

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2020

COUNTY: **Gwinnett** TAXING JURISDICTION: **City of Lilburn**

ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW

DESCRIPTION	2019 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2020 DIGEST
REAL	441,192,520	37,192,556	8,617,429	487,002,505
PERSONAL	51,905,250		773,916	52,679,166
MOTOR VEHICLES	5,244,080		(1,009,680)	4,234,400
MOBILE HOMES	4,480		0	4,480
TIMBER -100%	0		0	0
HEAVY DUTY EQUIP	2,664		14,656	17,320
GROSS DIGEST	498,348,994	37,192,556	8,396,320	543,937,870
EXEMPTIONS	16,639,220		76,780	16,716,000
NET DIGEST	481,709,774	37,192,556	8,319,540	527,221,870
	(PYD)	(RVA)	(NAG)	(CYD)
2019 MILLAGE RATE:	4.430		2020 MILLAGE RATE:	4.430

CALCULATION OF ROLLBACK RATE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2019 Net Digest	PYD	481,709,774	
Net Value Added-Reassessment of Existing Real Property	RVA	37,192,556	
Other Net Changes to Taxable Digest	NAG	8,319,540	
2020 Net Digest	CYD	527,221,870	(PYD+RVA+NAG)
2019 Millage Rate	PYM	4.430	PYM
Millage Equivalent of Reassessed Value Added	ME	0.313	(RVA/CYD) * PYM
Rollback Millage Rate for 2020	RR - ROLLBACK RATE	4.117	PYM - ME

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2020 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	4.117
	2020 Millage Rate	4.430
	Percentage Tax Increase	7.60%

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 2020 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2020 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 2020 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 2020 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
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2016			
2017	\$ 378,504,520		
2018	\$ 410,578,440	8.47%	
2019	\$ 441,192,520	7.46%	
2020	\$ 487,002,505	10.38%	

Reassessments

REAL

	Pre-Reassessment	Post-Reassessment	
2020	\$ 494,770,400	\$ 487,002,505	1.57%
2019	\$ 445,185,560	\$ 441,192,520	0.90%
2018	\$ 416,755,920	\$ 410,578,440	1.48%
2017	\$ 383,879,920	\$ 378,504,520	1.40%
			3.78%
3-Year Average:			1.26%

\$ 45,809,985 0.315% 1.57%

PERSONAL

	Pre-Reassessment	Post-Reassessment	
2020	\$ 52,880,110	\$ 52,679,166	0.38%
2019	\$ 52,072,730	\$ 51,905,250	0.32%
2018	\$ 48,496,890	\$ 48,294,040	0.42%
2017	\$ 46,040,930	\$ 45,857,110	0.40%
			1.14%
3-Year Average:			0.38%

Growth

	2019 Post-Appeal	2020 Pre-Appeal	Change	2019 Assessed Value		2019 Value Per New		2020 Assessed Value		2020 Assessed Value		
				Post-Appeal		Parcel	Growth	Pre-Appeal	Post-Appeal			
Residential	7834	7904	70	\$ 293,378,040	\$ 37,449	\$ 2,621,453.00	\$ 293,378,040	\$ 327,367,720	\$ 322,228,047	\$ 28,850,007		
Agricultural	5	2	-3	\$ 109,480	\$ 21,896	\$ (65,688)	\$ 109,480	\$ 89,960	\$ 88,548	\$ (20,932)		
Conservation	5	3	-2	\$ 411,760	\$ 82,352	\$ (164,704)	\$ 411,760	\$ 145,200	\$ 142,920	\$ (2,684)		
Commercial	1121	1184	63	\$ 143,532,920	\$ 128,040	\$ 8,065,524.50	\$ 143,532,920	\$ 165,034,360	\$ 162,443,321	\$ 18,910,401		
Industrial	47	24	-23	\$ 3,760,320	\$ 80,006.81	\$ (1,840,157)	\$ 3,760,320	\$ 2,133,160	\$ 2,099,669	\$ (1,660,651)		
	9012	9117	105	\$ 441,192,520	\$ 48,956	\$ 8,617,429	\$ 441,192,520	\$ 494,770,400	\$ 487,002,505	\$ 45,809,985		
			210							\$ 37,192,556		
			2019 Per Parcel	\$ 37,449.33				\$ 41,417.98				
			New Growth - Res	\$ 2,621,453.00								
	\$ 445,185,560.00	\$ 51,905,250										
	\$ 438,256,423.00	\$ 51,779,314										
	\$ 6,929,137.00	\$ 125,936										
		1.56%								0.24%		

Exemptions

	Count	Pre-Appeals \$ Value	Count	Post-Appeals \$ Value	Count Difference	\$ Difference	\$ per count pre-appeal	\$ per count post-appeal	
2017	2582	\$ 16,220,009	2587	\$ 16,562,886	5	\$ 342,877	\$ 6,281.96	\$ 6,402.35	6,342
2018	2565	\$ 16,218,220	2570	\$ 16,334,180	5	\$ 115,960	\$ 6,322.89	\$ 6,355.71	6,339
2019	2582	\$ 16,554,325	2587	\$ 16,639,220	5	\$ 84,895	\$ 6,411.43	\$ 6,431.86	6,422
2020	2615	\$ 16,650,980	2625	\$ 16,716,000	10	\$ 65,020	\$ 6,367.49	\$ 6,368.00	6,368
					0	\$ 0			
					0	\$ 0			
					0	\$ 0			