



City of Woodstock

2019 Property Tax Guide

Important Tax Reminders

All exemptions must be filed with the Cherokee County Tax Assessors office by **April 1** of the current tax year in order to take effect during the following tax year. See page 2 for more information on exemptions.

The 2019 millage rate for the City of Woodstock is **6.554**.

Property tax bills are mailed on or around **October 20th** of each year, and payment is due upon receipt. Taxes not paid within **60 days** of receipt become delinquent (**December 20th**).

***Failure to receive a tax bill does not** relieve you of the responsibility to make payment by the due date. If full payment is not received by the due date, penalties, interest, and collection costs will be added. Penalties, interest, and collection charges shall not be waived, regardless of the delinquent payment.*

Delinquent taxes will incur a 5% Penalty Fee after 120 days, 240 days, 360 days and 480 days delinquent for a total of 20%. Interest will be charged accordance to OCGA 48-2-40 which is calculated as Prime + 3% divided by 12 on any unpaid balance. Administrative fees may be added to the balance of each delinquent account as well.

General Information

Property taxes, also known as ad valorem taxes, are implemented for the operation and maintenance of the City. Such items include roadway maintenance, building inspections, police and fire, and various other services that are vital to the daily administration of the City.

The following assets, registered within city limits, are considered taxable property: **aircraft, boats, business assets, personal property, & real estate.**

General Information Continued

City of Woodstock Exemptions:

The following list explains the exemptions shown on your property tax bill once the exemption has been properly filed with Cherokee County's Tax Assessor's Office.

S1 - Homestead Exemption - **No deduction on City Taxes given**

S3 – Elderly School Exemption - (62 years) - 100% exemption given on City Tax (will only pay annual storm water fee)

S4 - Double Homestead Exemption - (65 years) - 100% exemption given on City Tax (will only pay annual storm water fee)

S5 - 100% Disabled Veterans - 100% given on City Tax (will only pay annual storm water fee)

SC - Senior Exemption - 100% given on City Tax (will only pay annual storm water fee)

S6 - Disabled - **No deduction on City Taxes**

SS - Vet Widow - 100% given on City Tax (will only pay annual storm water fee)

F7– Freeze Exemption - Homestead Freeze Exemption will reduce City Taxes on inflationary increase in value after base year.

Cherokee County Property Tax Bill

*****You will receive two separate property tax bills each year, one from the City of Woodstock and one from Cherokee County*****

If you have questions about your County Bill, please contact Cherokee County.

www.cherokeega.com

Tax Commissioner's Office — 678-493-6400

Tax Assessor's Office — 678-493-6120



Payments and Contact Information

New Owners

If you have not received a tax bill by October 31 or if you are a new property owner and cannot obtain a tax bill from the previous owner, please call the Finance Department or visit our website (see link below).

Previous Owners

If you have sold or purchased a property within the City limits, please forward your HUD-1 closing statement to the City Finance Department at finance@woodstockga.gov.

Mortgage Companies

Forward a copy of the tax bill to your mortgage company if they are the entity responsible for payment. Please do so in a timely manner in order to ensure that the mortgage company encounters no delay in payment processing.

How to Pay Your Bill

In person

Visit the City Annex located directly across the street from Wal-Mart on Highway 92. Go in the door that says Utility Billing & Property Taxes.

12453 Highway 92
Woodstock, GA 30188

By Mail

Mail checks or money orders payable to the City of Woodstock to:

City of Woodstock
Attn: Property Taxes
12453 Highway 92
Woodstock, GA 30188

Online

Pay conveniently online by going to the City's website.

www.woodstockga.gov

Departments
Finance
Property Taxes



Contact Information

E-mail the Finance Department at any time with questions or concerns — finance@woodstockga.gov

-or-

Call us Monday — Friday 8:00 am to 5:00 pm

Tax Division Line: 770-592-6051

General Finance Line : 770-592-6003

-or-

Stop by the Annex and visit our receptionist in the main lobby during our office hours.

How to Read Your City Property Tax Bill

1. The **Bill Number** is a unique identifier for your property tax bill.
2. The **Due Date** is the date the bill must be paid — any property without payment past this date is considered delinquent and is subject to penalties & interest.
3. The **Total Due** is the entire amount due to the City of Woodstock — this total includes all exemptions.
4. The **Map** is the map and parcel number that is a unique identifier for your property, which does not change regardless of the owner.
5. The **Mailing Address** is the mailing address that the City has on file for the property. This information is imported from Cherokee County, and if the information is incorrect, you must contact **both** the County and City to have this adjusted.
6. The **Tax Message** is information that is relevant to your bill, please read this box.
7. The **Tax Payer** is the person(s) that is legally responsible for the assessed property tax. This information is imported from Cherokee County, and if the information is incorrect, you must contact **both** the County and City to have this adjusted.
8. The **Land Value** represents the County assessed land value of the property.
9. The **Building Value** represents the value of any permanent structures on the land (homes, businesses, etc.)
10. The **Fair Market Value** is the total of your land and building value, which is the number that is ultimately used to calculate the tax balance.
11. The **Millage Rate** is the rate set by the City of Woodstock in order to calculate the property tax. This number (currently 6.554) is multiplied by 40% of your fair market value, which results in your taxes due.
12. The **Stormwater Fee** is charged at \$4.20 per month, per Equivalent Residential Unit (ERU). This fee is charged once a year via your property tax bill for the water entering the City's storm water drains.

2018 Property Tax Statement

City of Woodstock
12453 Highway 92
Woodstock, GA 30188
770-592-6000

Make Check or Money Order Payable to:

City of Woodstock

NAME
ADDRESS
WOODSTOCK, GA 30188

Bill Number 1	Due Date 2	*Total Due* 3
2017-12058	12/20/2018	\$734.52

Map: 92N06 095 4

Payment Good through: 12/20/2018

Location:

If you have sold this property, forward bill to new owner and fax a copy of the settlement statement to 678-388-6358. If you have an escrow, forward the tax bill to your mortgage company as soon as possible. 0.542% interest will be added to this bill on December 21st and on the 21st of every month after, if not paid. A 5% penalty will be added 120 days after the due date, and will continue to be added every 120 days the bill remains delinquent. Pay online at woodstock.surecourt.com
This payment channel is provided as a convenient alternative to appearing in person to pay the bill. A separate fee for providing this convenience will be added to the balance. Customers will have the option to accept this fee or cancel the transaction prior to final payment.

You may pay this bill at woodstock.surecourt.com



Tax Payer: NAME 7
Map Code: 92N06 095 REAL
Description: LOT 6 BLK A JOSHUA'S PB21/118
Location:
Bill No: 2017-12058
District: 07A

8 Land Value	Building Value 9	Acres	Fair Market Value 10
\$16,000.00	\$48,500.00	.0500	\$64,500.00

Entity	FMV	Minus Exemptions	Adjusted FMV	Taxable Value (40%)	Millage Rate	Gross Amount	Credit	Net Amount
City Tax	64,500.00	0.00	64,500.00	25,800.00	6.720	180.39	0.00	\$180.39
Stormwater Fee				10	11	50.40	0.00	\$50.40
FiFa Fee								\$15.00
Late Penalty								\$9.02
Interest - 4/2017								\$1.01
Interest - 3/2017								\$1.01
Previous Balance								\$477.69
TOTALS					6.9920	230.79	.00	\$734.52

Please see the county website at www.cherokee.ga.gov for senior exemption qualifications, county exemptions, assessments or the fair market value of your property.

Total Due	\$734.52
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NAME
ADDRESS
WOODSTOCK, GA 30188