

## Tax Rate

The Assessors' Office has no control over the tax rate or amount of your taxes. The primary responsibility of the Assessors' Office is to appraise your property at its Fair Market Value so that you pay no more than your fair share of taxes.

The amount of taxes you pay is determined by the tax rate or millage rate as it is commonly called. The tax rate is determined by all of the taxing agencies - State of Georgia, Echols County Board of Commissioners, Echols County Board of Education - and is determined by the budget needs to provide all the services of the citizens of Echols County.

## Setting Tax Rate/Tax Calculation

The tax rate is established after the budget process by each taxing agency. As an aid to view the process, the following example illustrates how the amount of tax is determined through the budgeting process and how this relates to the millage rate and then to the individual tax bill:

Total Budget Needs as Determined by Each Taxing Authority  
BUDGET = \$55,000,000

Assessed Value of all Taxable Property  
TOTAL = \$1,800,000,000

$\$55,000,000$  divided by  $\$1,800,000,000 = .0306$   
.0306 = Millage Rate or Tax Rate

The amount of revenue needed to fund the budget is divided by the total assessed value of all property - real and personal, public utilities, motor vehicles and mobile homes - to establish the millage rate or tax rate. The millage rate is calculated in dollars per 1,000. It is then applied to each individual assessed value to determine the amount of taxes.

Fair Market Value of Property = \$100,000  
Georgia Assessment Rate (40%) X .40  
Assessed Value = \$40,000  
Millage Rate x.0306

Property Taxes = \$1,224.00

In the above example, if a property owner has a Homestead Exemption, the exemption amount is deducted from the assessed value before the millage rate is applied.