



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  
Matthew Holtkamp, District 4

Official

**Informal Presentation Minutes**

Tuesday, July 15, 2025 – 11:00 AM

Present: Nicole L. Hendrickson, Kirkland D. Carden, Ben Ku, Jasper Watkins III, Matthew Holtkamp

**1. Financial Services**

Digest Review and 2025 Proposed Millage Rate

Financial Services Director Russell Royal and Chief Appraiser Stewart Oliver presented the digest review and the 2025 Proposed Millage rate to the Board. No official action taken.

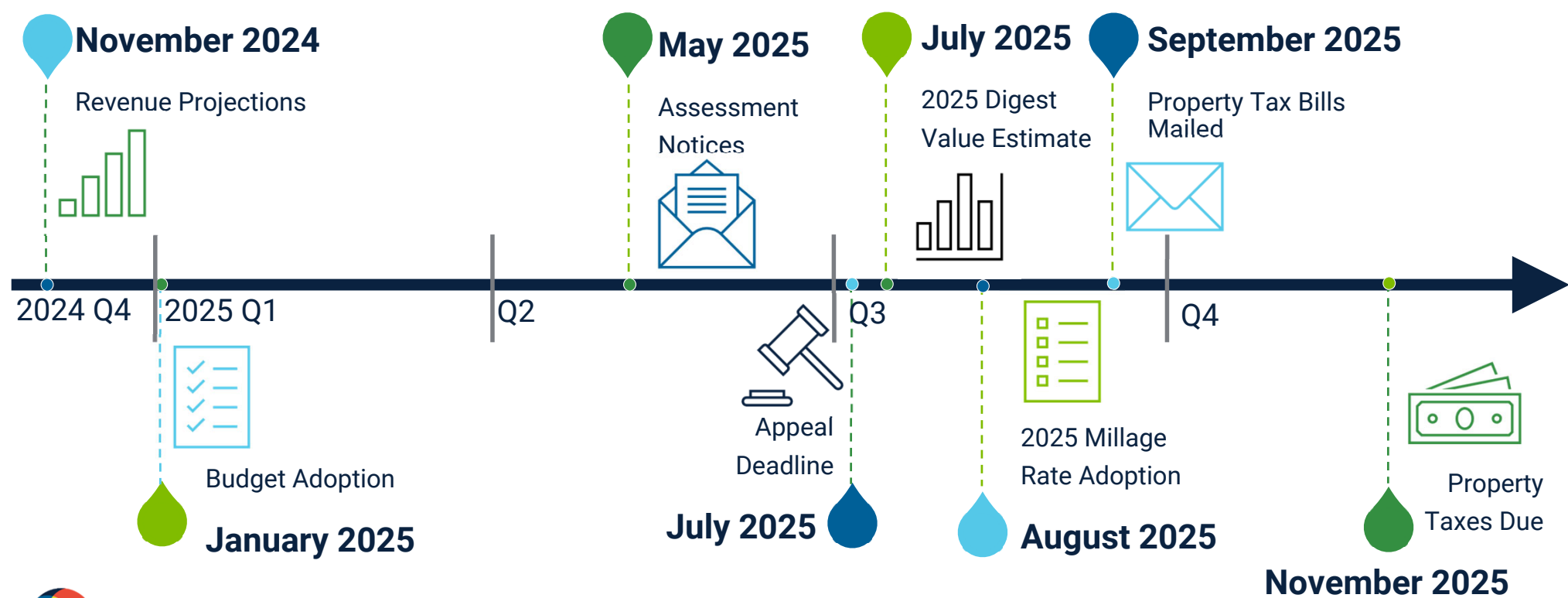
# 2025 Digest Review & Proposed Millage Rate

