



# City of Sugar Hill Today

- Population: 24,500 ++
- Land area: 6,127 acres
- Residential: 2,388 acres (38%)





# **Unincorporated Sugar Hill Gaps**

(Dark Green)

- 1,848 parcels
- 1,568 residential parcels
- 2,001 total acres including GDOT land
- 863 acres residential
- 43% residential
  - Estimated population: 3,000
  - Proposed Legislation (HB 687)











# (Y)Our Services

Parks & Recreation

Planning & Development

Code Enforcement

Storm Water Management

Streets & Sidewalks

Arts & Entertainment

E Center at Sugar Hill

The Bowl

Eagle Theatre

**Downtown Development** 

Historic Preservation

Youth Council & Youth Ambassadors

Mosquito control

**Business Services** 

**Economic Development** 

Neighborhood Patrol / Enhanced Public Safety

Sanitation (Yard debris included.)

Sugar Hill Golf Club



#### Unincorporated Gwinnett County Tax Bil

## City of Sugar Hill Tax Bill

gwinnetto tax commissione			rd Steele, Ta w.GwinnettTax	ax Co	mmissione					gwinnel tax commiss	
PARCEL ID	TAX YEAR				OWNER OF REC	ORD				PARCEL ID	
	2019										
DIST	RICT	in the second second		PROPE	RTY LOCATION &	DESCRIPTION				D	DISTRIC
COUNTY Un	incorporated									SU	GAR H
		FORMATION THAT MAY HE count, your tax information is									FOF If you h
1. 1. A.	APPRA	ISAL DETAIL	1		Y	OUR EXEMPTION AN	D CREDIT	SAVINGS		1 1 1 4 4 4 4	
LAND VALUE: BUILDING VALUE: TOTAL VALUE: ASSESSED VALUE ACREAGE:			\$46,000 \$202,200 \$248,200 <b>\$99,280</b> 0.161000	VALU	NETT HOMESTE. E OFFSET EXEM				\$209.14 \$443.27 <b>\$652.41</b>	LAND VALUE: BUILDING VALU TOTAL VALUE: ASSESSED VA ACREAGE:	
COUNTY GOVERNM	MENT TAXES		Levied by the Bo	ard of C	ommissioners an	d representing 26.6	0% of you	r total ad va	alorem tax amount.	COUNTY GOVER	RNMEN'
TAXING AUTHORITY	Y	ASSES	SED VALUE - \	/OE -	EXEMPTIONS =	TAXABLE VALUE	X MILL	RATE =	TAXES LEVIED	TAXING AUTHOR	RITY
COUNTY GENER				280	10,000	56,000		07209	403.70	COUNTY GEN	
DETENTION CEN	NTER BOND CODE ENFORCE	MENT		280	10.000	<u>66,000</u> 56,000		00000	0.00	DETENTION O	SENTE NT/CC
FIRE & EMS			99,280 33	,280	10,000	56,000	0.00	03200	179.20	FIRE & EMS	
POLICE RECREATION				280 280	10,000 7,000	56,000 59,000		01600 00950	89.60 56.05	POLICE RECREATION	J
TOTAL COUNTY	TAXES		00,200 00	,200	1,000	00,000		13319	748.71	TOTAL COUN	
SCHOOL TAXES			Levied by t	he Board	of Education an	d representing 73.4	0% of you	r total ad v	alorem tax amount	SCHOOL TAXES	
TAXING AUTHORITY	v	ASSES			EXEMPTIONS =	TAXABLE VALUE		RATE =	TAXES LEVIED	TAXING AUTHOR	
SCHOOL		POOLE		0	4,000	95,280		19700	1.877.02	SCHOOL	
SCHOOL BOND			99,280	0	0	99,280		01900	188.63	SCHOOL BON	
TOTAL SCHOOL	TAXES						0.0	21600	2,065.65	TOTAL SCHO	OL TA
STATE, CITY & OTHE	ER TAXES	6	vied by the State	Citvoro	ther authorities a	nd representing 0.0	0% of you	r total ad va	alorem tax amount	STATE, CITY & O	THER T
TAXING AUTHORITY					EXEMPTIONS =	TAXABLE VALUE	X MILI		TAXES LEVIED	TAXING AUTHOR	
STATE				0	2,000	97,280		00000	0.00	STATE	
TOTAL OTHER 1	TAXES								0.00	SUGAR HILL TOTAL OTHE	DTAY
										IOTAL OTHE	K IAA
		TOTAL M	ILLAGE RATE:	0.0349	19	TOTA	L AD VA	LOREM TA	AXES: 2,814.36		
	OTHER	ASSESSMENTS				COMBINED TAXES A	ND ASSES	SMENTS			
LEVYING AUTHORI		RATE	AMOUNT	CHA					AMOUNT	LEVYING AUTHO	ORITY
COUNTY SOLID WA		\$18.23/month	218.76		ALOREM TAXES:				2.814.36	SPEED TABLES	
STORMWATER SEF	RVICE	\$2.46/100 sq.ft. X 1900 sq.ft	t. 46.74	ASS	SSMENTS				302.90	SUGAR HILL ST	
UNDERGROUND LI	GHTS	\$0.55/ft. X 68 ft.	37.40	TOT	AL AMOUNT DUE				3,117.26	City of S	1103
										Solid wa	ste 1
TO TAL OTHER AS	SESSMENTS		302.90			10 BY 1 (110)			3,117,26	TO TAL OTHER	ASSES
	<u> </u>			GRA	ND TOTAL DUE TH	IS BILLING:					
		RETURN T	HIS PORTION	WITH	YOUR PAY	MENT		08	8/05/2019		
TAX YEAR	PARCEL ID		DUE DATE			TOTAL DUE		AMO	OUNT PAID	TAX YEAR	
2019		10	-15-2019		\$	3,117.26				2019	
					· · · ·						

