

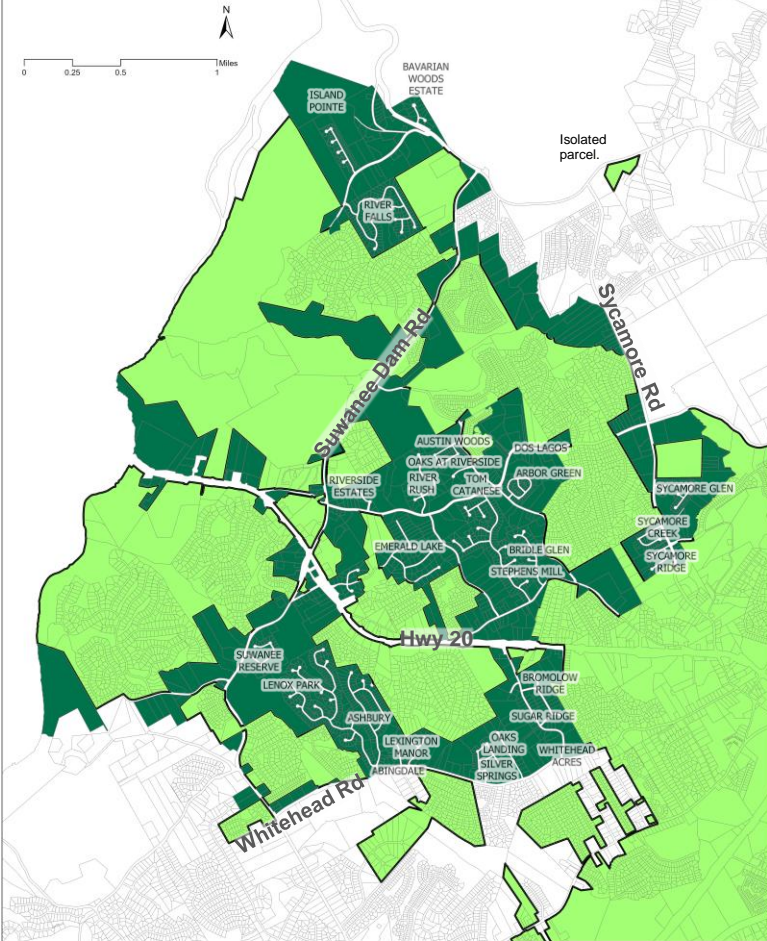
## City of Sugar Hill Today

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



#### Legend

- Current Sugar Hill City Limits
- Current Unincorporated / Greater Sugar Hill



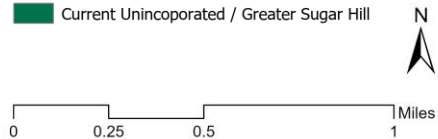
# Unincorporated Sugar Hill Gaps

## (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)


## Legend

- Current Sugar Hill City Limits
- Current Unincorporated / Greater Sugar Hill





## Legend

-  Current Sugar Hill City Limits
-  Current Unincorporated / Greater Sugar Hill



0 0.25 0.5 1 Miles



# (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 Bill



## NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA Richard Steele, Tax Commissioner www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD			
	2019				
DISTRICT	PROPERTY LOCATION & DESCRIPTION				
COUNTY Unincorporated					
FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE. If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.					
APPRAISAL DETAIL		YOUR EXEMPTION AND CREDIT SAVINGS			
LAND VALUE:	\$46,000	GWINNETT HOMESTEAD:		\$209.14	
BUILDING VALUE:	\$202,200	VALUE OFFSET EXEMPTION:		\$443.27	
TOTAL VALUE:	\$248,200				
ASSESSED VALUE:	\$99,280				
ACREAGE:	0.161000	TOTAL EXEMPTION:		\$652.41	
COUNTY GOVERNMENT TAXES Levied by the Board of Commissioners and representing 26.60% of your total ad valorem tax amount.					
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	99,280	33,280	10,000	56,000	0.007209 403.70
DETENTION CENTER BOND	99,280	33,280	0	66,000	0.000000 0.00
DEVELOPMENT/CODE ENFORCEMENT	99,280	33,280	10,000	56,000	0.000360 20.16
FIRE & EMS	99,280	33,280	10,000	56,000	0.003200 179.20
POLICE	99,280	33,280	10,000	56,000	0.001600 89.60
RECREATION	99,280	33,280	7,000	59,000	0.000950 56.05
TOTAL COUNTY TAXES				0.013319	748.71
SCHOOL TAXES Levied by the Board of Education and representing 73.40% of your total ad valorem tax amount.					
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE = TAXES LEVIED
SCHOOL	99,280	0	4,000	95,280	0.019700 1,877.02
SCHOOL BOND	99,280	0	0	99,280	0.001900 188.63
TOTAL SCHOOL TAXES				0.021600	2,065.65
STATE, CITY & OTHER TAXES Levied by the State, City or other authorities and representing 0.00% of your total ad valorem tax amount.					
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE = TAXES LEVIED
STATE	99,280	0	2,000	97,280	0.000000 0.00
TOTAL OTHER TAXES					0.00
TOTAL MILLAGE RATE: 0.034919				TOTAL AD VALOREM TAXES: 2,814.36	
OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT	
COUNTY SOLID WASTE	\$18.23/month	218.76	AD VALOREM TAXES:	2,814.36	
STORMWATER SERVICE	\$2.46/100 sq ft X 1900 sq ft	46.74	ASSESSMENTS:	302.90	
UNDERGROUND LIGHTS	\$0.55/ft X 68 ft	37.40	TOTAL AMOUNT DUE	3,117.26	
TOTAL OTHER ASSESSMENTS:		302.90	GRAND TOTAL DUE THIS BILLING: 3,117.26		

