

Notice of Property Tax Increase

The **Thomas County Board of Commissioners** has tentatively adopted a millage rate which will require an increase in property taxes by **8.95** per cent in the incorporated digest and **12.42** percent in the unincorporated digest.

All concerned citizens are invited to the public hearings on this tax increase to be held at the Emergency Services Center, 1202 Remington Avenue, Thomasville, GA on **August 9, 2012 at 10:00 a.m. and 6:00 p.m.**

Times and places of additional public hearings on this tax increase are at Emergency Services Center, 1202 Remington Avenue, Thomasville, GA on **August 20, 2012 at 10:00 a.m.** This tentative increase will result in a millage rate of **7.50 mills**, an increase of **0.616 mills** in the incorporated digest and a millage rate of **6.311 mills**, an increase of **0.697 mills** in the unincorporated digest. Without this tentative tax increase, the millage rate will be no more than **6.884 mills** in the incorporated digest and **5.614 mills** in the unincorporated digest. The proposed tax increase for a home with a fair market value of **\$125,000** is approximately **\$29.57** in the incorporated digest and **\$33.46** in the unincorporated digest and the proposed tax increase for non-homestead property with a fair market value of **\$150,000** is approximately **\$36.96** in the incorporated digest and **\$41.82** in the unincorporated digest.

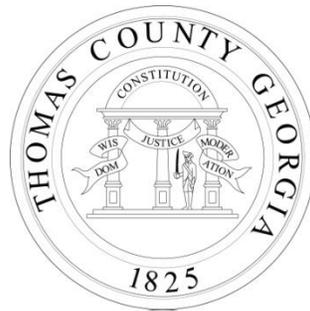
Ad published on Wednesday, 1 August 2012.

- Ad must be no less than 30 sq. in.

The THOMAS COUNTY BOARD OF COMMISSIONERS do hereby announce that the Millage Rate will be set at a Meeting to be held at the Emergency Services Center, 1202 Remington Avenue on Monday, August 20, 2012 at 10:00 A.M. and pursuant to the Requirements of O.C.G.A 48-5-32 do 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.

INCORPORATED	2007	2008	2009	2010	2011	2012
Real & Personal	498,221,015	739,105,959	736,751,357	738,353,601	686,003,656	664,968,947
Motor Vehicles	45,322,600	47,659,850	47,360,870	42,435,590	42,637,080	44,322,990
Mobile Homes	2,782,271	2,879,783	2,853,109	2,653,303	2,458,772	2,194,539
Timber Tax	27,106	2,755	2,078	1,235	0	2,729
Heavy Duty Equip.						
Gross Digest	546,352,992	789,648,347	786,967,414	783,443,729	731,099,508	711,489,205
Less Exemptions	26,336,243	31,037,738	31,560,325	27,880,239	28,902,930	26,096,927
FLPA Reimbursement Value	0	0	0	0	27,988	27,901
Net Digest	520,016,749	758,610,609	755,407,089	755,563,490	702,224,566	685,420,179
Gross Millage	8.398	6.734	6.734	6.719	6.719	7.500
Less Rollbacks	0.00	0.00	0.00	0.00	0.00	0.00
Net Millage	8.398	6.734	6.734	6.719	6.719	7.500
Net Taxes Levied	4,367,100.66	5,108,483.84	5,086,911.34	5,076,631.09	4,718,246.86	5,140,651.34
Net Levy \$ Increase	1,204,307.00	741,383.18	-21,572.50	-10,280.25	-358,384.23	422,404.48
Net Levy % Increase	38%	17%	0%	0%	-7%	9%
UNINCORPORATED	2007	2008	2009	2010	2011	2012
Real & Personal	616,201,214	1,022,235,900	1,020,202,802	1,029,320,662	937,901,484	919,715,927
Motor Vehicles	56,181,770	58,888,140	62,537,780	54,757,820	56,374,220	58,003,270
Mobile Homes	16,124,991	16,308,223	16,010,959	14,681,319	13,723,916	12,672,307
Timber	5,493,244	6,188,215	4,170,025	4,178,710	3,858,359	5,253,033
Heavy Duty Equip.						
Gross Digest	694,001,219	1,103,620,478	1,102,921,566	1,102,938,511	1,011,857,979	995,644,537
Less Exemptions	78,520,405	208,853,122	231,628,845	251,452,516	252,981,268	253,319,068
FLPA Reimbursement Value			12,110,932	21,890,725	22,707,233	38,207,073
Net Digest	615,480,814	894,767,356	883,403,653	873,376,720	781,583,944	780,532,542
Gross Millage	8.398	6.734	6.734	6.719	6.719	7.500
Less Rollbacks	1.515	1.095	1.137	1.122	1.232	1.189
Net Millage	6.883	5.639	5.597	5.597	5.487	6.311
Net Taxes Levied	4,236,354.44	5,045,593.12	4,944,410.25	4,888,289.50	4,288,551.10	4,925,940.87
Net Levy \$ Increase	1,452,260.18	809,238.68	-101,182.87	-56,120.74	-599,738.40	637,389.77
Net Levy % Increase	52%	19%	-2%	-1%	-12%	15%
TOTAL COUNTY WIDE	2007	2008	2009	2010	2011	2012
Total County Value	1,135,497,563	1,653,377,965	1,638,810,742	1,628,940,210	1,483,808,510	1,465,952,721
Total County Levy	8,603,455.10	10,154,076.96	10,031,321.58	9,964,920.59	9,006,797.96	10,066,592.22
Net Levy \$ Increase	2,656,567.19	1,550,621.86	-122,755.38	-66,400.99	-958,122.63	1,059,794.26
Net Levy % Increase	45%	18%	-1%	-1%	-10%	12%