gwinnetto		NOTICE	OF TAXES - G Richard Steele www.Gwinnett	e, Ta	x Co	mmissione					
PARCEL ID	TAX YEAR		OWNER OF RECORD								
	2019										
DIST	RICT		1.1.1.1	•	PROPER	RTY LOCATION &	DESCRIPTION				
SUGA	R HILL										
			T MAY HELP ANSWER rmation is available to yo								
1 1 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	APPR	AISAL DETAIL	1			Y	OUR EXEMPTION AN	D CRED	T SAVINGS		
LAND VALUE: BUILDING VALUE: TOTAL VALUE: ASSESSED VALU ACREAGE:			\$43, \$206. \$249, <b>\$99</b> , 0.150	100 100 640	VALUE CITY H	NETT HOMESTE/ E OFFSET EXEMP HOMESTEAD: L EXEMPTION:				\$205.54 \$455.11 \$7.60 <b>\$668.25</b>	
COUNTY GOVERNM	MENT TAXES		Levied by the	he Boa	rd of Co	ommissioners an	d representing 22.4	9% of y	our total ad v	alorem tax amount.	
TAXING AUTHORIT	Y		ASSESSED VALUE	- VC	)E - I	EXEMPTIONS =	TAXABLE VALUE	X M	ILL RATE =	TAXES LEVIED	
FIRE & EMS POLICE RECREATION	NTER BOND /CODE ENFORCE	MENT	99,640 99,640 99,640 99,640 99,640 99,640	35,1 35,1 35,1 35,1 35,1 35,1 35,1	20 20 20 20	10,000 0 10,000 10,000 10,000 7,000	54,520 64,520 54,520 54,520 54,520 54,520 57,520	0. 0. 0. 0.	007209 000000 000000 003200 001600 000950	393.03 0.00 174.46 87.23 54.64	
TOTAL COUNTY	TAXES		L evier	d by the	e Roard	of Education an	d representing 65.7		.012959	709.36	
TAXING AUTHORIT	v		ASSESSED VALUE	- VC		EXEMPTIONS =	TAXABLE VALUE		ILL RATE =	TAXES LEVIED	
SCHOOL SCHOOL BOND TOTAL SCHOOL			99,640 99,640	0		4,000 0	95,640 99,640	0	.019700 .001900 .021600	1,884.11 189.32 <b>2,073.43</b>	
STATE, CITY & OTH	ER TAXES		Levied by the Sta	ate, Cit	y or oth	er authorities an	d representing 11.7	'6% of y	our total ad v	alorem tax amount.	
TAXING AUTHORIT	Y		ASSESSED VALUE	- VC		EXEMPTIONS =	TAXABLE VALUE		ILL RATE =	TAXES LEVIED	
STATE			99,640	0		2,000	97,640		000000	0.00	
SUGAR HILL	TAYES		99,640	0		2,000	97,640	0	.003800	371.03 371.03	
TOTAL OTHER			TOTAL MILLAGE RA		0.0383	59	TOTA		ALOREM	AXES: 3,153.82	
							COMBINED TAXES A				
LEVYING AUTHORI		RATE	AMC	UNT	CHAP		COMBINED TAXES A	IND ASS	LOOMENTS	AMOUNT	
SPEED TABLES		FLAT RATE		12.00		ALOREM TAXES:				3,153.82	
SUGAR HILL STOR	M₩ATER	FLAT RATE		36.00		ESSMENTS:				48.00	
	gar Hill is a e fee not ch		throw syster	n.	TOTA	AL AMOUNT DUE				3,201.82	
		arged on	city tax bill.								
TOTAL OTHER AS	SESSMENTS:		4	8.00	GRAM	ND TOTAL DUE TH	IS BILLING:			3,201.82	
		RET	URN THIS PORT	ION	WITH	YOUR PAY	MENT		0	8/05/2019	
TAX YEAR	PARCEL ID	· ·	DUE DATE				TOTAL DUE		AN	IOUNT PAID	
2019			10-15-2019			\$	3,201.82				

