



# 2024 Millage Rate Presentation

# How the Millage Rate Works

- The millage rate is the number of dollars of tax assessed for each \$1,000 of property value.
- The BCS proposed rate of 7.932 mills means that \$7.932 in tax is levied on every \$1,000 in assessed value.

## **Example #1 (Homestead Property):**

### **School tax calculation on an average homestead property at 7.932 mills:**

Average Homestead Property Value = \$250,000

Assessed value (40% of the \$250,000) = \$100,000

Subtract \$2000 Homestead Exemption from Assessed Value = \$98,000

Divide by \$1000 (\$98,000/\$1000) = \$98 tax/mill

Multiply \$ tax/mill by the millage rate = \$98 \* 7.932 mills

**Equals school tax on property of \$777.34**

# How the Millage Rate Works

## Example #2 (Non-Homestead Property):

### School tax calculation on an average non-homestead property at 7.932 mills:

Average Non-Homestead Property Value = \$250,000

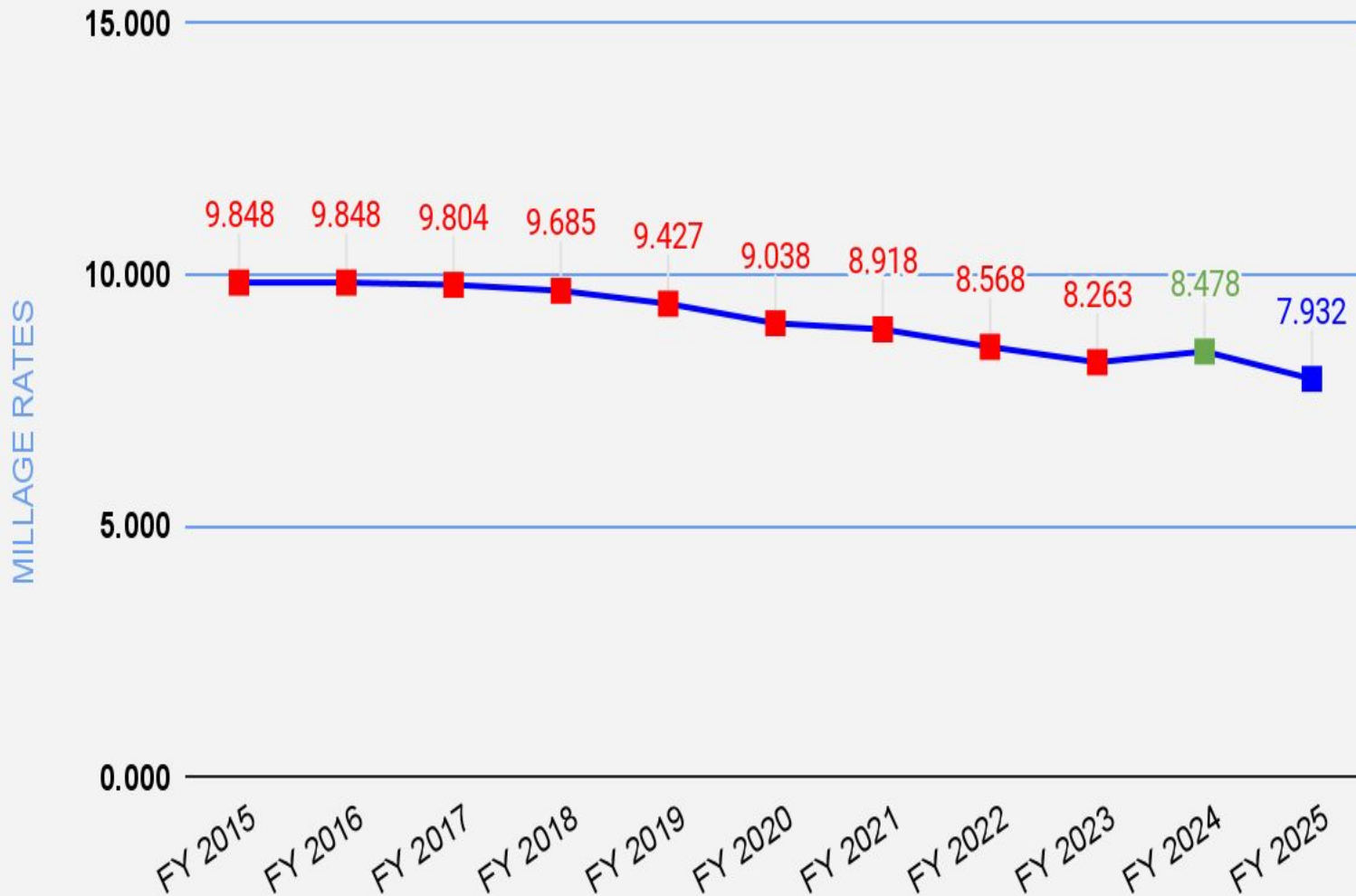
Assessed value (40% of the \$250,000) = \$100,000

