



GWINNETT COUNTY
BOARD OF COMMISSIONERS

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GwinnettCounty.com

Nicole L. Hendrickson, Chairwoman

Kirkland Dion Carden, District 1

Ben Ku, District 2

Jasper Watkins III, District 3

Marlene M. Fosque, District 4

Official

Informal Presentation Minutes

Tuesday, June 15, 2021 – 11:00 AM

Present: Nicole L. Hendrickson, Kirkland D. Carden, Ben Ku, Marlene M. Fosque, Jasper Watkins III

1. Financial Services

2021 Property Tax Digest and Millage Rate

Financial Services Director Buffy Alexzulian and Stewart Oliver, Assessor's Office Chief Appraiser, presented an update on the Property Tax Digest and information on the Millage Rate. No official action taken.

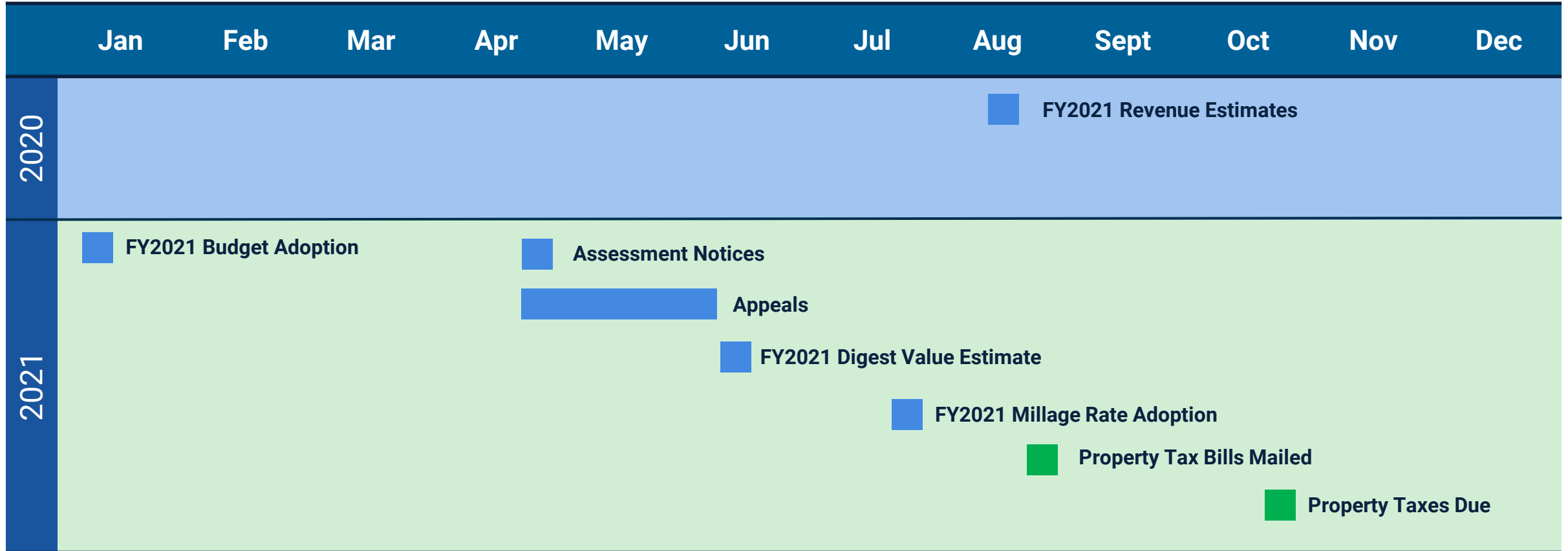
Property Tax Digest & Millage Rate

June 15, 2021



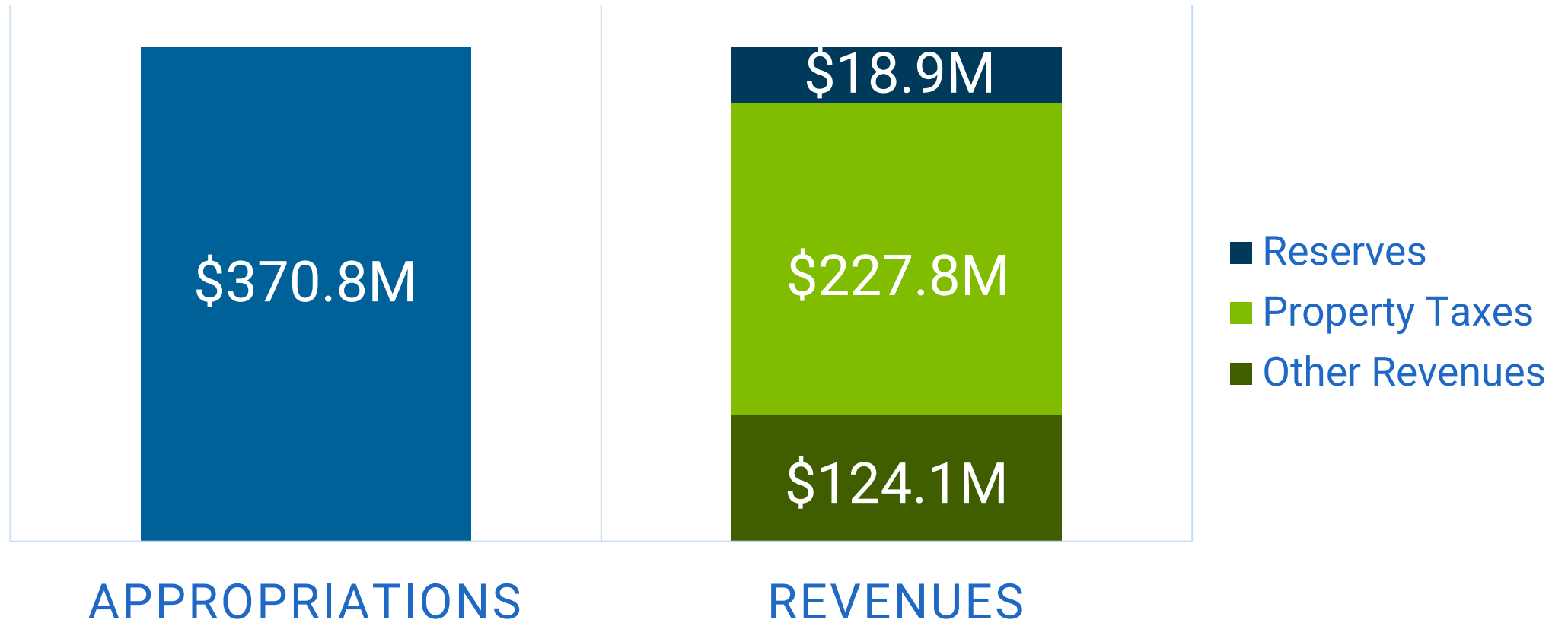
Gwinnett

Property Tax Cycle

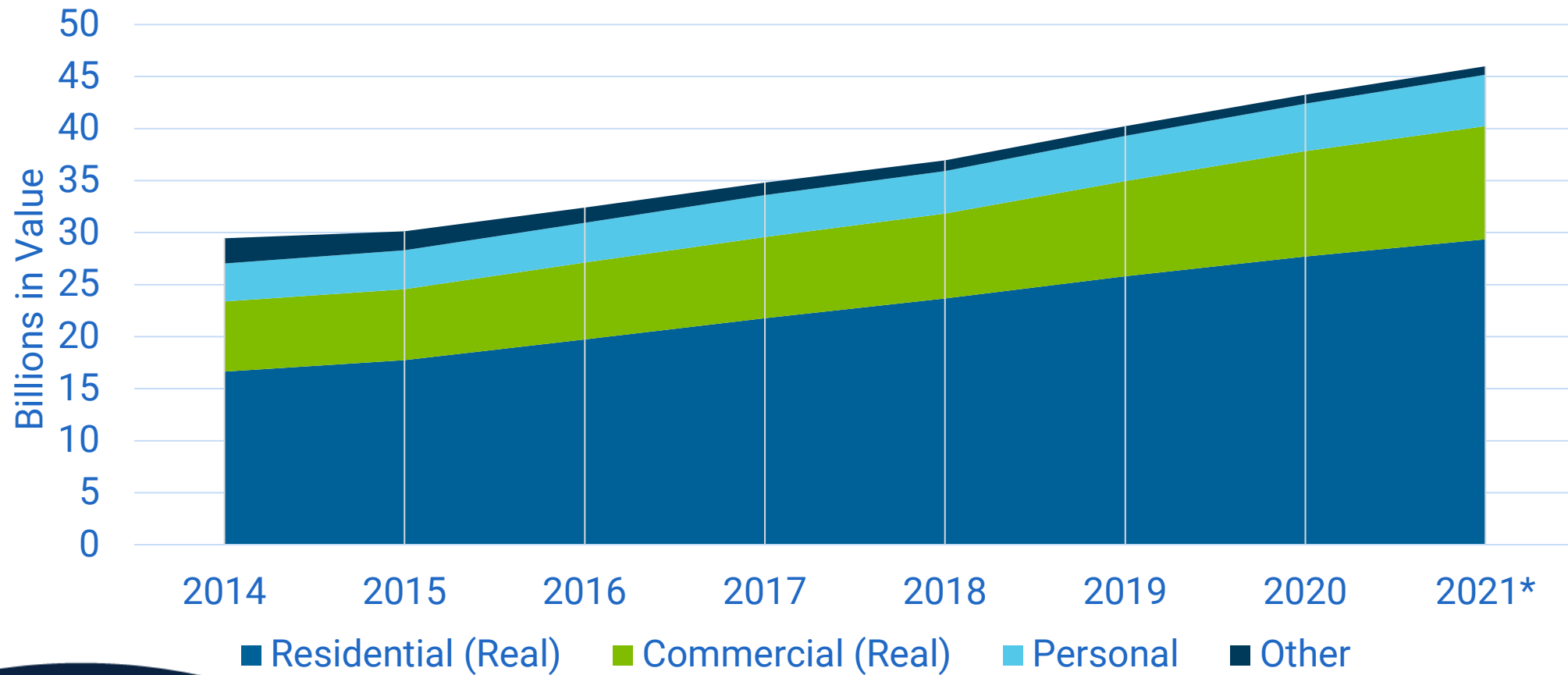


2021 Adopted Balanced Budget

GENERAL FUND



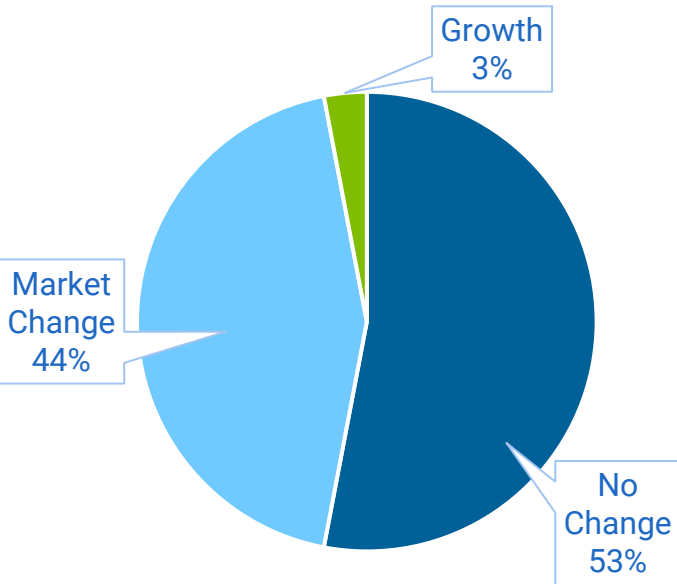
