



Town of Tyrone
2025 Millage Rate Public Hearings

Notice of Property Tax Increase

The Mayor and Council for the Town of Tyrone, Georgia have tentatively adopted a millage rate which will require an increase in property taxes by 1.86% percent in 2025.

All concerned citizens are invited to the public hearing on this tax increase to be held at the Tyrone Municipal Complex, 950 Senoia Road, Tyrone, Georgia 30290 on October 16, 2025 at 7:00 pm.

The times and places of additional public hearings are at the Tyrone Municipal Complex, 950 Senoia Road, Tyrone, Georgia 30290 on October 21, 2025 at 9:00 am, and October 23, 2025 at 6:00 pm. Final adoption will be held at a special called Council meeting on October 23, 2025 at 6:30 pm.

This tentative increase will result in a millage rate of 2.889 mills, an increase of .063 mills. Without this tentative tax increase, the millage rate will be no more than 2.826 mills. The proposed tax increase for a home with a fair market value of \$525,000 is approximately \$13.10 and the proposed tax increase for non-homestead property with a fair market value of \$425,000 is approximately \$10.71.

5-Year History

CURRENT 2025 PROPERTY TAX DIGEST AND 5-YEAR HISTORY OF LEVY						
TOWN OF TYRONE	2020	2021	2022	2023	2024	2025
REAL & PERSONAL	489,201,170	521,129,376	601,796,842	662,874,823	714,767,510	760,681,785
MOTOR VEHICLE	5,196,310	4,202,760	3,851,020	3,646,170	3,236,200	2,998,310
MOBILE HOMES	50,553	48,793	48,673	48,673	133,440	175,424
TIMBER - 100%	0	0	0	0	0	0
HEAVY DUTY EQUIPMENT	69,573	25,165	19,709	5,542	94,430	69,974
GROSS DIGEST	494,517,606	525,406,094	605,716,244	666,575,208	718,231,580	763,925,493
LESS M&O EXEMPTIONS	17,765,461	16,309,132	15,238,612	20,519,144	21,721,873	54,476,772
NET M&O DIGEST	476,752,145	509,096,962	590,477,632	646,056,064	696,509,707	709,448,721
GROSS M&O MILLAGE	5.700	5.619	5.426	5.515	5.558	5.715
LESS ROLLBACKS	2.811	2.730	2.537	2.626	2.669	2.826
NET M&O MILLAGE	2.889	2.889	2.889	2.889	2.889	2.889
NET TAXES LEVIED	1,377,337	1,470,781	1,705,890	1,866,456	2,012,217	2,049,597
NET TAXES \$ INCREASE	80,781	93,444	235,109	160,566	145,761	37,381
NET TAXES % INCREASE	6.23%	6.78%	15.99%	9.41%	7.81%	1.86%

What is a Millage Rate?

- Millage = The property tax applied per \$1,000 of assessed value.
- Current Rate: 2.889 mills = \$2.889 for every \$1,000 of assessed value.
- Revenue generated from property taxes helps the Town provide essential services (police, roads, parks, admin, etc.)

