



DADE COUNTY  
*Georgia*



*Thank you for watching!*

# MILLAGE RATE SIMPLIFIED

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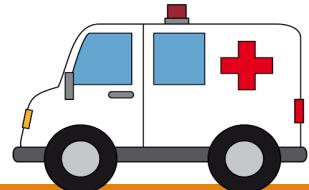
## PROPERTY TAXES



# WHY?



The State of Georgia requires all local governments e.g. County, City and School Boards including other taxing authorities such as the Industrial Development Authority to adopt a millage rate to pay for budgeted expenses – road maintenance, paying teacher salaries, provide ambulance services, maintain fire trucks and other emergency services i.e. Emergency 911, Sheriff's Office, Courts System, etc.



# What is a millage rate?

## DEFINITION OF MILLAGE -

A RATE (AS OF TAXATION) EXPRESSED IN MILLS PER DOLLAR

From the Latin Word “millesimum” meaning “thousandth part”



A millage rate is the tax rate used to calculate local property taxes. The millage rate represents the amount per every \$1,000 of a property's assessed value. Assigned millage rates are multiplied by the total taxable value of the property in order to arrive at property taxes.

The rate represents the amount a homeowner has to pay for every \$1,000 of a property's assessed value.



1  
mill



1/10

of  
1%





\$1,000 in  
property value

one mill





vs

Assessed Value

Market Value

**Market Value/Assessed Value** – Market value is the current estimated amount that property can be bought or sold. Assessed value is 40% of market value and is used as the basis for calculating the property tax levy (bill) in Georgia

Example: If the **market value** of a parcel of real property is **\$150,000**; then its corresponding **assessed value** is **\$60,000**. If the **assessed value** of a second parcel is **\$50,000**; then its market value is ...**\$125,000**.



# Property Tax Calculations

Let's look at the calculation of property tax for a single parcel of Real Property...



Market Value	\$150,000
Assessed Value	\$ 60,000 or 40% of Market Value
Millage Rate	0.008 or 8 mills
Annual Property Tax Levy	\$480 Tax amount



# How is the Millage Rate Determined?

Each local authority comes up with its own budget while at the same time the tax assessors are valuing all real property in the county.

County Commission

budget

City (County Inc.)

budget

School board

budget

The compilation of the real property values is called the *digest*

Each of the governing authorities considers the amount of money they need to raise to fund the budget through property tax revenue, considers the property tax value (or the overall digest value) in the county and determines the rate at which they must tax that real property value or the millage rate. And, every governing authority decides their own millage rate (which can be seen on your tax bill).

County  
Millage Rate  
=



City  
(County Inc.)  
Millage Rate  
=



School  
Millage Rate  
=



Total  
Mill  
Rate



# So how do property taxes in Dade County compare?

Tax-rates.org says that “Dade County has one of the lowest median property tax rates in the country, with only 2231 of the 3143 counties collecting a lower property tax than Dade County.”

Here are some more interesting stats from that article –

The median property tax in Dade County, Georgia is \$592 per year for a home worth the median value of \$123,400. Dade County collects, on average, **0.48%** of a property's assessed fair market value as property tax.

The average yearly property tax paid by Dade County residents amounts to about 1.36% of their yearly income.

You can see the full article at:

[http://www.tax-rates.org/georgia/dade\\_county\\_property\\_tax](http://www.tax-rates.org/georgia/dade_county_property_tax)



# What is a Millage Rate Rollback?

**Rollback of Millage Rate to Offset Inflationary Increases** 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.

Here's an example:

Digest Value x Millage Rate = Property Tax Revenue

$\$100,000 \times .005 = \$500$

$\$125,000 \times .004 = \$500$  (millage decrease) rollback value

$\$125,000 \times .0045 = \$562.50$

$\$125,000 \times .005 = \$625.00$

$\$125,000 \times .0055 = \$687.50$

Millage Rate GREATER than rollback rate  
=  
Increase in property tax collected

So...even if the millage rate remains the same or even slightly lowered, it still may result in additional property taxes collected, commonly referred to as "growth in the digest".  
Therefore, by Georgia state law we have to advertise a tax increase.



You have a chance to weigh in on the Commission's pending decision regarding the millage rate.

## Public Hearings   Special Called Meeting

August 20<sup>th</sup> at 11:00 a.m.

August 27<sup>th</sup> at 4:30 p.m.

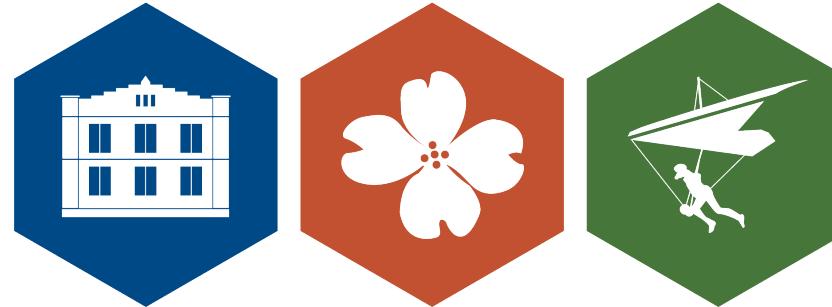
August 20<sup>th</sup> at 6:00 p.m.

(to consider approval of the proposed 2025 millage rate.)

August 27<sup>th</sup> at 4:00 p.m.



For questions please call us at 706-657-4625  
or email us at [info@dadecounty-ga.gov](mailto:info@dadecounty-ga.gov)



DADE COUNTY  
*Georgia*

*Thanks for coming to the right place for the right information!*

