



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Thursday, August 31, 2017 ♦ 11:00 AM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order

Mill Rate Public Hearing

2. Presentation of Proposed 2017 Mill Rate
3. Comments from the Public
4. Comments from Commissioners and/or Staff

Closing

5. Adjournment

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda.

Backup material for agenda item:

2. Presentation of Proposed 2017 Mill Rate

NOTICE OF PROPERTY TAX INCREASE

The Putnam County Board of Commissioners has tentatively adopted a millage rate which will require an increase in property taxes by 1.73 percent for the incorporated area and 5.12 percent for the unincorporated area. All concerned citizens are invited to the public hearing on this tax increase to be held at the County Administration Building, 117 Putnam Drive, Eatonton, GA on September 8, 2017 at 9:00 a.m.

Times and places of additional public hearings on this tax increase are at the County Administration Building, 117 Putnam Drive, Eatonton, GA on August 31, 2017 11:00 a.m. and August 31, 2017 6:00 p.m.

Incorporated area:

This tentative increase will result in a millage rate of 8.999 mills for the incorporated area of the County, an increase of .153 mill. Without this tentative tax increase, the millage rate will be no more than 8.846 mills. The proposed tax increase for a home with a fair market value of \$200,000 is approximately \$10.71 and the proposed tax increase for non-homestead property with a fair market value of \$150,000 is approximately \$9.18.

Unincorporated area:

This tentative increase will result in a millage rate of 8.701 mills for the unincorporated area of the County, an increase of .424 mill. Without this tentative tax increase, the millage rate will be no more than 8.277 mills. The proposed tax increase for a home with a fair market value of \$200,000 is approximately \$29.68 and the proposed tax increase for non-homestead property with a fair market value of \$150,000 is approximately \$25.44.

PRESS RELEASE ANNOUNCING A PROPOSED PROPERTY TAX INCREASE

The Putnam County Board of Commissioners announces its intention to increase the property taxes it will levy this year by 1.73 percent above the rollback millage rate for the incorporated area and 5.12 percent above the rollback millage rate for the unincorporated area.

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 indicates there has been an increase in the fair market value of any specific property, the board of 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 that a rollback millage rate must 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 reassessments occurred.

The budget tentatively adopted by the Putnam County Board of Commissioners requires that a millage rate higher than the rollback millage rate, therefore, before the Putnam County Board of Commissioners 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 this increase.

All concerned citizens are invited to the public hearings on this tax increase to be held at the County Administration Building, 117 Putnam Drive, Eatonton, Georgia on:

- Thursday, August 31, 2017 11:00 a.m.
- Thursday, August 31, 2017 6:00 p.m.
- Friday, September 8, 2017 9:00 a.m.