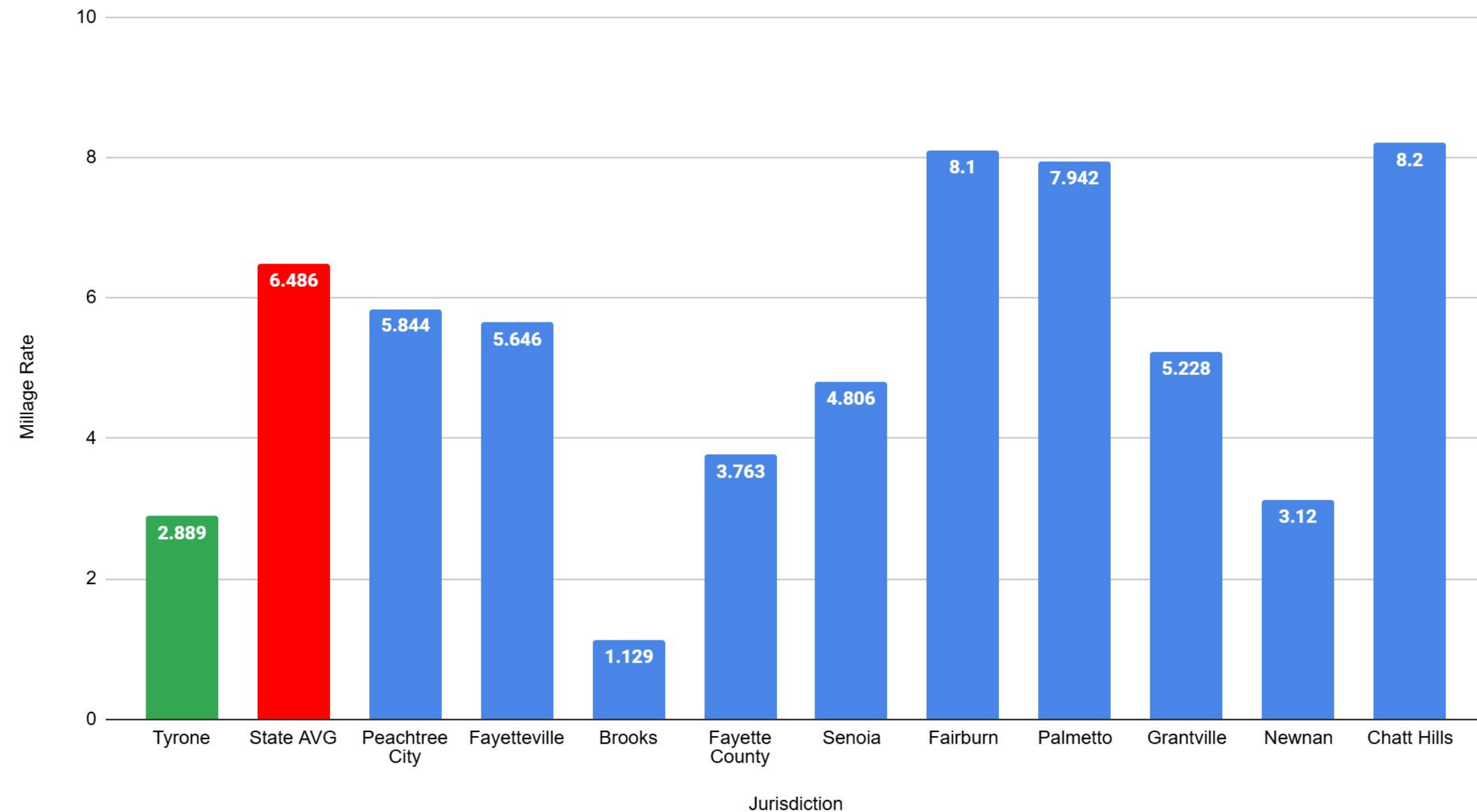
Millage Rate Data

- Tyrone's millage rate has remained steady at 2.889 mills for 17 years (2008).
- At the current rate, Tyrone's property tax revenue makes up less than a quarter (15.46%) of the Town's general fund revenues in FY2026.
 - In FY25, that number was 16.91%
 - Property taxes generally account for $\frac{2}{3}$ of GF revenues in Georgia - GMA