### Recalculated tax bill as if it were in the Sugar Hill city limits.

					OWNER OF RECO	280				
COUNTY Ur	RICT		OWNER OF RECORD							
COUNTY Ur										
		and the second states	1.1	PROPER	RTY LOCATION & E	DESCRIPTION	1. A.			
	FOR ADDITIONAL INFO	ORMATION THAT MAY ount, your tax information						id.		
	APPRAIS	SAL DETAIL	1		YC	UR EXEMPTION AND C	REDIT SAVINGS			
LAND VALUE:			\$46,000		NETT HOMESTEA			\$209.14		
BUILDING VALUE: TOTAL VALUE: ASSESSED VALU ACREAGE:			\$202,200 \$248,200 \$99,280 0.161000	City		Hill Homeste	ead	\$443.27 \$7.60		
COUNTY GOVERNM	IENT TAXES	1			EXEMPTION:	d representing 26.60%	of your total ad y	\$660.01		
TAXING AUTHORIT		ASS			EXEMPTIONS =		MILL RATE =	TAXES LEVIED		
COUNTY GENER DETENTION CEI DEVELOPMENT FIRE & EMS POLICE RECREATION TOTAL COUNTY	NTER BOND CODE ENFORCEM	ENT	99,280 33 99,280 33 99,280 33 99,280 33 99,280 33	3,280 3,280 3,280 3,280 3,280 3,280 3,280 3,280	10,000 0 10,000 10,000 10,000 7,000	56,000 66,000 56,000 56,000 56,000 56,000 59,000	0.007209 0.000000 0.003200 0.003200 0.001600 0.000950 0.013319	403.70 0.00 20.16 179.20 89.60 56.05 748.71		
SCHOOL TAXES			Levied by	the Board	of Education and	d representing 73.40%	of your total ad v	728.55		
TAXING AUTHORIT	ŕ	ASS			EXEMPTIONS =		(MILLRATE =	TAXES LEVIED		
SCHOOL SCHOOL BOND TOTAL SCHOOL	TAXES		99,280 99,280	0 0	4,000 0	95,280 99,280	0.019700 0.001900 <b>0.021600</b>	1,877.02 188.63 <b>2,065.65</b>		
STATE, CITY & OTH	ER TAXES		Levied by the State,	City or ot	her authorities ar	nd representing 0.00%	of your total ad val	orem tax amount		
TAXING AUTHORIT	ŕ	ASS			EXEMPTIONS =		(MILLRATE =	TAXES LEVIED		
STATE TOTAL OTHER		00	<sup>99,280</sup> 280 - 0	°	2,000 .000 =	<sup>97,280</sup> 97,280 x	0.000000	0.00 0.00 369.67		
city of Sug										
	OTHER A	SSESSMENTS	MILLAGE RATE:	0.0349		TOTAL A	AD VALOREM TA	3,163.87		
LEVYING AUTHORI		RATE	AMOUNT	CHAF	RGE			AMOUNT		
COUNTY SOLID W/ STORMWATER SEL UNDERGROUND LI	GHTS	\$18.29/month \$2.46/100 sq.ft X 1900 s \$0.55/ft X 68 ft bay as you thi	37.40	ASSE	ALOREM TAXES: SSMENTS: ALAMOUNT DUE	ll Stormwater	Sonvico	2,814.30 302.90 3,117.26		
		arged on the		1930	suyar Hi	n stornwater	Service	3,199.87		
			302.90	0.044	D TOTAL DUE THI			3,117,26		
Solid was	SESSMENTS:		502.50	GRAN	ID TOTAL DOE THI	S BILLING.		0,111.20		
Solid was	SESSMENTS:	RETURN	THIS PORTION	-				05/2019		
	PARCEL ID	RETURN		-	YOUR PAYN					