July 15, 2025

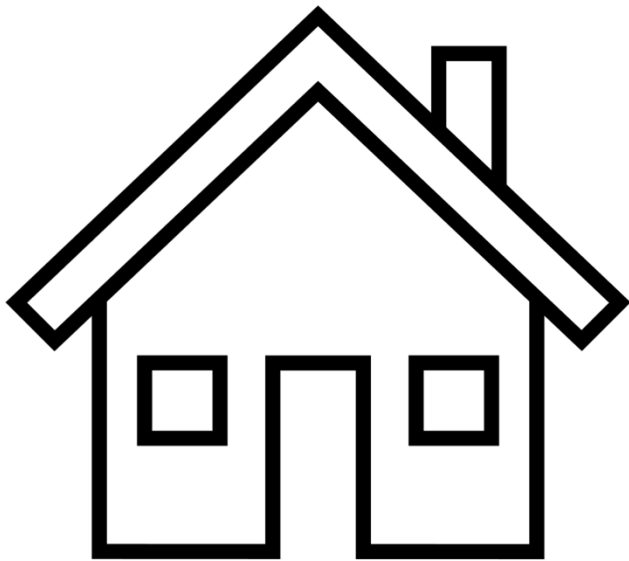


Gwinnett

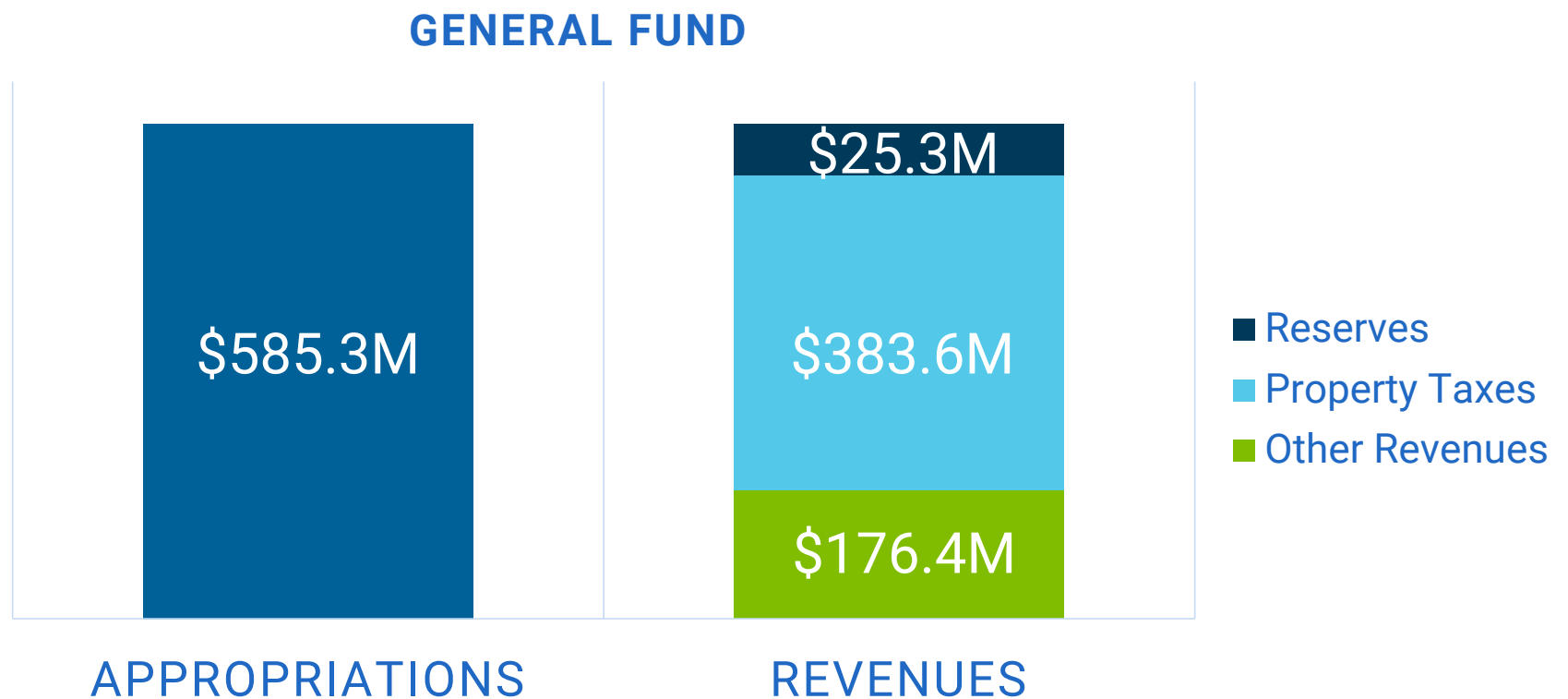
# Property Tax Cycle



# Value Offset Exemption



# 2025 Adopted Balanced Budget

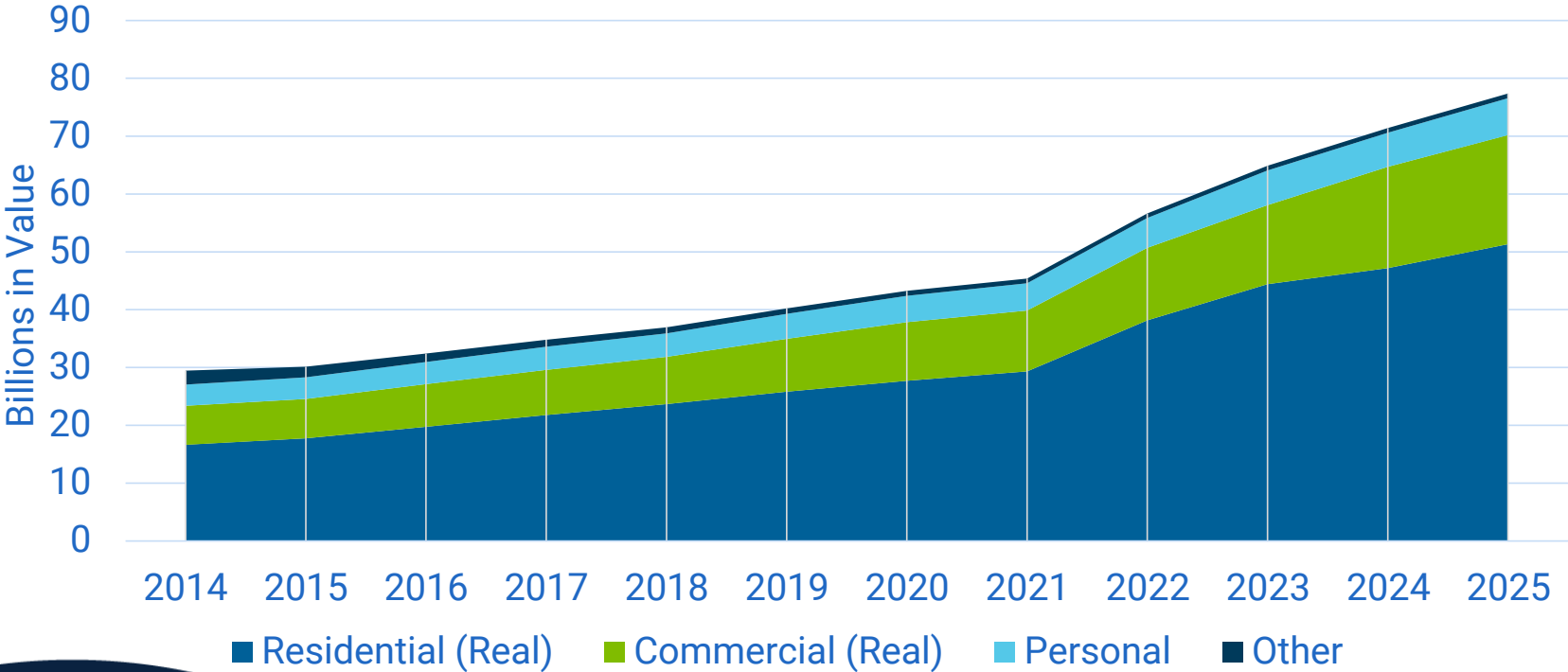