Divide by \$1000 ( $\$100,000 / \$1000$ ) = \$100 tax/mill

Multiply \$ tax/mill by the millage rate =  $\$100 * 7.932$  mills

**Equals school tax on property of \$793.20**

# BCS HISTORY OF MILLAGE RATES



# BCS Millage Rate History

- FY 2025 7.932 (partial rollback)
- FY 2024 8.478 (increase)
- FY 2023 8.263 (partial rollback)
- FY 2022 8.568 (full rollback)
- FY 2021 8.918 (full rollback)
- FY 2020 9.038 (full rollback)
- FY 2019 9.427 (full rollback)
- FY 2018 9.685 (full rollback)
- FY 2017 9.804 (full rollback)
- FY 2016 9.848 (no change)
- FY 2015 9.848 (full rollback)

# Why is BCS not rolling back the millage rate this year?

- Georgia law (OCGA 20-2-165) requires school systems to maintain a minimum equivalent millage rate of 14 mills of M&O property tax or otherwise lose Equalization Funding which is part of the state funding formula for school systems.
- If BCS does not maintain the required minimum equivalent millage rate of 14 mills, future Equalization Funding of \$9.8 million will be at risk.

# What causes a rollback in the millage rate?

- Bulloch County Board of Assessors (BCBOA) conducts an annual assessment of taxable property in the county.
- If trend of prices on properties that recently sold indicate an increase in the fair market value, then BCBOA is required to re-determine the value of such property and adjust the assessment; known as a reassessment.
- If this increase in property values occurs, the digest of taxable property must produce the same total revenue as it did the previous year, causing the millage rate to be reduced (rolled back) unless action is taken by the taxing authority to maintain or increase the millage rate over the rollback rate.

# How does Equalization Funding work?

Georgia's equalization grant is intended to close the gap between high and low property wealth school systems. School systems are funded based upon three factors:

- (1) The difference between the system's property wealth per student and the state average property wealth per student;
- (2) The system's student enrollment; and
- (3) The system's property tax millage rate.

*\* Not only is there a 14-mill minimum requirement, but the state grants more equalization funding to systems with millage rates greater than 14 mills.*

# Why is our millage rate less than the 14-mill requirement?

BCS is able to propose a millage rate that is much less than the 14 mills required by state law because BCS is allowed to offset property tax millage with local option sales tax revenue.

- Based on 2023 Local Option Sales Tax revenues, the imputed Local Option Sales Tax millage rate is 6.068 mills.
- 14 mills less 6.068 mills = 7.932 mills
- 7.932 mills is lower than the prior year's 8.478 mills.
- 7.932 mills is higher than the current year's rollback rate of 7.558 mills.

# How does this impact the Taxpayer?

- The proposed millage rate of 7.932 (required by OCGA 20-2-150 for the school system to maintain state equalization funding) is a .374 mill increase over the rollback rate (7.558 mills).
- The proposed millage rate of 7.932 mills will increase school M&O property taxes:
  - For homestead property with a fair market value of \$250,000 by approximately \$36.65; and
  - For non-homestead property with a fair market value of \$250,000 by approximately \$37.40.
- However, the partial rollback of the millage rate from the current rate of 8.478 to 7.932 reduces M&O property taxes on those same property values in the amount of \$53.50 and \$54.60, respectively for next year.

|                                          | <b>Current<br/>Millage Rate<br/>8.478 mills</b> | <b>Proposed/Partial Rollback<br/>Millage Rate<br/>7.932 mills</b> | <b>Full Rollback<br/>Millage Rate<br/>7.558 mills</b> |
|------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------|
| Avg. Homestead<br>Property \$250,000     | \$830.84 annual<br>school tax                   | \$777.34 annual<br>school tax                                     | \$740.68 annual<br>school tax                         |
| Avg. Non-Homestead<br>Property \$250,000 | \$847.80 annual<br>school tax                   | \$793.20 annual<br>school tax                                     | \$755.80 annual<br>school tax                         |