Digest Over Time



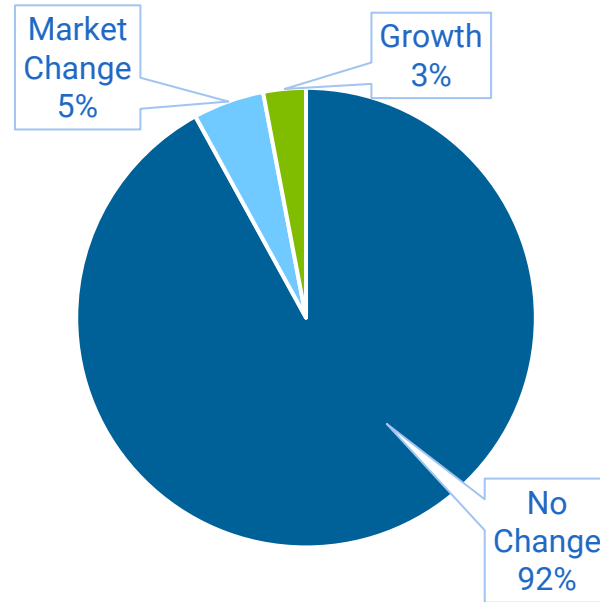
*Preliminary Digest

Real Property Digest Changes

Residential



Commercial



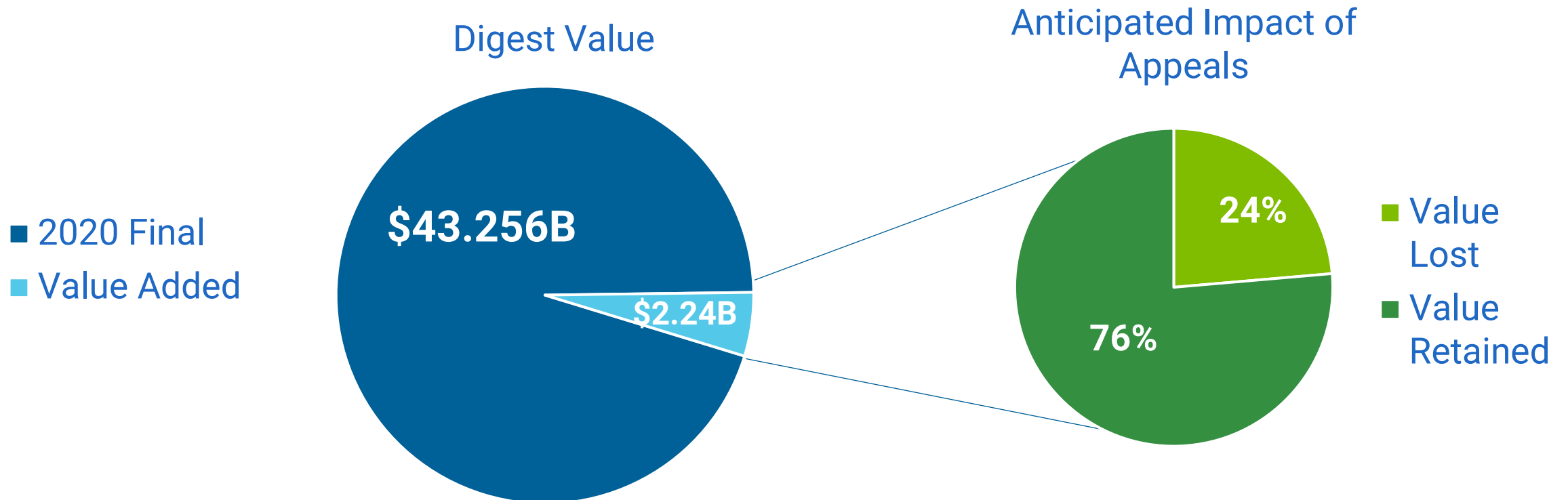
Market Change

- Residential: 120,645 properties: 8.9% or \$22,700 on average
- Commercial: 625 properties: 38.8% or \$713,500 on average

Residential vs Commercial Market Drivers

- Residential: Plentiful market data and sales; 8% statutory freeze after appeal
- Commercial: Scarce market data and sales; 35% statutory freeze after appeal

