

The City of Pooler, Georgia has adopted millage a rate of 4.197 mills, an increase of 0.500 mills over the rollback rate of 3.697 mills.

### Why *not* ROLL BACK?

As property values continue to rise, the municipality benefits from increased revenue. This additional funding supports essential services such as public safety, road maintenance, waste collection, and recreation. However, even with this growth the costs of maintaining and expanding services, and constructing new infrastructure are steadily increasing with inflation driving up expenses across the board. Instead of relying on costly debt by borrowing money to fund increasing needs, the City of Pooler enacted a modest increase to the property tax (millage rate).

By doing this, we can continue to provide the services that make our city great and budget for needed investments including:

- Kelly Street drainage improvements
- Street Resurfacing across the city
- Maxwell Drive Traffic Circles

This millage rate allows for a look towards future rate stability without risking higher debt while also maintaining a rate *below the 40 year average for Pooler.*

### What do my taxes pay for?

Property tax revenues fund essential government services and operations within the City of Pooler. Taxes support maintenance and operations including:

- Public safety services
- Roads and infrastructure
- Park development and maintenance Recreation facilities
- Street and sidewalk upkeep

Property taxes also allow for additional planning and development services and other community initiatives.

If you're interested in further details about how these funds are allocated, you can view the Fiscal Year 2025 budget online at [Pooler-ga.gov/2025Budget](http://Pooler-ga.gov/2025Budget) or in person at City Hall.

This will provide you with comprehensive information on how taxpayer money is utilized for the benefit of the community.



## 2025 Millage Rate How it supports our community



**CITY of POOLER**  
— GEORGIA —

100 US Highway 80 SW, Pooler, Georgia 31322  
[www.pooler-ga.gov](http://www.pooler-ga.gov) | (912) 748-7261

### How is *my* tax calculated?



#### **Example A:** Average Fair Market Value of a Pooler Residential Real Property *with* a Homestead Exemption\*

Property Fair Market Value: \$150,000  
Calculate Assessed Value:  $\$150,000 \times 40\% = \$60,000$   
Divide Assessed Value by \$1,000: 60 units  
Multiply by Proposed Millage Rate:  $60 \times 4.197$   
2024 Property Tax: \$226.80 (3.780 millage rate)  
Proposed Property Tax: \$251.82  
**Change: \$25.02/year = \$2.09/month**



#### **Example B:** Average Fair Market Value of a Pooler Residential Real Property *without* a Homestead Exemption\*

Property Fair Market Value: \$300,000  
Calculate Assessed Value:  $\$300,000 \times 40\% = \$120,000$   
Divide Assessed Value by \$1,000: 120 units  
Multiply by Proposed Millage Rate:  $120 \times 4.197$   
2024 Property Tax: \$453.60 (3.780 millage rate)  
Proposed Property Tax: \$503.64  
**Change: \$50.04/year = \$4.17/month**



#### **Example C:** Arbitrary Fair Market Value of a Pooler Residential Real Property

Property Fair Market Value: \$500,000  
Calculate Assessed Value:  $\$500,000 \times 40\% = \$200,000$   
Divide Assessed Value by \$1,000: 200 units  
Multiply by Proposed Millage Rate:  $200 \times 4.197$   
2024 Property Tax: \$756.00 (3.780 millage rate)  
Proposed Property Tax: \$839.40  
**Change: \$83.40/year = \$6.95/month**

## *How is the millage rate CALCULATED?*

The millage rate is determined by the city's annual budget and the total taxable value of properties within the area. To calculate the rate, the City of Pooler divides the total amount of money needed to operate the city by the total assessed value of all properties, then multiplies the result by 1,000.

*Millage Rate Formula:*  
*(Budget Needed ÷ Total Assessed Value)*  
*× 1,000*

It's important to note that assessed property values can fluctuate due to updates in property valuations, changes in laws, or economic conditions. In Pooler, the assessed value is currently 40% of the property's Fair Market Value.



## **Who determines my property value?**

The Chatham County Board of Assessor's appraisal staff determines the value of your property using factors such as the size of your property, the condition of your home, and what similar properties are selling for in your area. They then make recommendations to the Board of Assessors, who approve the values.

The appraisal process also includes an analysis of current market trends, improvements made to the property, and any changes in the surrounding neighborhood that might affect property value.

If you disagree with your property's assessed value, you can appeal the decision by following the steps outlined on the Board's website or by contacting their office directly.

## *What if my property assessment is INNACURATE?*

If you believe your property has been assessed inaccurately, you have the right to appeal by contacting the Chatham County Assessor's Office. You can also visit their website to learn more about the available exemptions you may qualify for.

For more details, visit [boa.chathamcountyga.gov](http://boa.chathamcountyga.gov)

Contact the Chatham County Tax Commissioner's Office at [www.chathamtax.org](http://www.chathamtax.org) for questions about your:

- property tax bill
- assistance with paying your taxes
- setting up a payment plan
- updating your mailing address, requesting a copy of your tax bill or a tax certificate



## *Contact* **INFORMATION**

**Corey Gillenwater**  
*Board of Assessors*  
*Chatham County Taxes*  
(912) 652-7271  
[boa@chathamcounty.org](mailto:boa@chathamcounty.org)

**Sonya Jackson**  
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