, resulting in a tax increase of 8.01% following the "rollback" calculation that evaluates total revenue collected from property taxes year to year. This property value increase contributed to an increase in total net taxes levied of 8.33% from 2022 to 2023. The FY2024 Budget proposes the adoption of a millage rate of 4.731 mills, which is the same millage rate the Sandy Springs Charter permits. The millage rate does not increase, and the increase is a function in the increase in the values of properties in the City.

***Alternatives:***

The Council could choose not to approve the millage rate as recommend, and provide additional guidance to staff.

***Review:***

Nathifa Cunningham, Assistant City Clerk

Created/Initiated - 8/8/2023

Toni Carlisle, Chief Financial Officer  
Dan Lee, City Attorney  
Eden Freeman, City Manager

Approved - 8/8/2023  
Approved - 8/9/2023  
Final Approval - 8/11/2023

***Attachments:***

1. 2023 Property Taxes Presentation
2. ORDINANCE 2023
3. 2023 Current Tax Digest and 5 Year History of Levy
4. 2023 NOTICE OF PROPERTY TAX INCREASE

# Property Taxes

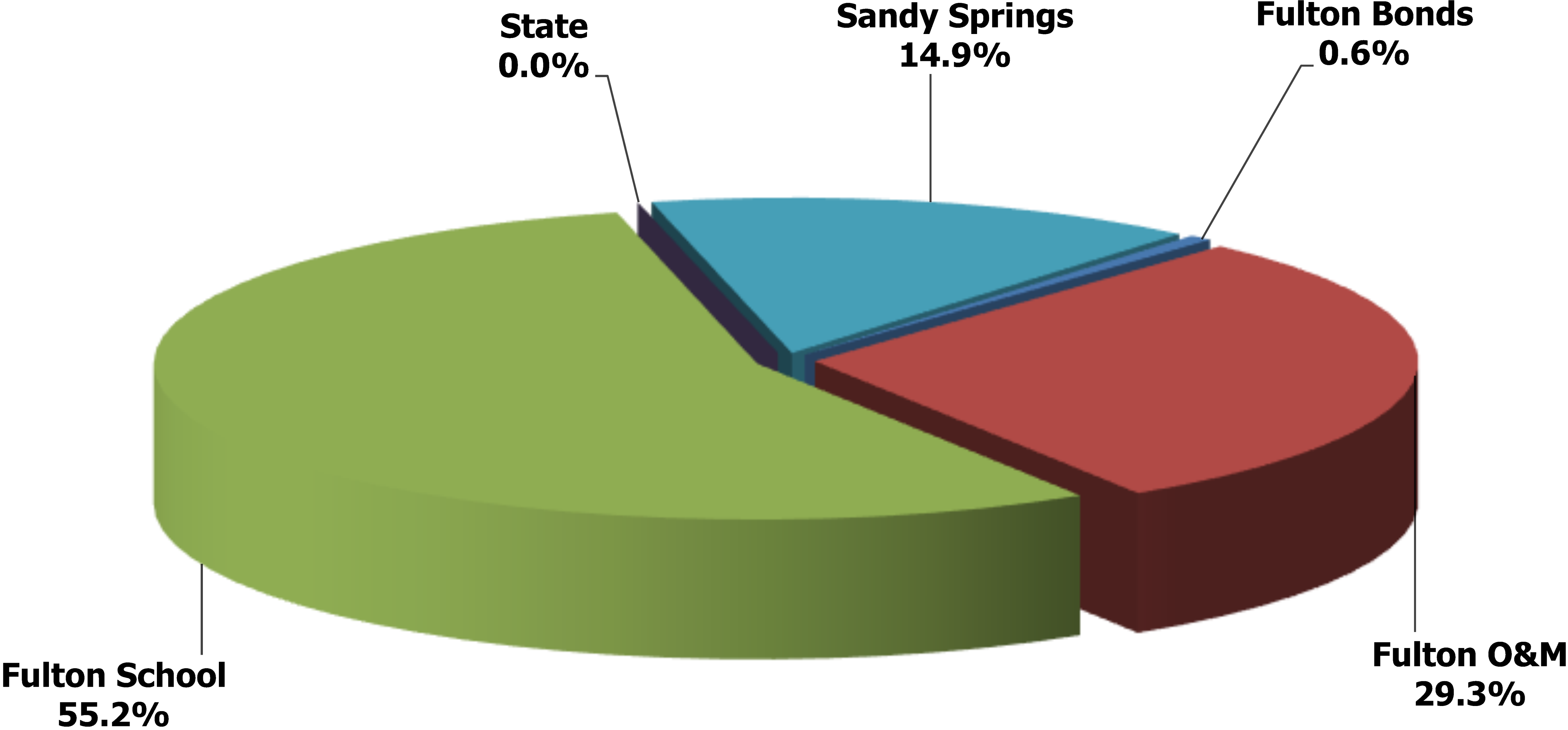
August 15, 2023



SANDY SPRINGS™

GEORGIA

# Where Tax Dollars Go



# Millage Rates

The amount per \$1,000 of property value used to calculate local property taxes.

