

**PRESS RELEASE ANNOUNCING PROPOSED PROPERTY TAX INCREASE
THE CITY OF DULUTH TODAY ANNOUNCES ITS INTENTION TO
INCREASE THE 2017 PROPERTY TAXES IT WILL LEVY THIS YEAR BY
4.70% OVER THE ROLLBACK MILLAGE RATE**

The City of Duluth, Georgia in accordance with Georgia State Law (48-5-32-1) is providing the following information regarding property taxes and the millage rate. The City of Duluth intends to increase the property taxes it will levy this year by 4.70% over the rollback millage rate set forth by SB 177, Act 431, of the 1999 Legislative Session.

Each year, the Gwinnett County Tax Assessor is required to review the assessed value of taxable property in the county for property tax purposes. When the trend prices of properties that have recently sold in the county indicate there has been an increase in the fair market value of any specific property, the board of tax assessors is required by law to re-determine the value of such property and increase the assessment. This is called a reassessment process.

When the total digest of taxable property is prepared, Georgia Law requires that a rollback millage rate must be computed that will produce the same total revenue on the current year's new digest that last year's millage rate would have produced had no reassessments occurred.

The Fiscal Year 2018 budget adopted by the Duluth City Council on June 12, 2017 requires a millage rate higher than the rollback millage rate. The current millage rate is 6.551 mills and the proposed millage rate is 6.551 mills. Therefore, before the Duluth City Council may set a millage rate to support the budget, Georgia Law requires that three public hearings be held to allow the public an opportunity to express their opinions on this tax increase. The City is also required to distribute this press release.

All concerned citizens are invited to attend the public hearings on this proposed tax increase to be held at Duluth City Hall, 3167 Main Street, Duluth, Georgia 30096 as follows:

Monday	August 14, 2017	10:00 a.m.	Council Chambers
Monday	August 14, 2017	7:00 p.m.	Council Chambers
Monday	August 28, 2017	5:30 p.m.	Community Room

Should you have any questions regarding this notice please call Teresa S. Lynn City Clerk at (770) 476-3434 or email tlynn@duluthga.net.

A copy of this notice is also posted on the City of Duluth's web site at www.duluthga.net

Thank you
Teresa S. Lynn, City Clerk

PUBLIC NOTICE

The City of Duluth has tentatively adopted a millage rate which will require an increase in property taxes by 4.70 percent. All concerned citizens are invited to the public hearing on this tax increase to be held at Duluth City Hall, 3167 Main Street, Duluth, Georgia 30096 on August 14, 2017 at 10:00 a.m. in the Council Chambers.

Times and places of additional public hearings on this tax increase are at Duluth City Hall, 3167 Main Street, Duluth, Georgia 30096 on August 14, 2017 at 7:00 p.m. in the Council Chambers and on August 28, 2017 at 5:30 p.m. in the Community Room.

This tentative increase will result in a millage rate of 6.551 mills, an increase of 0.294 (millage rate increase above the roll-back rate) mills. Without this tentative tax increase, the millage rate will be no more than 6.257 mills. The proposed tax increase for a home with a fair market value of \$200,000 is approximately \$23.52 and the proposed tax increase for nonhomestead property with a fair market value of \$202,000 is approximately \$23.76.

If you need further information, please call Teresa S. Lynn, City Clerk at (770) 476-3434, or e-mail: tlynn@duluthga.net

CURRENT 2017 TAX DIGEST AND 5 YEAR HISTORY OF LEVY

CITY WIDE	2012	2013	2014	2015	2016	2017
Real & Personal	1,020,127,760	1,007,063,569	1,096,741,960	1,110,283,950	1,196,411,760	1,323,541,820
Motor Vehicles	65,277,120	72,840,870	63,824,700	44,649,790	33,729,140	23,684,110
Mobile Homes	57,200	53,080	53,080	53,560	28,640	28,640
Timber - 100%	0	0	0	0	0	0
Heavy Duty Equipment	5,000	8,000	5,800	10,330	32,400	30,850
Gross Digest	1,085,467,080	1,079,965,519	1,160,625,540	1,154,997,630	1,230,201,940	1,347,285,420
Less M & O Exemptions	38,093,750	45,281,110	41,599,800	52,290,955	55,153,136	52,846,039
Net M & O Digest	1,047,373,330	1,034,684,409	1,119,025,740	1,102,706,675	1,175,048,804	1,294,439,381
Gross M&O Millage	5.991	5.991	5.991	5.991	6.551	6.551
Less Rollbacks						
Net M&O Millage	5.991	5.991	5.991	5.991	6.551	6.551
Total City Taxes Levied	\$6,274,814	\$6,198,794	\$6,704,083	\$6,606,316	\$7,697,745	\$8,479,872
Net Taxes \$ Increase		-\$76,019	\$505,289	-\$97,768	\$1,091,429	\$782,128
Net Taxes % Increase		-1.21%	8.15%	-1.46%	16.52%	10.16%

SOME DISTORTIONS IN FIGURES MAY OCCUR SINCE DATA WAS OBTAINED FROM CITY AND COUNTY RECORDS. THESE FIGURES DO NOT REFLECT BILLING ADJUSTMENTS TO THE DIGEST.

Average home value from previous year's
digest rounded to the nearest \$25,000

Published in 7/26/2017 Gwinnett Daily Post Newspaper