2012 Property Tax Levy
Thomas County
Board of Commissioners



30 July 2012
Revised

Thomas County
2012 Property Taxes
Public Hearing Schedule
Option # 2

Commissioners Set Tentative Millage Rate – 30 July 2012, Monday; 10:00 a.m.

If the General M & O millage rate is set above the rollback rate the following schedule applies:

Begin Process – 1 August 2012, Wednesday

- advertise 1st and 2nd public hearings
- advertise five year history
- issue press release

Mid Process – 9 August 2012, Thursday

- hold 1st public hearing at 10:00 a.m.; Emergency Services Center
- hold 2nd public hearing at 6:00 p.m.; Emergency Services Center

Mid Process – 10 August 2012, Friday

- advertise 3rd public hearing

End Process – 20 August 2012, Monday

- hold 3rd public hearing at 10:00 a.m.; Emergency Services Center
- hold meeting to adopt **final millage rate** 10:00 a.m.

2011 Millage Rates - Actual

	Digest by District	Millage Rate	Net Taxes
Incorporated	702,224,566 <i>(less insurance premium rollback)</i>	6.719 1.232	4,718,247
Unincorporated	781,583,944	5.487	4,288,551
Emer. Services	1,508,062,045	1.545	2,329,956
Fire District 1 & 2	153,291,965	2.254	345,520
Fire District 2	192,320,331	2.274	437,336
Fire District 3	505,890,166	1.550	784,130

2012 Millage Rates – Rollback

	Digest by District	Millage Rate	Net Taxes
Incorporated	685,420,179	6.884	4,718,433
	<u>(maximum allowed by Georgia law w/o 3 public hearings)</u>		
Unincorporated	780,532,542	5.614	4,381,910
	<u>(maximum allowed by Georgia law w/o 3 public hearings)</u>		
Emer. Services	1,490,500,561	1.581	2,356,481
Fire District 1	150,662,442	2.316	348,934
Fire District 2	189,772,853	2.344	444,828
Fire District 3	505,333,408	1.575	795,900

2012 Millage Rates – Option # 2

	Digest by District	Millage Rate	Net Taxes
Incorporated	685,420,179 <i>(Less insurance premium rollback)</i>	7.500 1.189	5,140,651
Unincorporated	780,532,542	6.311	4,925,940
Emer. Services	1,490,500,561	1.750	2,608,375
Fire District 1	150,662,442	3.000	451,987
Fire District 2	189,772,853	3.000	569,318
Fire District 3	505,333,408	2.000	1,010,667

PRESS RELEASE ANNOUNCING A PROPOSED PROPERTY TAX INCREASE

The Thomas County Board of Commissioners today announces its intention to increase the property taxes it will levy this year by 8.95 percentage in the incorporated digest and 12.42 percentage in the unincorporated digest over the rollback 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 increase 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.

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