

PIKE COUNTY BOARD OF COMMISSIONERS

P.O. Box 377 • 77 Jackson Street

Zebulon, GA 30295

J. Briar Johnson, Chairman
Tim Daniel, Commissioner
Tim Guy, Commissioner
Jason Proctor, Commissioner
James Jenkins, Commissioner

Brandon Rogers, County Manager
Angela Blount, County Clerk

Special Called Meeting AGENDA Tuesday, September 24, 2024 - 6:00 PM Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon, Georgia

1. CALL TO ORDER

Chairman J. Briar Johnson

2. INVOCATION

Silent Invocation

3. PLEDGE OF ALLEGIANCE

Chairman J. Briar Johnson

4. APPROVAL OF THE AGENDA - (O.C.G A. § 50-14-1 (e) (1))

5. NEW BUSINESS

a. **PUBLIC HEARING:** To receive public input on the notice of proposed property tax increase.

1. Board discussion of proposed millage rate.

6. EXECUTIVE SESSION

7. ADJOURNMENT

Agenda subject to revision.

PIKE COUNTY BOARD OF COMMISSIONERS

Proposed Property Tax Increase

SUBJECT:

PUBLIC HEARING: To receive public input on the notice of proposed property tax increase.

1. Board discussion of proposed millage rate.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Exhibit	5 year history
<input type="checkbox"/> Exhibit	Notice of proposed property tax increase
<input type="checkbox"/> Exhibit	Press Release
<input type="checkbox"/> Exhibit	PT32.1 with proposed tax increase

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

NOTICE

The Pike County Board of Commissioners does hereby announce that the millage rate will be set at a meeting to be held at the Pike County Courthouse, 16001 Barnesville St, Zebulon, on Tuesday September 24, 2024 at 6:30 pm and pursuant to the requirements of O.C.G.A. § 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 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

		COUNTY WIDE	2019	2020	2021	2022	2023	2024
C o u n t y w i d e	V A L U E	Real & Personal	543,656,176	683,405,744	704,936,240	785,898,080	1,069,878,964	1,126,982,449
		Motor Vehicles	15,270,980	13,470,090	12,594,210	12,018,830	12,700,450	12,759,950
		Mobile Homes	1,289,463	1,255,695	1,229,378	1,235,354	1,218,899	1,192,928
		Timber - 100%	666,224	901,081	624,614	411,439	901,081	206,083
		Heavy Duty Equipment	88,794	147,902	75,306	22,137	147,902	185,730
		Gross Digest	560,971,637	699,180,512	719,459,748	799,585,840	1,084,847,296	1,141,327,140
		Less Exemptions	111,209,423	138,955,808	138,411,912	150,440,781	181,363,512	183,408,586
		NET DIGEST VALUE	449,762,214	560,224,704	581,047,836	649,145,059	903,483,784	957,918,554
	R A T E	Gross Maintenance & Operation Millage	16.3020	14.0380	14.1000	14.4520	11.5980	12.2330
		Less Rollback (Local Option Sales Tax)	2.0400	1.8700	2.1140	2.4660	1.9600	1.8440
NET M&O MILLAGE RATE		14.2620	12.1680	11.9860	11.9860	9.6380	10.3890	
T A X	TOTAL M&O TAXES LEVIED	\$6,414,509	\$6,816,814	\$6,964,439	\$7,780,653	\$8,707,777	\$9,951,816	
	Net Tax \$ Increase	\$123,871	\$402,306	\$147,625	\$816,213	\$927,124	\$1,244,039	
	Net Tax % Increase	1.97%	6.27%	2.17%	11.72%	11.92%	14.29%	

NOTICE OF PROPERTY TAX INCREASE

The Pike County Board of Commissioners has tentatively adopted a 2024 millage rate which will require an increase in property tax by 7.78 percent.

All concerned citizens are invited to the public hearing on the tax increase to be held at the Pike County Courthouse, 16001 Barnesville St, Zebulon, GA, on September 11, 2024, at 9:00am and 11:00am and then on September 24, 2024, at 6:00pm.

This tentative increase will result in a millage rate of 10.389 mills, an increase of .750 mills. Without this tentative increase, the millage rate will be no more than 9.639 mills. The proposed tax increase for a home with a fair market value of \$300,000 is approximately \$90 and the proposed tax increase for non-homestead property with a fair market value of \$200,000 is approximately \$60.

PRESS RELEASE ANNOUNCING A PROPOSED PROPERTY TAX INCREASE

The Pike County Board of Commissioners today announces its intentions to increase the 2024 property taxes it will levy this year by 7.78 percent over the rollback millage rate.

Each year, the board of tax assessors is required to review the assessed value for property tax purposes of taxable property in the county. When the trend of prices on 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 adjust the assessment. This is called a reassessment.

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

The budget tentatively adopted by the Pike County Board of Commissioners requires a millage rate higher than the rollback millage rate; therefore, before the Pike County Board of Commissions may finalize the tentative budget and set a final millage rate, Georgia law requires three public hearings to be held to allow the public an opportunity to express their opinions on the increase.

All concerned citizens are invited to the public hearings on this tax increase to be held at the Pike County Courthouse, 16001 Barnesville St, Zebulon, GA, on September 11, 2024 at 9:00 am and 11:00 am and on September 24, 2024 at 6:00 pm.

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2024

COUNTY: **PIKE** TAXING JURISDICTION: **COUNTY M & O**

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

DESCRIPTION	2023 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2024 DIGEST
REAL	1,025,746,417	(74,335)	20,784,841	1,046,456,923
PERSONAL	44,132,547		36,392,979	80,525,526
MOTOR VEHICLES	12,700,450		59,500	12,759,950
MOBILE HOMES	1,218,899		(25,971)	1,192,928
TIMBER -100%	901,081		(694,998)	206,083
HEAVY DUTY EQUIP	147,902		37,828	185,730
GROSS DIGEST	1,084,847,296	(74,335)	56,554,179	1,141,327,140
EXEMPTIONS	181,363,512		2,045,074	183,408,586
NET DIGEST	903,483,784	(74,335)	54,509,105	957,918,554
	(PYD)	(RVA)	(NAG)	(CYD)
2023 MILLAGE RATE:	9.638		2024 MILLAGE RATE:	10.389

CALCULATION OF ROLLBACK RATE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2023 Net Digest	PYD	903,483,784	
Net Value Added-Reassessment of Existing Real Property	RVA	(74,335)	
Other Net Changes to Taxable Digest	NAG	54,509,105	
2024 Net Digest	CYD	957,918,554	
2023 Millage Rate	PYM	9.638	PYM
Millage Equivalent of Reassessed Value Added	ME	-0.001	(RVA/CYD) * PYM
Rollback Millage Rate for 2024	RR - ROLLBACK RATE	9.639	PYM - ME

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2024 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	9.639
	2024 Millage Rate	10.389
	Percentage Tax Increase	7.78%

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 2024 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2024 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 2024 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 2024 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