| NOTICE | | | | | | |
|--|--|---------------|---------------|---------------|---------------|---------------|
| The Putnam County Board of Commissioners does hereby announce that the millage rate will be set at a meeting to be held at the Putnam County Administration Building, 117 Putnam Drive, Eatonton, GA on September 8, 2017 at 9:00 AM* and pursuant to the requirements of O.C.G.A 48-5-32 does hereby publish the following presentation of the current year's digest and levy, along with the history of the tax digest and levy for the past five years. | | | | | | |
| CURRENT 2017 TAX DIGEST AND 5 YEAR HISTORY OF LEVY | | | | | | |
| INCORPORATED | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Real & Personal | 156,895,625 | 157,827,919 | 154,687,353 | 151,366,007 | 150,582,209 | 147,759,081 |
| Motor Vehicles | 6,346,330 | 6,228,720 | 5,361,740 | 3,943,470 | 3,031,800 | 2,421,980 |
| Mobile Homes | 874,063 | 1,818,018 | 1,735,017 | 1,545,374 | 1,464,236 | 1,486,199 |
| Timber - 100% | 0 | 119,773 | 0 | 0 | 0 | 0 |
| Heavy Duty Equipment | 0 | 0 | 0 | 22,998 | 0 | 172,300 |
| Gross Digest | 164,116,018 | 165,994,430 | 161,784,110 | 156,877,849 | 155,078,245 | 151,839,560 |
| Less M & O Exemptions | 41,747,843 | 38,655,015 | 35,802,604 | 37,530,625 | 36,944,491 | 35,550,251 |
| Net M & O Digest | 122,368,175 | 127,339,415 | 125,981,506 | 119,347,224 | 118,133,754 | 116,289,309 |
| State Forest Land Assistance Grant Value | 344,329 | 377,773 | 413,540 | 420,645 | 425,897 | 430,199 |
| Adjusted Net M&O Digest | 122,712,504 | 127,717,188 | 126,395,046 | 119,767,869 | 118,559,651 | 116,719,508 |
| Gross M&O Millage | 7.100 | 9.350 | 8.880 | 9.248 | 10.071 | 10.169 |
| Less Millage Rate Rollbacks | 1.700 | 1.430 | 0.960 | 1.210 | 1.220 | 1.170 |
| Net M&O Millage | 5.400 | 7.920 | 7.920 | 8.038 | 8.851 | 8.999 |
| Net Taxes Levied | \$662,648 | \$1,011,520 | \$1,001,049 | \$962,694 | \$1,049,371 | \$1,050,359 |
| UNINCORPORATED | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Real & Personal | 1,351,445,231 | 1,360,502,609 | 1,351,653,062 | 1,318,541,837 | 1,310,094,745 | 1,257,468,994 |
| Motor Vehicles | 58,728,600 | 56,319,790 | 53,792,650 | 36,136,660 | 27,785,940 | 21,356,460 |
| Mobile Homes | 3,924,801 | 3,081,070 | 3,274,357 | 2,984,852 | 3,061,527 | 3,295,197 |
| Timber - 100% | 1,758,753 | 2,241,189 | 2,587,369 | 2,981,051 | 1,690,662 | 2,205,438 |
| Heavy Duty Equipment | 49,168 | 27,600 | 67,142 | 0 | 281,034 | 401,475 |
| Gross Digest | 1,415,906,553 | 1,422,172,258 | 1,411,374,580 | 1,360,644,400 | 1,342,913,908 | 1,284,727,564 |
| Less M & O Exemptions | 167,246,350 | 161,606,134 | 144,271,738 | 145,966,434 | 140,884,769 | 141,550,325 |
| Net M & O Digest | 1,248,660,203 | 1,260,566,124 | 1,267,102,842 | 1,214,677,966 | 1,202,029,139 | 1,143,177,239 |
| State Forest Land Assistance Grant Value | 5,067,450 | 5,348,952 | 6,507,131 | 7,463,101 | 7,558,726 | 8,804,432 |
| Adjusted Net M&O Digest | 1,253,727,653 | 1,265,915,076 | 1,273,609,973 | 1,222,141,067 | 1,209,587,865 | 1,151,981,671 |
| Gross M&O Millage | 7.100 | 9.350 | 8.890 | 9.219 | 10.071 | 10.169 |
| Less Millage Rate Rollbacks | 1.700 | 1.950 | 1.490 | 1.800 | 1.784 | 1.468 |
| Net M&O Millage | 5.400 | 7.400 | 7.400 | 7.419 | 8.287 | 8.701 |
| Net Taxes Levied | \$6,770,129 | \$9,367,772 | \$9,424,714 | \$9,067,065 | \$10,023,855 | \$10,023,393 |
| TOTAL COUNTY | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Total County Value | 1,376,440,157 | 1,393,632,264 | 1,400,005,019 | 1,341,908,936 | 1,328,147,516 | 1,268,701,179 |
| Total County Taxes Levied | \$7,432,777 | \$10,379,292 | \$10,425,763 | \$10,029,759 | \$11,073,226 | \$11,073,751 |
| Net Taxes \$ Increase | (\$334,257) | \$2,946,515 | \$46,471 | (\$396,004) | \$1,043,467 | \$525 |
| Net Taxes % Increase | -4.30% | 39.64% | 0.45% | -3.80% | 10.40% | 0.00% |
| Publish 8/24/17 | *Start time may be delayed if another public hearing is scheduled prior to this meeting. | | | | | |

