

## NOTICE OF PROPERTY TAX INCREASE

The Camden County Board of Commissioners has tentatively adopted a millage rate which will require an increase in property taxes by 4.60 percent.

All concerned citizens are invited to the public hearing on this tax increase to be held at the Government Services Building, 200 E. 4<sup>th</sup> Street, Woodbine, Georgia on October 7, 2021 at 10:00 a.m. and 5:30 p.m. and on October 19, 2021 at 6:00 p.m.

This tentative increase will result in a millage rate of 15.562 mills, an increase 0.684 mills. Without this tentative tax increase, the millage rate will be no more than 14.878 mills. The proposed tax increase for a home with a fair market value of \$175,000 is approximately \$45 and the proposed tax increase for nonhomestead property with a fair market value of \$175,000 is approximately \$48.

### EXPLANATION OF NOTICE OF PROPERTY TAX INCREASE

After preparing the annual digest, if the County estimates it will collect more in property taxes than the year before because of increased assessment values, there is an option to either roll back the millage rate or leave it unchanged.

According to state law, for Camden County to legally claim it is not raising taxes for 2021, it would have to reduce the current millage rate of 15.79 mills to a rollback rate of 14.878 mills. **Camden County will reduce the current general millage rate from 15.79 mills to 15.562 mills.** State law requires the tax increase notice to state that the 15.562 millage rate would cost an additional \$45 for taxpayers whose home was worth \$175,000 in 2021, depending on their use of a homestead exemption. It is more accurate to state that the millage rollback would save homeowners these amounts rather than if the current millage rate stayed the same. In 2006, the taxpayers of Camden County passed the Homestead Exemption Freeze (SB496). This is an exemption that is equal to the difference between the Assessor's fair market value and the base year. The "base year" means the taxable year immediately preceding the taxable year in which the exemption is first granted to the most recent owner. The exemption shall include only the primary residence and not more than five acres of land immediately surrounding the home. Any improvements made to the property after January 1 will be added to the base year value for the following tax year. This means that the majority of homesteaded tax payers have a home value that has been frozen since 2006 or when the home was purchased, whichever date is later.

As they always have, the Board of Commissioners must meet the ongoing challenges for balancing competing and increasing demands for services into cost outputs and correctly measuring and generating the inputs needed from taxes and other revenues. Further, the current tax digest value is still 11 percent less than the tax digest value in 2009. **The tentatively adopted millage rate of 15.562 will provide a partial rollback of the millage rate, providing a form of tax relief or avoidance.**

As such, the County will welcome the opportunity to hear public comments through the advertised hearings and other available means.

### NET DIGEST HISTORY 2009-2021