# Legislation Impacts: House Bills 92 & 581

## *Changes Introduced to Assessment Practice*

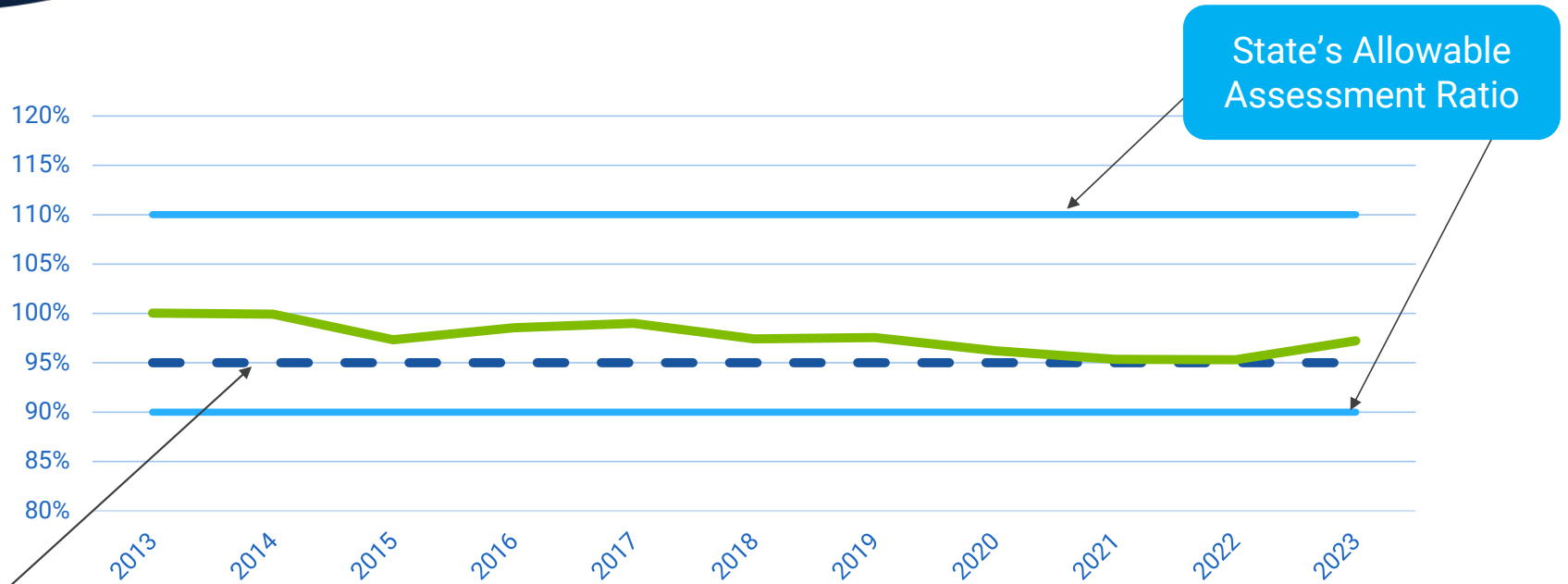
- Created a Statewide Floating Offset Exemption
- Requires Levying Districts to Certify an Estimated Rollback Rate
- Resulted in a One Month Delay to Assessments
- Removed Estimated Taxes from the Annual Notice of Assessment
- Removed Sales Price Cap and Changed Assessment Audits
- Three-Year Appeal Lock Cap Now Only Applies with Value Reductions