PT32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2017

COUNTY **PUTNAM** TAXING JURISDICTION **INCORPORATED**

INFORMATION FOR THE SHADED PORTIONS OF THIS SECTION MUST BE ENTERED

This information will be the actual values and millage rates certified to the Department of Revenue for the applicable tax years.

| DESCRIPTION | 2016 DIGEST | REASSESSMENT OF EXISTING REAL PROP | OTHER CHANGES TO TAXABLE DIGEST | 2017 DIGEST |
|--------------------------|-------------|------------------------------------|---------------------------------|-------------|
| REAL | 115,845,730 | 71,309 | -655,853 | 115,261,186 |
| PERSONAL | 34,736,479 | | -2,238,584 | 32,497,895 |
| MOTOR VEHICLES | 3,031,800 | | -609,820 | 2,421,980 |
| MOBILE HOMES | 1,464,236 | | 21,963 | 1,486,199 |
| TIMBER -100% | 0 | | 0 | 0 |
| HEAVY DUTY EQUIP | 0 | | 172,300 | 172,300 |
| GROSS DIGEST | 155,078,245 | 71,309 | -3,309,994 | 151,839,560 |
| EXEMPTIONS | 36,944,491 | 144 | -1,394,384 | 35,550,251 |
| NET DIGEST | 118,133,754 | 71,165 | -1,915,610 | 116,289,309 |
| FLPA Reimbursement Value | 425,897 | | 4,302 | 430,199 |
| Adjusted NET DIGEST | 118,559,651 | 71,165 | -1,911,308 | 116,719,508 |
| | (PYD) | (RVA) | (NAG) | (CYD) |
| 2016 MILLAGE RATE >>> | 8.851 | 2017 PROPOSED MILLAGE RATE >>> | | 8.999 |

THIS SECTION WILL CALCULATE AUTOMATICALLY UPON ENTRY OF INFORMATION ABOVE

| DESCRIPTION | ABBREVIATION | AMOUNT | FORMULA |
|--|--------------|-------------|-----------------|
| 2016 Net Digest | PYD | 118,559,651 | |
| Net Value Added-Reassessment of Existing Real Property | RVA | 71,165 | |
| Other Net Changes to Taxable Digest | NAG | -1,911,308 | |
| 2017 Net Digest | CYD | 116,719,508 | (PYD+RVA+NAG) |
| 2016 Millage Rate | PYM | 8.851 | |
| Millage Equivalent of Reassessed Value Added | ME | 0.005 | (RVA/CYD) * PYM |
| Rollback Millage Rate for 2017 | RR | 8.846 | PYM - ME |

COMPUTATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

| | | |
|--|-----------------------|-------|
| If the 2017 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. Section 48-5-32.1(c) (2) | Rollback Millage Rate | 8.846 |
| | 2017 Millage Rate | 8.999 |
| | Percentage Increase | 1.73% |

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. Section 48-5-32.1 for the taxing jurisdiction for tax year 2017 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2017 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 2017 exceeds the rollback rate, I further certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. Sections 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published five year history and current digest advertisement, 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 2017 does not exceed the rollback rate, I further certify that the required five year history and current digest advertisement have been published in accordance with O.C.G.A. Section 48-5-32 as evidenced by the attached copy of such advertised report.