# BCS 2024 TAX DIGEST AND 5 YEAR HISTORY

## NOTICE

The Bulloch County Board of Education does hereby announce that the millage rate will be set at the board worksession to be held at the Bulloch County Board of Education Central Office on Thursday, August 22, 2024 at 6:30 pm and pursuant to the requirements of O.C.G.A. Section 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 TAX DIGEST AND 5 YEAR HISTORY OF LEVY

| C<br>o<br>u<br>n<br>t<br>y<br><br>w<br>i<br>d<br>e<br><br>A<br>r<br>e<br>a | COUNTY SCHOOL                     |                                        | 2019                 | 2020                 | 2021                 | 2022                 | 2023                 | 2024                 |
|----------------------------------------------------------------------------|-----------------------------------|----------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|                                                                            | V<br>A<br>L<br>U<br>E             | Real & Personal                        | 2,217,376,411        | 2,279,567,601        | 2,447,234,236        | 2,776,124,960        | 3,264,658,536        | 3,825,428,268        |
|                                                                            |                                   | Motor Vehicles                         | 33,430,080           | 28,482,540           | 25,507,990           | 23,281,120           | 24,397,490           | 24,584,290           |
|                                                                            |                                   | Mobile Homes                           | 19,286,779           | 19,221,732           | 20,734,820           | 22,590,329           | 28,597,606           | 46,685,172           |
|                                                                            |                                   | Timber - 100%                          | 10,565,482           | 10,129,835           | 10,175,440           | 12,512,518           | 7,938,045            | 7,477,932            |
|                                                                            |                                   | Heavy Duty Equipment                   | 152,442              | 83,319               | 331,437              | 85,768               | 150,416              | 153,040              |
|                                                                            |                                   | Gross Digest                           | 2,280,811,194        | 2,337,485,027        | 2,503,983,923        | 2,834,594,695        | 3,325,742,093        | 3,904,328,702        |
|                                                                            |                                   | Less Exemptions                        | 232,161,086          | 193,350,901          | 250,877,417          | 291,036,263          | 342,771,962          | 462,896,309          |
|                                                                            |                                   | <b>NET DIGEST VALUE</b>                | <b>2,048,650,108</b> | <b>2,144,134,126</b> | <b>2,253,106,506</b> | <b>2,543,558,432</b> | <b>2,982,970,131</b> | <b>3,441,432,393</b> |
|                                                                            | R<br>A<br>T<br>E                  | Gross Maintenance & Operation Millage  | 14.382               | 14.484               | 14.755               | 14.000               | 14.000               | 14.000               |
|                                                                            |                                   | Less Rollback (Local Option Sales Tax) | 5.344                | 5.566                | 6.187                | 5.737                | 5.522                | 6.068                |
|                                                                            |                                   | <b>NET M&amp;O MILLAGE RATE</b>        | <b>9.038</b>         | <b>8.918</b>         | <b>8.568</b>         | <b>8.263</b>         | <b>8.478</b>         | <b>7.932</b>         |
| TAX                                                                        | <b>TOTAL M&amp;O TAXES LEVIED</b> |                                        | <b>\$18,515,700</b>  | <b>\$19,121,388</b>  | <b>\$19,304,617</b>  | <b>\$21,017,423</b>  | <b>\$25,289,621</b>  | <b>\$27,297,442</b>  |
|                                                                            | Net Tax \$ Increase               |                                        | \$488,333            | \$605,688            | \$183,228            | \$1,712,807          | \$4,272,197          | \$2,007,821          |
|                                                                            | Net Tax % Increase                |                                        | 2.71%                | 3.27%                | 0.96%                | 8.87%                | 20.33%               | 7.94%                |

# Notice of BCS Property Tax Increase

The Bulloch County Board of Education has tentatively adopted a millage rate which will require an increase in property taxes by 4.95%.

All concerned citizens are invited to the public hearings on this tax increase to be held at the Bulloch County Board of Education at the following dates and times:

- Thursday, August 15, 2024 at 11:30 am
- Thursday, August 15, 2024 at 6:00 pm
- Thursday, August 22, 2024 at 9:00 am

This tentative increase will result in a millage rate of 7.932 mills, an increase of .374 mills. Without this tentative tax increase, the millage rate will be no more than 7.558 mills. The proposed tax increase for a home with a fair market value of \$250,000 is approximately \$36.65 and the proposed tax increase for non-homestead property with a fair market value of \$250,000 is approximately \$37.40.

# Feedback & Questions