- 2023 Georgia County Ad Valorem Tax Digest Millage Rates
  - Alpharetta: 4.951 M&O + .799 Bond
  - Atlanta: 8.520 M&O + 1.880 Bond
  - Johns Creek: 3.986 M&O + 0.390 Bond
  - Milton: 4.469 M&O + .452 Bond
  - Roswell: 4.463
  - Sandy Springs: 4.731\*

*\*Per City Charter: For all years, the millage rate imposed for ad valorem taxes on real property shall not exceed 4.731 unless a higher limit is recommended by resolution of the city council and approved by the qualified voters of the City of Sandy Springs*

# Homestead Exemption

- Established by state law and approved by citizen vote
- Your home is appraised at Fair Market Value (FMV)
- The Assessed Value for tax purposes is 40% of FMV
- Taxes are calculated using city, school and county millage tax rates

## Example: FMV

- Assessed Value @ 40%
- Less: Basic Homestead
- Taxable Value

	\$500,000
	\$200,000
	<u>\$15,000</u>
	<u>\$185,000</u>

# Homestead Exemption

## Average Homeowner/Taxpayer View

<b>Average Homeowner/Taxpayer View</b>			
	<b>Fair Market Value (FMV 100%</b>	<b>Assessed Value (AV) 40%</b>	<b>W/O Homestead</b>
Average Property Value	626,567	626,567	626,567
Less: Exemptions	<u>(15,000)</u>	<u>(15,000)</u>	<u>-</u>
Taxable Value	611,567	611,567	626,567
Millage Rate		<u>0.004731</u>	<u>0.004731</u>
<b>Tax Levy @ 4.731</b>		<b>2,893.32</b>	<b>2,964.29</b>
<i>Proposed</i>	4.7310	2,893.32	2,964.29
<i>Rollback</i>	4.3803	2,678.82	2,744.52
<i>Increase/Decrease</i>	<u>0.3507</u>	<u>214.50</u>	<u>219.77</u>
<b>Total</b>	<b><u>8.01%</u></b>	<b><u>0.08007</u></b>	<b><u>0.08007</u></b>

# Homestead Exemption

## Average Homeowner/Taxpayer View

<b>Average Homeowner/Taxpayer View</b>			
	<b>Fair Market Value (FMV 100%</b>	<b>Assessed Value (AV) 40%</b>	<b>W/O Homestead</b>
Average Property Value	1,080,000	1,080,000	1,080,000
Less: Exemptions	<u>(15,000)</u>	<u>(15,000)</u>	<u>-</u>
Taxable Value	1,065,000	1,065,000	1,080,000
Millage Rate		<u>0.004731</u>	<u>0.004731</u>
<b>Tax Levy @ 4.731</b>		<b>5,038.52</b>	<b>5,109.48</b>
<i>Proposed</i>	4.7310	5,038.52	5,109.48
<i>Rollback</i>	4.3803	4,664.97	4,730.68
<i>Increase/Decrease</i>	<u>0.3507</u>	<u>373.54</u>	<u>378.80</u>
<b>Total</b>	<b><u>8.01%</u></b>	<b><u>0.08007</u></b>	<b><u>0.08007</u></b>

# Basic Homestead Exemptions

- Alpharetta: \$45,000
- Atlanta: \$40,000
- Johns Creek: \$15,000
- Milton: \$15,000 (Set Sep 2023)
- Roswell: \$0
- Sandy Springs: \$15,000, plus 3% CPI Exemption
- Fulton County: \$30,000
- Fulton County Schools: \$2,000 (plus 3% floating homestead)

# CPI Exemption

- Ordinance approved by Sandy Springs residents to limit tax increases
- CPI limits the annual increase of your base property assessment to 3% or the Consumer Price Index (CPI), whichever is less
- CPI is set when you purchase your property. Fulton County updates annually
  - Fulton has set CPI figures for 2022 @ 3%
- Fulton County also implements a CPI Exemption for county portion. CPI exemption is not included in the Fulton Schools tax assessment
  - Fulton Schools basic exemption is \$2,000

# Current Status of Property Assessments

- The deadline for property tax appeals was 7/24/2023, the anticipated completion of the appeal was planned for 10-working days from the deadline depending on the number of applications received.
  - By law, County must ask Judge's approval to collect property taxes
  - Temporary collection order approved
- Currently there is no approved tax digest, and the numbers are likely to change depending on the outcome of the appeals process.



STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SANDY SPRINGS,  
GEORGIA, TO SET THE AD VALOREM TAX RATE OF THE CITY OF SANDY SPRINGS,  
FOR FISCAL YEAR 2023; AND FOR OTHER PURPOSES.**

**BE IT ORDAINED** by the Mayor and City Council of the City of Sandy Springs, Georgia as follows:

**SECTION I:** The ad valorem tax rate for the City of Sandy Springs, Georgia, for the 2022 calendar year, on property subject to ad valorem taxation by the City is hereby fixed at \$4.731 on forty percent (40%) of each \$1,000 of property subject to ad valorem tax by the City.

**SECTION II:** Said rate of 4.731 mills on forty percent (40%) of each \$1,000 of taxable property is hereby levied as follows:

(a) For General Government purposes 4.731 mills on forty percent (40%) of each \$1,000 of taxable property.

**SECTION III:** All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**PASSED AND APPROVED** the 22nd day of August 2022.

CITY OF SANDY SPRINGS, GEORGIA

By: \_\_\_\_\_  
Russell K. Paul, Mayor

Attest:

\_\_\_\_\_  
Raque D. González, City Clerk

(SEAL)

Approved as to Form and Content:

\_\_\_\_\_  
Dan Lee, City Attorney

## NOTICE

The City of Sandy Springs, Mayor and City Council do hereby announce that the millage rate will be set at a meeting to be held at the Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, Georgia, 30328 on August 22, 2023, at 6:00 pm and pursuant to the requirements of O.C.G.A. § 48-5-32 do 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

COUNTY WIDE		2018	2019	2020	2021	2022	2023
<b>V A L U E</b>	Real & Personal	8,662,406,563	9,732,862,883	9,896,793,022	10,515,930,880	10,988,725,300	12,013,457,202
	Motor Vehicles	57,197,080	40,913,220	30,398,740	22,570,250	18,835,730	17,251,270
	Mobile Homes	0	0	0	0	0	0
	Timber - 100%	0	0	0	0	0	0
	Heavy Duty Equipment	44,529	25,600	68,788	0	33,200	0
	Gross Digest	8,719,648,172	9,773,801,703	9,927,260,550	10,538,501,130	11,007,594,230	12,030,708,472
	Less Exemptions	842,136,052	974,401,936	947,687,936	1,199,328,249	1,231,693,468	1,440,093,460
	<b>NET DIGEST VALUE</b>	<b>7,877,512,120</b>	<b>8,799,399,767</b>	<b>8,979,572,614</b>	<b>9,339,172,881</b>	<b>9,775,900,762</b>	<b>10,590,615,012</b>
<b>R A T E</b>	Gross Maintenance & Operation Millage	7.8000	7.5670	7.5430	7.4370	7.4417	7.4693
	Less Rollback (Local Option Sales Tax)	3.0690	2.8360	2.8120	2.7060	2.7107	2.7383
	<b>NET M&amp;O MILLAGE RATE</b>	<b>4.7310</b>	<b>4.7310</b>	<b>4.7310</b>	<b>4.7310</b>	<b>4.7310</b>	<b>4.7310</b>
<b>TAX</b>	<b>TOTAL M&amp;O TAXES LEVIED</b>	<b>\$37,268,510</b>	<b>\$41,629,960</b>	<b>\$42,482,358</b>	<b>\$44,183,627</b>	<b>\$46,249,787</b>	<b>\$50,104,200</b>
	Net Tax \$ Increase	\$3,657,070	\$4,361,450	\$852,398	\$1,701,269	\$2,066,160	\$3,854,413
	Net Tax % Increase	10.88%	11.70%	2.05%	4.00%	4.68%	8.33%

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## NOTICE OF PROPERTY TAX INCREASE

The City of Sandy Springs, Mayor and City Council have tentatively adopted a millage rate which will require an increase in property taxes by 8.01 percent.

All concerned citizens are invited to the final public hearing on this tax increase to be held at the Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, Georgia on August 22, 2023, at 6:00 PM.

Times and places of additional public hearings on this tax increase are at the City of Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, Georgia on August 14, 2023, at 8:30 AM and August 15, 2023, at 6:00 PM.

This tentative increase will result in a millage rate of 4.731 mills, as set by City Charter, an increase of .3507 mills. Without this tentative tax increase, the millage rate will be no more than 4.380 mills. The proposed tax increase for a home with homestead exemption with a fair market value of \$500,000 is approximately \$64.89 and the proposed tax increase for non-homestead property with a fair market value of \$500,000 is approximately \$70.15.

Must be 30 square inches, not in legal section of paper

Run ad for three weeks: August 2 – Aug 8; Aug 9 – Aug 15; Aug 16 – Aug 22