Signature of Responsible Party

Title

Date

PT32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2017

COUNTY **PUTNAM** TAXING JURISDICTION **UNINCORPORATED**

INFORMATION FOR THE SHADED PORTIONS OF THIS SECTION MUST BE ENTERED

This information will be the actual values and millage rates certified to the Department of Revenue for the applicable tax years.

| DESCRIPTION | 2016 DIGEST | REASSESSMENT OF EXISTING REAL PROP | OTHER CHANGES TO TAXABLE DIGEST | 2017 DIGEST |
|--------------------------|---------------|------------------------------------|---------------------------------|---------------|
| REAL | 1,268,358,486 | 1,602,400 | -58,618,161 | 1,211,342,725 |
| PERSONAL | 41,736,259 | | 4,390,010 | 46,126,269 |
| MOTOR VEHICLES | 27,785,940 | | -6,429,480 | 21,356,460 |
| MOBILE HOMES | 3,061,527 | | 233,670 | 3,295,197 |
| TIMBER -100% | 1,690,662 | | 514,776 | 2,205,438 |
| HEAVY DUTY EQUIP | 281,034 | | 120,441 | 401,475 |
| GROSS DIGEST | 1,342,913,908 | 1,602,400 | -59,788,744 | 1,284,727,564 |
| EXEMPTIONS | 140,884,769 | 254,956 | 410,600 | 141,550,325 |
| NET DIGEST | 1,202,029,139 | 1,347,444 | -60,199,344 | 1,143,177,239 |
| FLPA Reimbursement Value | 7,558,726 | | 1,245,706 | 8,804,432 |
| Adjusted NET DIGEST | 1,209,587,865 | 1,347,444 | -58,953,638 | 1,151,981,671 |
| | (PYD) | (RVA) | (NAG) | (CYD) |
| 2016 MILLAGE RATE >>> | 8.287 | 2017 PROPOSED MILLAGE RATE >>> | | 8.701 |

THIS SECTION WILL CALCULATE AUTOMATICALLY UPON ENTRY OF INFORMATION ABOVE

| DESCRIPTION | ABBREVIATION | AMOUNT | FORMULA |
|--|--------------|---------------|-----------------|
| 2016 Net Digest | PYD | 1,209,587,865 | |
| Net Value Added-Reassessment of Existing Real Property | RVA | 1,347,444 | |
| Other Net Changes to Taxable Digest | NAG | -58,953,638 | |
| 2017 Net Digest | CYD | 1,151,981,671 | (PYD+RVA+NAG) |
| 2016 Millage Rate | PYM | 8.287 | |
| Millage Equivalent of Reassessed Value Added | ME | 0.010 | (RVA/CYD) * PYM |
| Rollback Millage Rate for 2017 | RR | 8.277 | PYM - ME |

COMPUTATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

| | | |
|--|-----------------------|-------|
| If the 2017 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. Section 48-5-32.1(c) (2) | Rollback Millage Rate | 8.277 |
| | 2017 Millage Rate | 8.701 |
| | Percentage Increase | 5.12% |

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. Section 48-5-32.1 for the taxing jurisdiction for tax year 2017 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2017 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 2017 exceeds the rollback rate, I further certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. Sections 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published five year history and current digest advertisement, 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 2017 does not exceed the rollback rate, I further certify that the required five year history and current digest advertisement have been published in accordance with O.C.G.A. Section 48-5-32 as evidenced by the attached copy of such advertised report.

Signature of Responsible Party

Title

Date

Backup material for agenda item:

3. Comments from the Public

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
Tel: 706-485-5826 ♦ Fax: 706-923-2345 ♦ www.putnamcountyga.us

AGENDA ITEM

Date: 8/31/2017

To: BOC

From: Finance Department

Subject: Comments from the Public

NOTES

Backup material for agenda item:

4. Comments from Commissioners and/or Staff



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
Tel: 706-485-5826 ♦ Fax: 706-923-2345 ♦ www.putnamcountyga.us

AGENDA ITEM

Date: 8/31/2017

To: BOC

From: Finance Department

Subject: Comments from Commissioners and/or Staff

NOTES