10-15-2019

2019

<del>\$3,117,26</del> + \$82.61 = \$3,199.87

# Subtract county service district tax and service fees:

\$20.16 Development/code enforcement

# \$218.76 Annual solid waste fee (Doesn't include yard waste)

\$90 Yard waste for 12-month service

\$46.74 Annual storm water service fee

<u>\$37.40</u> Underground lights

## \$413.06 Total reduction in county service district tax and service fees

City tax and service fee comparison on next slide.

### Recalculated tax bill as if it were in the Sugar Hill city limits.

gwinnetto					x Commissione	r			
tax commissione	er's office	www.GwinnettTaxCommissioner.com							
PARCEL ID	TAX YEAR				OWNER OF REC	ORD			
DIST	2019		_		PROPERTY LOCATION &	DESCRIPTION			
COUNTY Un			S	-	PROPERTY LOCATION &	DESCRIPTION			
lf yı	FOR ADDITIONAL INF ou have an escrow acco	ORMATION THAT I bunt, your tax inform	MAY HELP ANSWE ation is available to	R YOUR your mort	QUESTIONS, PLEASE S gage company; however,	EE THE REVERSE SID it is your responsibility to	E OF THIS NOTICE.	aid.	
· · · · · · · · · · ·	APPRAIS	SAL DETAIL			Y	OUR EXEMPTION AND C	REDIT SAVINGS		
AND VALUE:			s	46,000	GWINNETT HOMESTE	AD:		\$209.14	
BUILDING VALUE: TOTAL VALUE:				02,200 48,200	VALUE OFFSET EXEM			\$443.27	
ASSESSED VALUE			\$	99,280	City of Sugar	HIII Homest	ead	\$7.60	
ACREAGE:				161000	TOTAL EXEMPTION:			3652.41	
OUNTY GOVERNM			ASSESSED VALUE		rd of Commissioners an DE - EXEMPTIONS =			\$660.01 TAXES LEVIED	
AXING AUTHORITY			ASSESSED VALUE 99.280			TAXABLE VALUE 7 56.000	( MILL RATE = 0.007209	403.70	
ETENTION CEN	ITER BOND		99,280	33,2	280 0	66,000	0.000000	0.00	
EVELOPMENT/	CODE ENFORCEM	ENT	99,280 99,280			56,000 56,000	0.00360 0.003200	20.18 179.20	
OLICE			99,280	) 33,2		56,000	0.001600	89.60	
RECREATION			99,280	33,2	280 7,000	59,000	0.000950	56.05	
OTAL COUNTY	TAXES						0.013319	748.71	
CHOOL TAXES			Lev	/ied by th	e Board of Education an	d representing 73.40%	of your total ad v	728.55	
AXING AUTHORITY	1		ASSESSED VALUE				( MILL RATE =	TAXES LEVIED	
SCHOOL SCHOOL BOND			99,280 99,280			95,280 99,280	0.019700 0.001900	1,877.02 188.63	
TOTAL SCHOOL	TAXES		99, <b>2</b> 00	, 0	0	55, <b>2</b> 00	0.021600	2,065.65	
TATE, CITY & OTHE	RTAXES		Levied by the	e State. C	ity or other authorities a	nd representing 0.00%	of your total ad val	orem tax amount	
AXING AUTHORITY			ASSESSED VALUE				MILLRATE =	TAXES LEVIED	
STATE			99,280	) (	2,000	97,280	0.000000	0.00	
IOTAL OTHER 1				~	2 000	07.000	0000	0.00	
City of Sug	ar Hill		99,280 -	0 -	- 2,000 =	97,280 x	-0038 =	369.67	
		т	OTAL MILLAGE	RATE:	0.034919	TOTAL	AD VALOREM TA		
	OTHER A	SSESSMENTS				COMBINED TAXES AND	ASSESSMENTS	3,163.87	