# Digest Over Time



\*2025 Preliminary Digest

# Assessment Ratios



Ratio to Avoid  
Reduction Of  
Utility Values

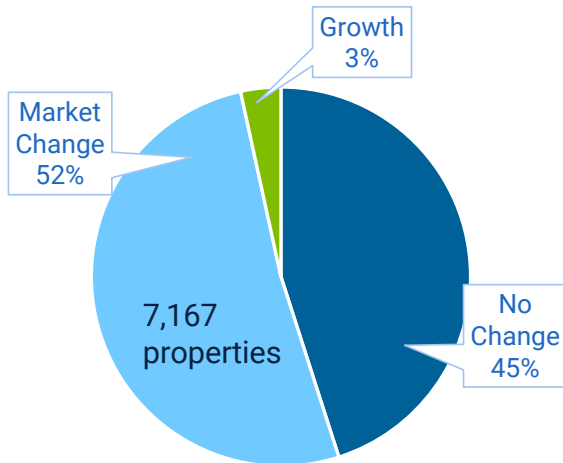
State's Allowable  
Assessment Ratio

**Goals: Fair, Equalized, Don't Over Assess, and Avoid Major Corrective Years**

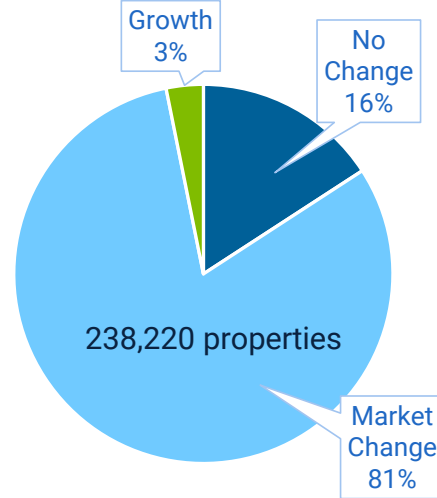


# Real Property Digest Changes

Commercial



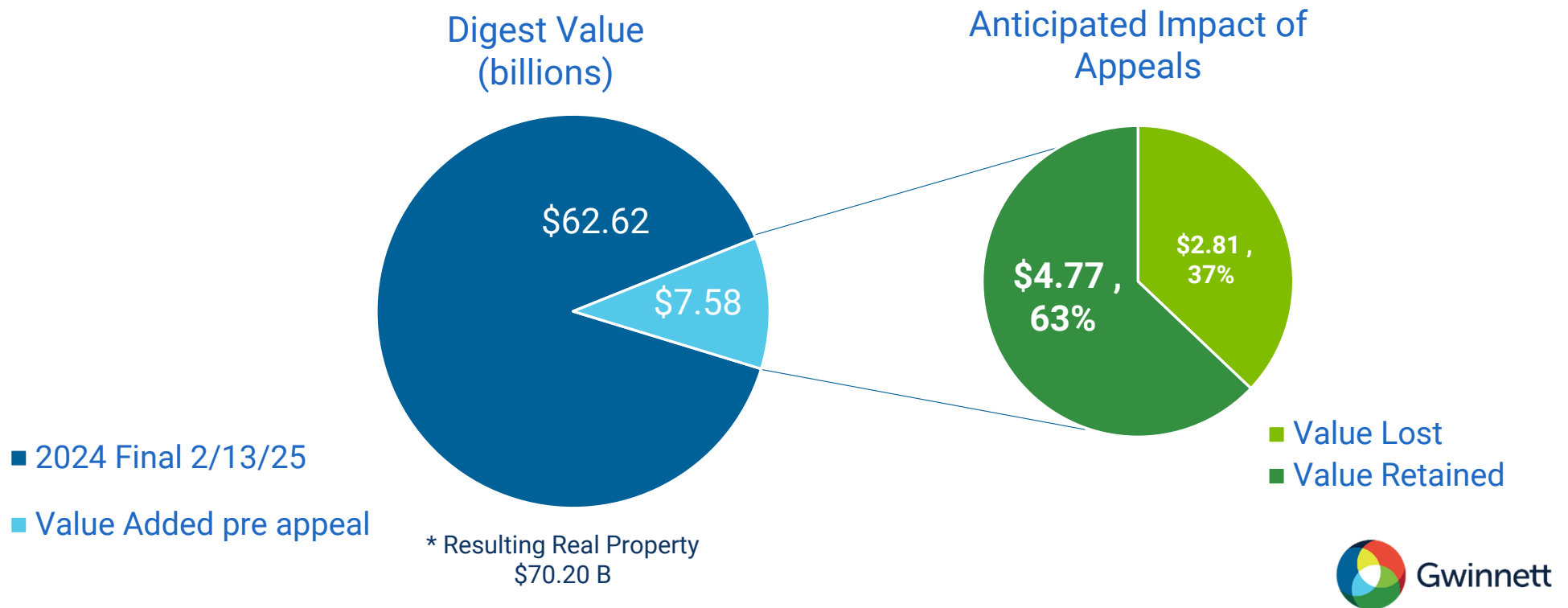
Residential



## Market Changes

- Residential: 238,220 properties with an average 7% change
- Commercial: 7,167 properties with an average 20% change