Millage Rate Data

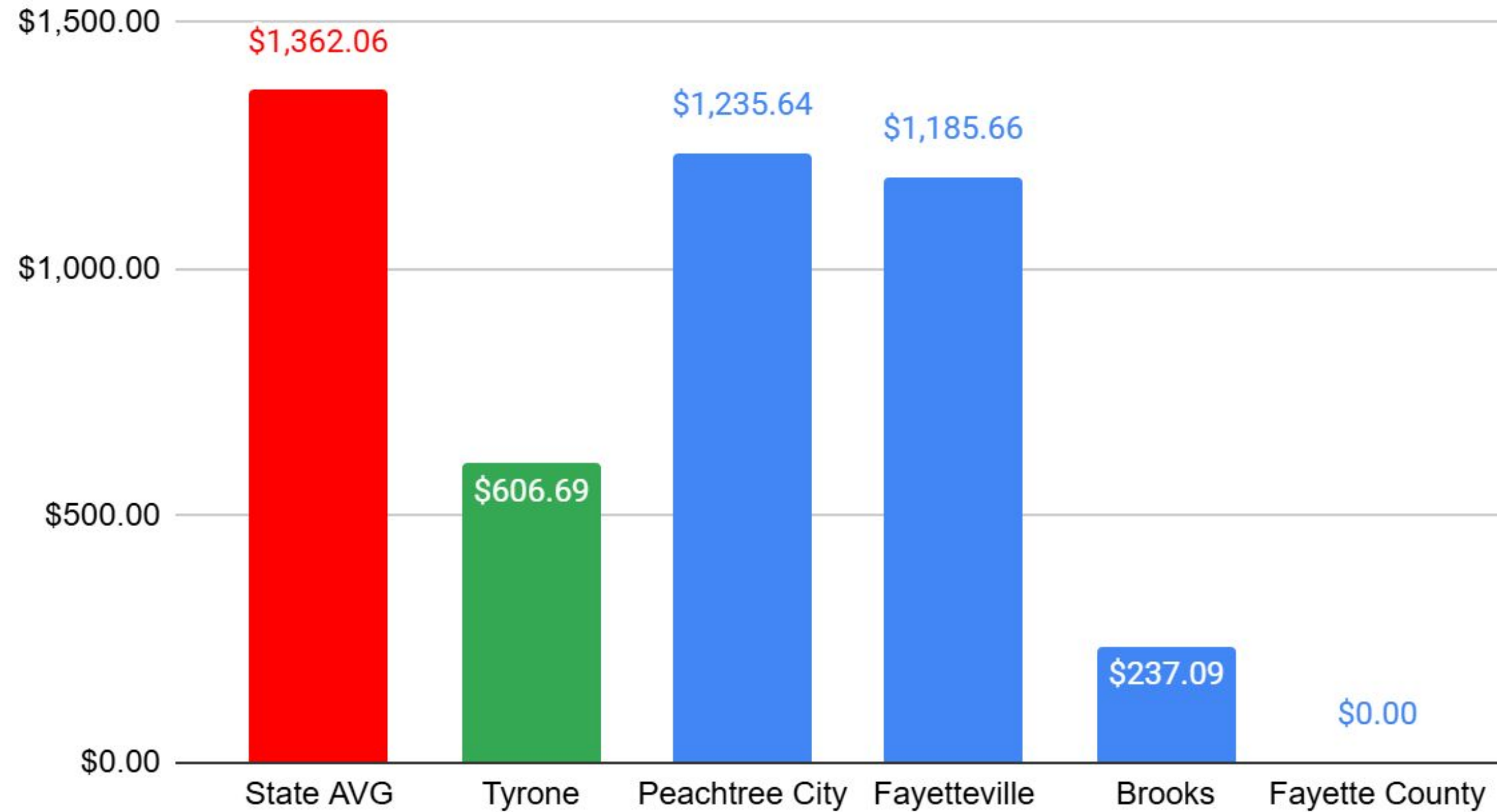
- Tyrone's millage rate is among the **lowest** in the area & across the State:

Millage Rate vs. Jurisdiction



Millage Rate Data

Municipal Tax Comparison - \$525,000 Home



Millage Rate Data

Property Tax Comparisons - \$525,000 Home



Where Does My \$\$ Go?

Your Tax Dollar - Jurisdiction Breakdown



E911
\$0.01

FC EMS
\$0.03

FC Fire
\$0.09

Tyrone
\$0.10

Fayette County
\$0.12

BOE
\$0.65

Where Does My \$\$ Go?

Your Tax Dollar - Local Breakdown



HB581 Impact

- HB581 is doing what it was designed to do: reduce the appraised value growth of homestead properties, thereby reducing the millage rate's impact on these properties.
- This is the first year HB581 will impact local governments in Georgia.

HB581 Impact

- HB581 = Slower Revenue Growth

Year	Net Digest	Growth Rate
2020	\$476,752,145	-
2021	\$509,096,962	6.35%
2022	\$590,477,632	13.78%
2023	\$646,056,064	8.6%
2024	\$696,509,707	7.24%
2025	\$709,448,721	1.82%

- Digest = total taxable property value.
- Slow digest growth + low millage = revenues increase slowly, costs rise faster.

Millage Impact

Jurisdiction	Digest	1 Mill
Fayette County	\$10,508,349,912.00	\$10,508,349.91
Peachtree City	\$4,077,397,536.00	\$4,077,397.54
Fayetteville	\$1,812,960,913	\$1,812,960.91
Tyrone	\$709,448,721.00	\$709,448.72

Millage Impact

- Low tax rates for long periods come at a cost.
 - Revenue does not keep up with the rate of inflation.
 - \$1 in 2025 buys about what \$.67 bought in 2008 when the Town's millage was last adjusted.

Millage Impact

Cost of Community Services for Tyrone - FY2024



Georgia Tech Enterprise Innovation Institute
Center for Economic
Development Research

For every \$1 the Tyrone residential digest generates, it costs \$1.15 to provide services. For every \$1 the commercial digest generates, it costs \$0.88 to provide services.