EVYING AUTHORI		RATE	A	MOUNT	CHARGE			AMOUNT	
COUNTY SOLID WA		\$18.23/month		218.76	AD VALOREM TAXES:			2,814.30	
TORMWATER SER		\$2.46/100 sq.fl. X \$0.55/ft. X 68 ft.	1900 sq.fl.	46.74	ASSESSMENTS: TOTAL AMOUNT DUE			302.90 3.117.26	
	gar Hill is a p		throw svet					5,117.20	
					\$36 Sugar Hi	iii Stormwatei	Service		
Solid wast	e fee not ch	arged on t	ne city tax	DIII.				3,199.87	
OTAL OTHER AS	SESSMENTS:			302.90	GRAND TOTAL DUE TH	IS BILLING:		3,117,26	
		RETU	RN THIS POP	RTION	WITH YOUR PAY		08/	05/2019	
	PARCEL ID		DUE DATE			TOTAL DUE	AMO	UNT PAID	
TAX YEAR	THILVEE ID		DUEDATE			TOTAL DOL	7.1110	ONTIALD	
	TARGEEID		1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 -	10	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
2019	TRICELID		10-15-20	19	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	<del>3,117.26</del> + \$8			

City property tax and service fees replace county service district tax and service fees:

\$369.67 City property tax

\$36

\$163.44 Solid waste fee (\$40.86 for 95-gallon cart billed quarterly direct to resident OR \$111.25 if resident uses only one bag per week with the special Sugar Hill bag system. Yard waste included.)

Annual storm water fee
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**\$569.11** City property tax and service fees.

-\$413.06 Subtracted county tax and service fees from previous slide

\$156.05 Increase in property tax and service fees for a home assessed at \$248,000.



## WHERE ARE MY TAX DOLLARS INVESTED? CITY OF SUGAR HILL

\$2.376

The city's millage rate (3.8) has been level since 2004. With an average home value in Sugar Hill of \$275,000\* the average household pays \$418 a year in city property taxes, or an average of \$1.15 per day.



Gwinnett County and the City of Sugar Hill work together to provide services to Sugar Hill residents and business owners. The county's portion of your tax bill is larger and covers costs associated with operating a world class public school system, police, fire, emergency medical and other services for the whole county while the city's portion is invested in services tailored specifically for (y)our community such as street and sidewalk maintenance, parks and recreation, events and cultural programs, economic development, business services, code enforcement, planning and zoning.



\*Average assessed value for a single-family home in Sugar Hill city limits taken from 2018 Gwinnett County Tax Assessor data. One "mill" equals \$1.00 of property taxes for every \$1,000 of assessed valuation. County millage rates taken from www.GwinnettTaxCommissioner.com

