

Press Release

Thursday, August 20, 2020

The McIntosh County Board of Commissioners Announces a Proposed Property Tax Revenue Increase

The McIntosh County Board of Commissioners today announces its intention to increase the property taxes it will levy this year by 3.14% over the rollback millage rate. In other words, the County anticipates an increase in revenues attributable to ad valorem taxes totaling \$107,575.46. There is no proposed millage rate increase. The increase in revenues to the County is due to increases in value of some real properties in the county.

Each year, the Board of Tax Assessors is required to review the assessed value of taxable property in the county. When the trend of prices on property 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 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.

The budget that the McIntosh County Board of Commissioners anticipates adopting requires a millage rate higher than the rollback millage rate. In fact, the Board of Commissioners anticipates keeping the millage rate at 9.891, a rate which has been applied for the last seven years. Because the application of that rate will result in increased revenues to the County, Georgia law requires three public hearings to be held to allow the public an opportunity to express their opinions on the increase in revenues to the County.

Many factors influenced the Board's decision to keep the original millage rate of 9.891. Some of these factors include the annual increase in health insurance costs and other costs related to employees (a 10-15% increase in employee healthcare insurance costs is anticipated), and the fact that there has been no increase in the county's millage rate in several years. The rollback millage rate would not generate sufficient revenues to meet our anticipated budget for Fiscal Year 2021.

All concerned citizens are invited to the public hearings on this tax revenue increase to be held at the McIntosh County Courthouse, Darien, Georgia on August 31, 2020 at 10:00 a.m. and 6:00 p.m. and on September 8, 2020 at 5:00 p.m.

PLEASE NOTE:

- 1. IF YOUR PROPERTY DID NOT INCREASE IN VALUE, YOUR TAX BILL ATTRIBUTABLE TO THE COUNTY WILL NOT INCREASE. THE MILLAGE RATE HAS REMAINED 9.891 MILS FOR THE LAST FIVE YEARS.**
- 2. IF YOU HAVE THE MCINTOSH COUNTY FLOATING HOMESTEAD EXEMPTION ON YOUR PERSONAL RESIDENCE, THERE WILL BE NO INCREASE IN YOUR PERSONAL RESIDENCE TAX BILL ATTRIBUTABLE TO THE COUNTY, REGARDLESS OF ANY INCREASE IN REAL VALUATION.**