Break-Even Home Value

Any home valued under \$502K in FY2024 did not cover the cost of city services it consumed. The average home in this year is valued at \$462K.



\$502,412

Average Single-Family Home Value

2023 Digest (Year of Study)
FY 2024 Budget

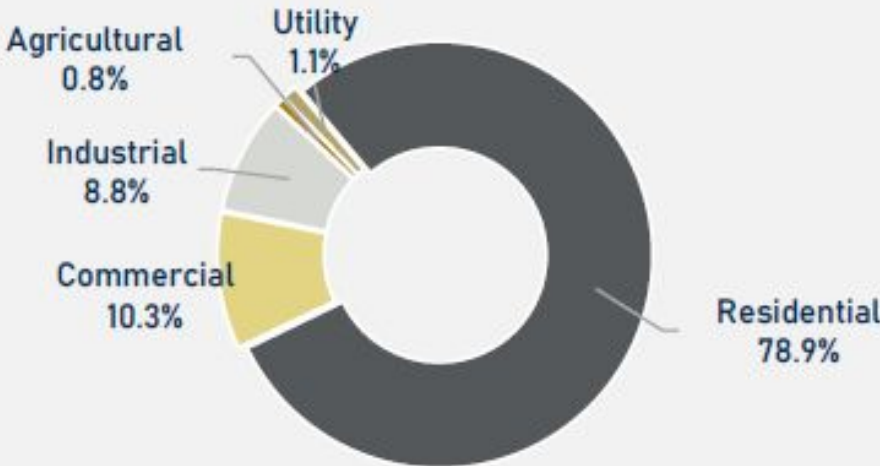
\$462,275

2024 Digest (Most Recent)
FY 2025 Budget

\$506,163

2023 Net Property Tax Digest

The net tax digest is primarily residential at 78.9% , while commercial and industrial make up a combined 19%.



Expense/Revenue Ratios

	Residential	Commercial/ Industrial	Farm/Forest
Actual Budget	1.15	0.88	2.08
Balanced Budget	1.05	0.80	1.89

Revenue Allocations

Total	Residential	Commercial/ Industrial	Farm/Forest	Outside
\$7,915,038	\$5,786,451	\$1,673,901	\$65,975	\$388,710
	73.1%	21.1%	0.8%	4.9%

Expenditure Allocations

Total	Residential	Commercial/ Industrial	Farm/Forest
\$8,703,183	\$7,010,308	\$1,548,631	\$144,243
	80.5%	17.8%	1.7%

2023 Net Property Tax Digest

Land Use	Parcels	Acres	Net Taxable Value
Residential	2,827	1,341	\$506,401,423
Commercial	1,017	408	\$66,814,865
Industrial	198	1,379	\$56,574,708
Utility	12	0	\$7,347,606
Agricultural	45	706	\$5,271,292
Motor Vehicle			\$3,646,170
Total:	4,099	3,834	\$646,056,064

Millage Impact

- Residential Property Tax Revenue: \$1,462,993.71
- Actual Cost at \$1.15 per residence: \$1,682,442.77
- Difference: \$219,449.06

- Break Even Home Value: \$502,412.00 (~\$580.59 muni tax)
- # of Tyrone Homes < B/E: 1601 or 55.47%

“on average, any house valued at less than \$502,412 did not cover the cost of the city services it consumed in FY24”

