

2024 Property Tax Info



The City of Roswell prides itself on the high level of service we offer our residents while maintaining one of the lowest property tax rates in the Metro Atlanta area. We accomplish this by applying sound financial guidelines and principles in everything we do. Because of this, we are one of only a few cities in the state that holds a AAA bond rating from two rating agencies.



Your 2024 Roswell property tax bill provides you with a description of your property, taxable value, and details regarding how we calculated your tax bill. Roswell receives its assessments from the Fulton County Tax Assessor (see back for more information).

WHAT IS A MILLAGE RATE?

Millage Rate = Property Tax Rate

1 mil is equal to \$1 for every \$1,000 of your property's assessed value.

The assessed value of your property (40% of your fair market value) is multiplied by the millage rate to determine your City tax.

EXAMPLE With the City of Roswell's 4.949 millage rate, a Roswell homeowner whose property has a fair market value of \$575,000 (assessed value of \$230,000), will pay about \$1,138.27 in property taxes to the City. Those with homestead exemptions would pay even less.

THIS YEAR'S PROPERTY TAX RATE (MILLAGE RATE)

4.949 mils **SAME AS LAST YEAR!**

The millage rate includes two components: a Maintenance & Operation (M & O) component and a Debt Service component.

	Last Year	This Year	Change
Maintenance & Operation	4.049	4.049	0
Debt Service	0.900	0.900	0

4.049 mils MAINTENANCE & OPERATION

The **Maintenance & Operations (M & O) component of 4.049** goes toward supporting the **City's General Fund services and programs**, such as Public Safety, Recreation and Parks, Transportation, and services offered by other City departments.

Mayor and Council voted to keep the M & O portion of the property tax rate the same compared to last year (4.049), continuing to provide the lowest M & O rate in more than 16 years.

0.900 mils DEBT SERVICE

The **Debt Service component accounts for 0.900 of the rate** and is applied to the **repayment of voter-approved debt**. This year, the Debt Service rate has stayed the same as last year (0.900). Taxes paid to this component are applied to repayment of the City of Roswell's Bond Program, which was overwhelmingly approved by voters in November 2022. Specifically, property taxes paid this year will be applied to the repayment of the City's first bond issuance of \$86.2 million (approved in May 2023), which includes \$53.1 million for recreation, parks, bicycle and pedestrian paths and sidewalks; \$13.1 million towards public safety (Police and Fire) projects; and \$20 million towards a public parking deck in downtown Roswell. A second issuance of additional bond funds is expected in spring/summer of 2025.



\$40
Public Safety
(Police, Fire, E-911)

\$16
Recreation & Parks

\$35
Other General Fund Services

(including Administration, Finance, Community & Economic Development)

If you imagine the City's entire General Fund budget as a \$100 bill, here's how much goes towards each major service area.

CITY OF ROSWELL BOND PROGRAM

INVESTING TODAY IN ROSWELL'S TOMORROW



Learn more about the Bond Program at www.RoswellGov.com/Bond



HOW TO PAY YOUR PROPERTY TAX BILL

Pay By Mail: Please make checks payable to "City of Roswell" and mail the check and payment coupon (bill stub) to the address listed on the payment coupon:

City of Roswell Property Taxes
P.O. Box 732685
Dallas, TX 75373-2685

Pay Online:
www.RoswellGov.com/PropertyTax



SCAN TO PAY

Pay By Phone: 770-641-3800

For online and phone payments, you may pay with Visa, MasterCard, or American Express. A service fee will apply. **Please have your property tax ID number ready.**

Penalties and Interest

You are required to pay your tax bill by the due date to avoid any penalties or interest. The penalty is a one-time charge of 10% of the base tax amount, plus a \$1.50 late filing fee.

Interest is accrued monthly at an annualized rate equal to the bank prime loan rate (posted by the Board of Governors of the Federal Reserve) plus 3%. Penalties will be charged and interest will continue to accrue on any unpaid amount.

HOMESTEAD EXEMPTIONS

The City of Roswell offers four homestead exemptions that save Roswell homeowners more than \$7 million in tax savings (an average of \$217 per household). To qualify, property owners must own and occupy the home as their permanent residence as of January 1 of the tax year. **Applications are accepted between January 1 and June 1** and may be submitted in person at City Hall (38 Hill Street, Suite 210) or via email at TaxInfo@roswellgov.com. Applications are available at www.RoswellGov.com/PropertyTaxInfo.

Once approved, the homestead exemptions will renew automatically each year until a change in ownership occurs.

FLOATING HOMESTEAD EXEMPTION

This exemption is automatically granted to all Roswell residents with a Fulton County Homestead Exemption in place. If you have not already applied for the County exemption, visit www.FultonAssessor.org. Value increases will be limited by the rate of inflation or 3%, whichever is less.

SENIOR HOMESTEAD EXEMPTIONS

The City of Roswell offers two Senior Homestead Exemptions:

- A \$2,000 exemption is available for persons age 65 or older.
- A \$20,000 exemption is available for persons age 65 or older with a combined Adjusted Gross Income (AGI) of less than \$40,000.

DISABLED VETERAN EXEMPTION

The City of Roswell recognizes the Federal Disabled Veteran Exemption. To qualify, you must be approved by the Department of Veterans Affairs as being permanently 100% disabled.

SPECIAL SITUATIONS

MULTIPLE PROPERTIES

If you own multiple properties and you have not received all of your bills, please contact the Financial Services Division at 770-641-3759. **Failure to receive a bill does not relieve you of the responsibility to make payment by the due date.**

CORRECTIONS

If you are a new owner and need to note a change of ownership or mailing address, please email us at TaxInfo@RoswellGov.com. You will also need to notify the Fulton County Tax Commissioner of this correction by contacting them at 404-224-0102.

APPEALS

The City of Roswell does not assess your property value. Property assessments are done by the Fulton County Tax Assessor's Office. If you have a disagreement with the assessed value of your property, contact the county office at 404-612-6440.

If you file an appeal with the Tax Assessor's office, the City of Roswell will be notified by the County when you file and when the appeal is settled. Our office will update your account and finalize any billing adjustments. No additional actions are necessary on the part of the property owner to complete the billing process.

Did You Know?

Roswell residents are affected by 3 different millage rates from 3 different local governments:



Fulton County Schools 55%

Fulton County Schools Millage Rate (17.13)
 $\$230,000 \times .01713 =$
\$3,939.90
tax paid to schools



Fulton County 29%

Fulton County Millage Rate (8.87)
 $\$230,000 \times .00887 =$
\$2,040.10
tax paid to county



City of Roswell 16%

City of Roswell Millage Rate (4.949)
 $\$230,000 \times .004949 =$
\$1,138.27
tax paid to city

For a home with a fair market value of \$575,000 (\$230,000 assessed value)

Total Estimated Property Tax: \$7,118.27

Contact Us

Financial Services Division

770-641-3759

TaxInfo@RoswellGov.com

38 Hill St., Suite 210

RoswellGov.com/PropertyTaxInfo