# Real Property Digest Changes



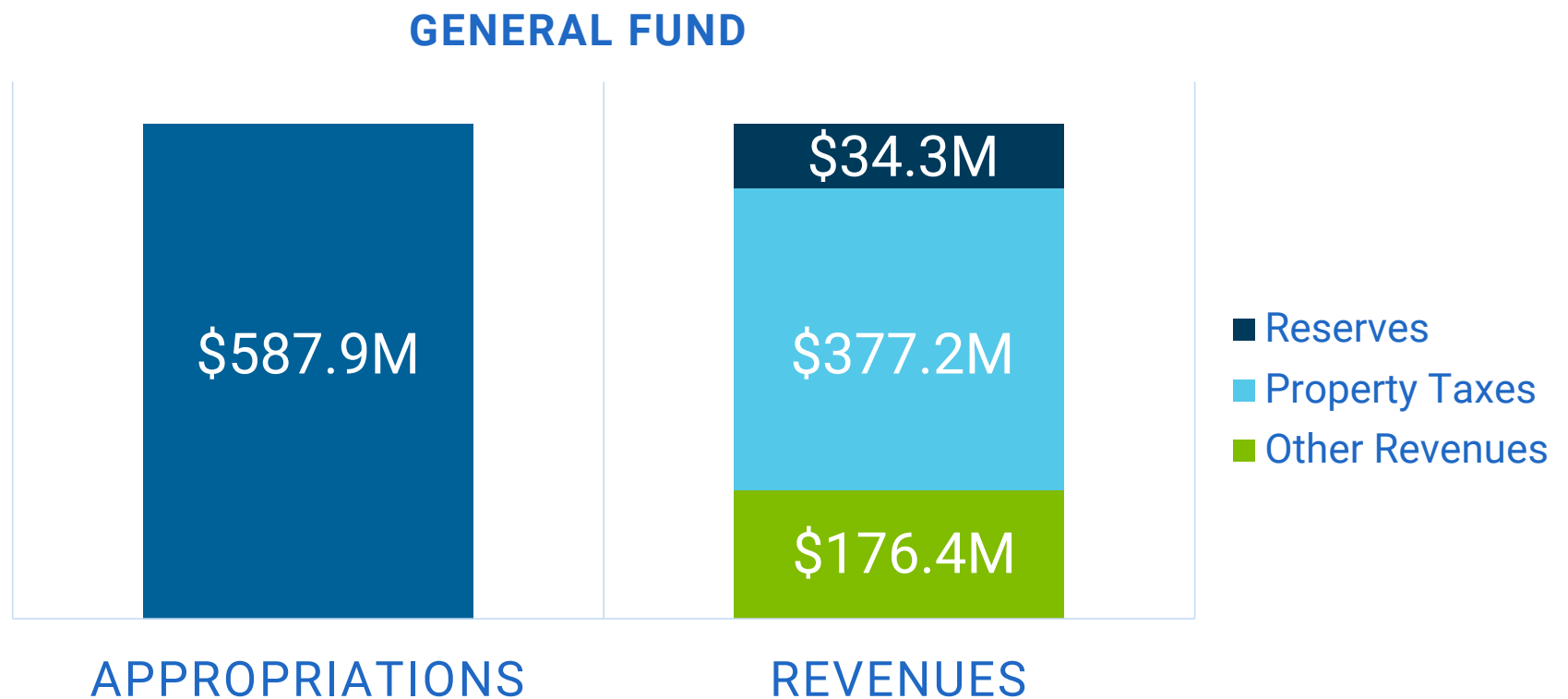
# Countywide Net Digest

(in billions)

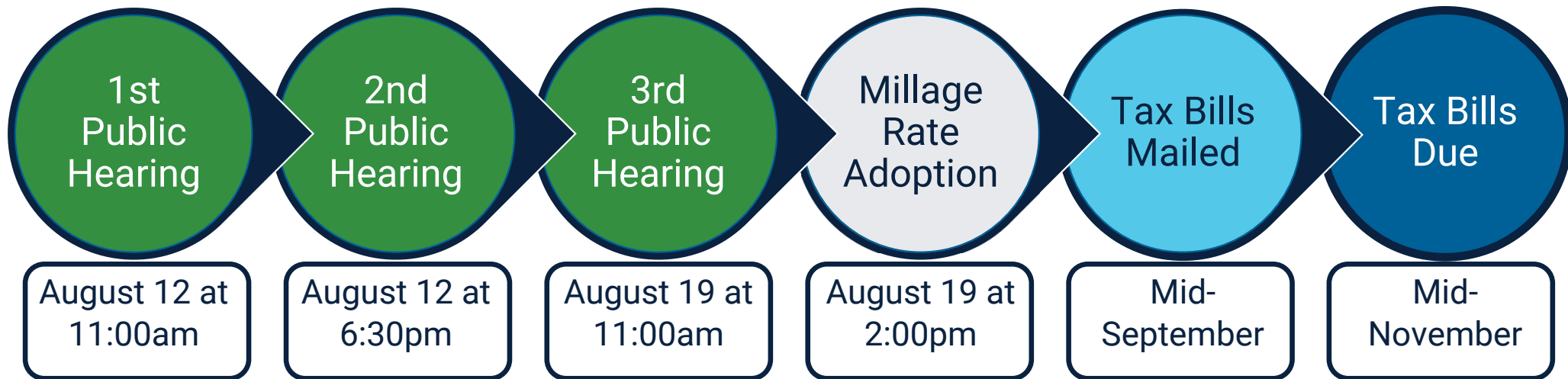
<b>2024 Final Gross Digest</b>	<b>\$69.664</b>
Market Changes <small>(net of appeals)</small>	3.957
Other Changes <small>(net of appeals)</small>	0.823
Estimated 2025 Gross Digest <small>(net of appeals)</small>	74.444
Less: Estimated Exemptions	-19.542
<b>2025 Forecasted Net Digest</b>	<b>\$54.902</b>



# 2025 Projected Balanced Budget



# Key Dates





# Questions?