2025 GT Study

Concerns on the Horizon

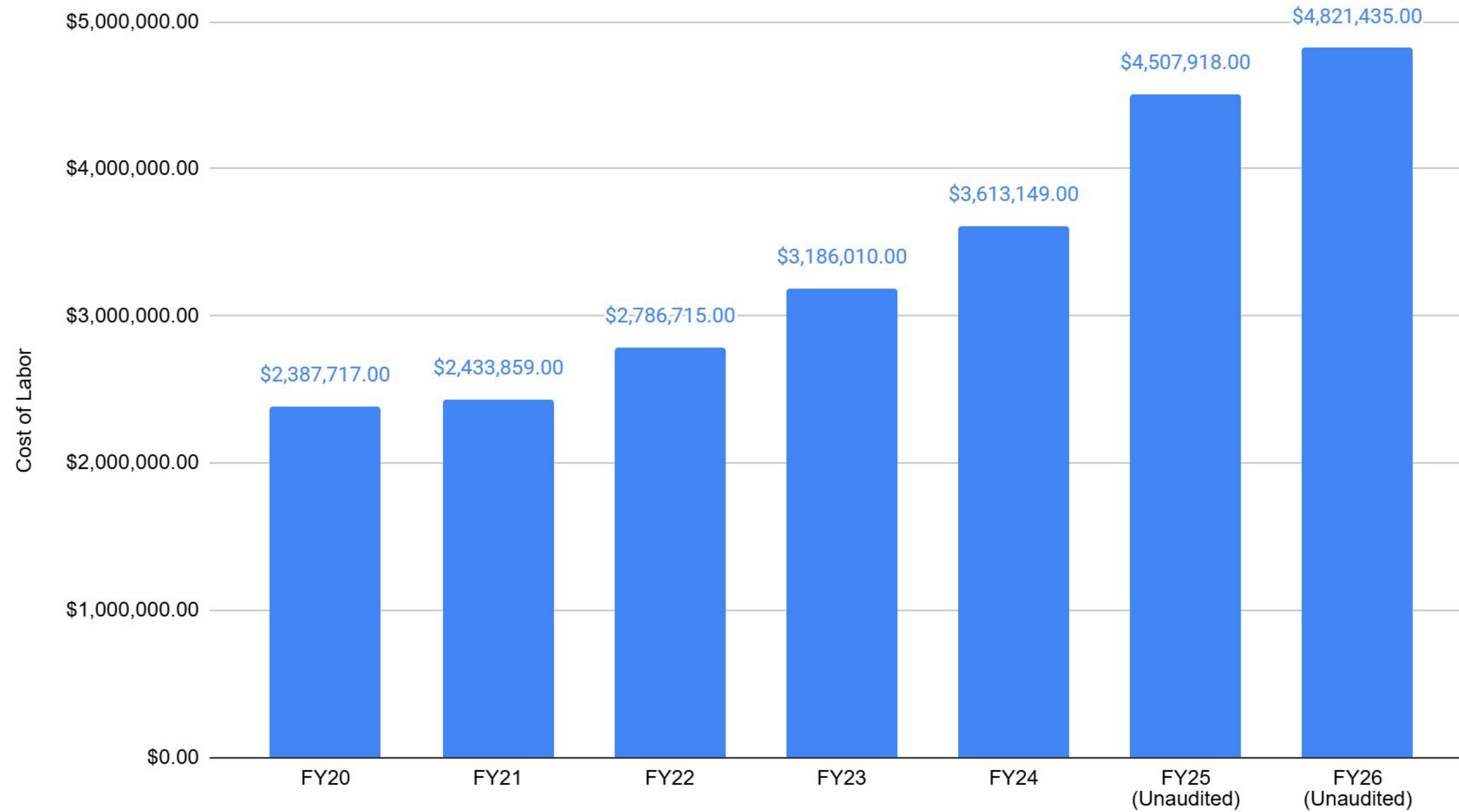
- Rising personnel costs (salaries, healthcare, etc.)
- Continued slow digest growth (HB581, minimal new construction/development, etc.)
- Inflationary increases (fuel, utilities, supplies)
- Infrastructure & maintenance needs are growing faster than revenues.
- Increasing need to tap into reserve to cover shortfalls.
 - This cannot be a long-term solution!

Concerns on the Horizon

- Tyrone operates lean and is not in a position to reduce its budget without decreasing services.
 - Public Safety Budget FY26: \$2,635,404.05
 - Personnel Budget FY26: \$4,257,080.00
 - Property Tax Revenue FY26: **\$2,006,523.61**
- A millage increase has to be a consideration in the near future to ensure sustainability of services.

Personnel Costs

Tyrone's Cost of Labor



Personnel Costs

- U.S. Median wage for full time employees in 2025: \$65,416
- Tyrone median wage for full time employees in 2025:
\$59,945

Other Costs

- Public Works:

- '21 to '25: 12.5mm asphalt price per ton increased 39%
- '23 to '24: Crack seal increased 15%
- '22 to '24: 5" roadway striping increased 52%

Considerations for the Future

- Projected revenue @2.889 = \$2,049,597.35
- @3.889 = \$2,759,046.08
- @4.889 = \$3,468,494.80
- @6.486 (State Average) = \$4,601,484.40
- Perspective: the Town pulled \$3,900,395.64 from surplus to balance its budget for FY26 - the equivalent of 5.497 mills.

Staff Recommendation

- Short Term (2026): Maintain 2.889 mills.
- Medium Term (2027-2029): Consider increases based on assessed needs.
- Long Term (2030 & Beyond): Monitor closely and adjust accordingly.

Questions?