Real Property Digest Change and Appeal Impact



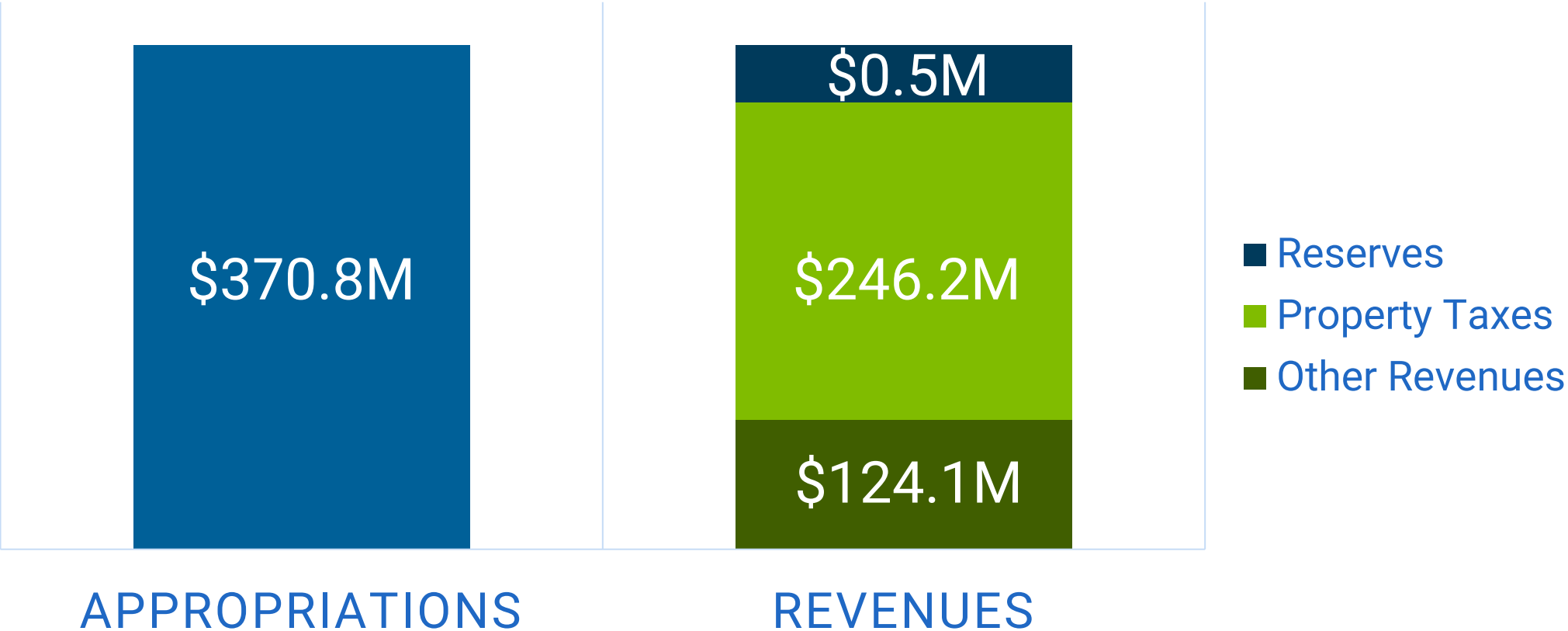
Countywide Net Digest

(in billions)

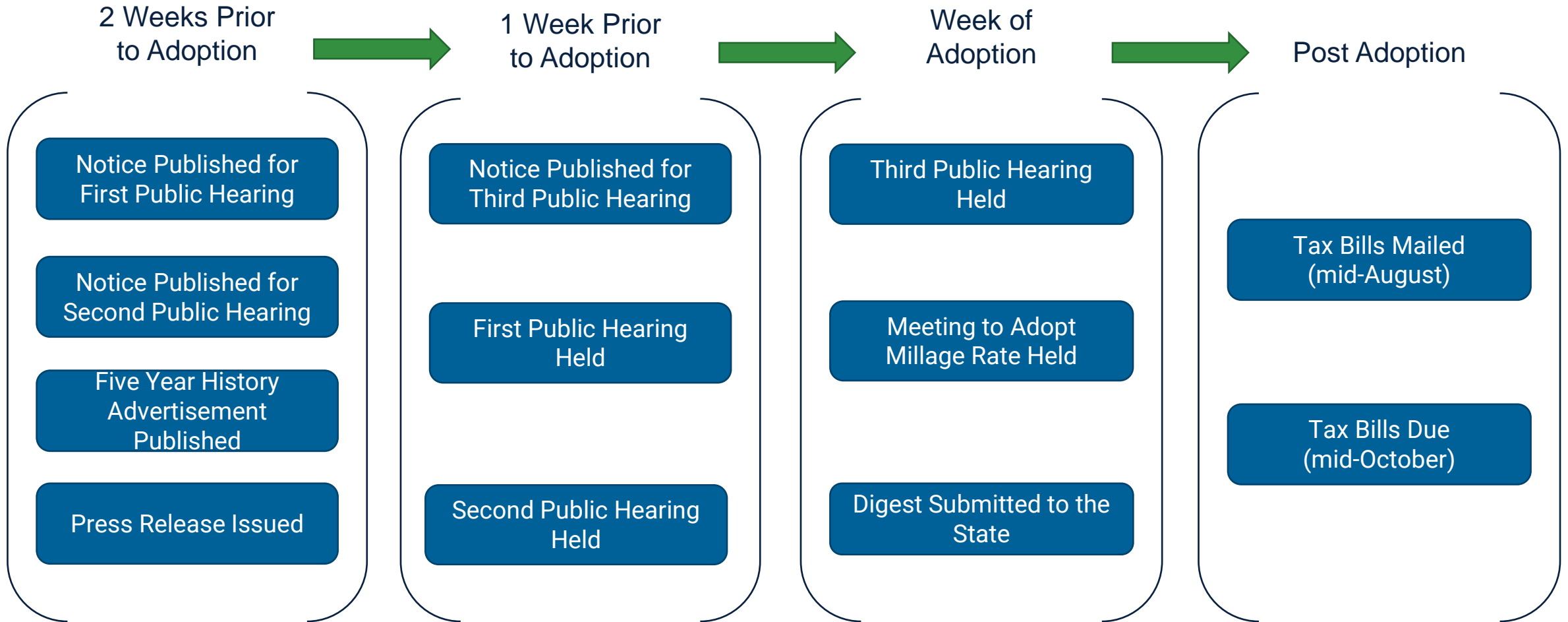
2020 Final Gross Digest	\$43.256
Market Changes	0.944
Other Changes	1.292
Estimated 2021 Gross Digest	45.492
Less: Estimated Exemptions	-8.423
2021 Forecasted Net Digest	\$37.069

2021 Projected Balanced Budget

GENERAL FUND



Key Dates





Questions?