RETURN THIS PORTION WITH YOUR PAYMENT

08/05/2019

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2019		10-15-2019	\$3,117.26	

# City of Sugar Hill Tax Bill



## NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA Richard Steele, Tax Commissioner www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD			
	2019				
DISTRICT	PROPERTY LOCATION & DESCRIPTION				
SUGAR HILL					
FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE. If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.					
APPRAISAL DETAIL		YOUR EXEMPTION AND CREDIT SAVINGS			
LAND VALUE:	\$43,000	GWINNETT HOMESTEAD:		\$205.54	
BUILDING VALUE:	\$206,100	VALUE OFFSET EXEMPTION:		\$455.11	
TOTAL VALUE:	\$249,100	CITY HOMESTEAD:		\$7.60	
ASSESSED VALUE:	\$99,640				
ACREAGE:	0.150000	TOTAL EXEMPTION:		\$668.25	
Levied by the Board of Commissioners and representing 22.49% of your total ad valorem tax amount					
COUNTY GOVERNMENT TAXES	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE = TAXES LEVIED
TAXING AUTHORITY					
COUNTY GENERAL FUND	99,640	35,120	10,000	54,520	0.007209 393.03
DETENTION CENTER BOND	99,640	35,120	0	64,520	0.000000 0.00
DEVELOPMENT/CODE ENFORCEMENT	99,640	35,120	10,000	54,520	0.000000 0.00
FIRE & EMS	99,640	35,120	10,000	54,520	0.003200 174.46
POLICE	99,640	35,120	10,000	54,520	0.001600 87.23
RECREATION	99,640	35,120	7,000	57,520	0.000950 54.64
TOTAL COUNTY TAXES				0.012959	709.36
Levied by the Board of Education and representing 65.75% of your total ad valorem tax amount					
SCHOOL TAXES	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE = TAXES LEVIED
TAXING AUTHORITY					
SCHOOL	99,640	0	4,000	95,640	0.019700 1,884.11
SCHOOL BOND	99,640	0	0	99,640	0.001900 189.32
TOTAL SCHOOL TAXES				0.021600	2,073.43
Levied by the State, City or other authorities and representing 11.76% of your total ad valorem tax amount					
STATE, CITY & OTHER TAXES	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE = TAXES LEVIED
TAXING AUTHORITY					
STATE	99,640	0	2,000	97,640	0.000000 0.00
SUGAR HILL	99,640	0	2,000	97,640	0.003800 371.03
TOTAL OTHER TAXES					371.03
TOTAL MILLAGE RATE: 0.038359				TOTAL AD VALOREM TAXES: 3,153.82	
OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT	
SPEED TABLES	FLAT RATE	12.00	AD VALOREM TAXES:	3,153.82	
SUGAR HILL STORMWATER	FLAT RATE	36.00	ASSESSMENTS:	48.00	
			TOTAL AMOUNT DUE	3,201.82	
TOTAL OTHER ASSESSMENTS:		48.00	GRAND TOTAL DUE THIS BILLING:		
			3,201.82		

City of Sugar Hill is a pay as you throw system.  
Solid waste fee not charged on city tax bill.

City of Sugar Hill is a pay as you throw system.  
Solid waste fee not charged on city tax bill.

RETURN THIS PORTION WITH YOUR PAYMENT

08/05/2019

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2019		10-15-2019	\$3,201.82	



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



NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA  
Richard Steele, Tax Commissioner  
www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD			
	2019				
DISTRICT		PROPERTY LOCATION & DESCRIPTION			
COUNTY Unincorporated					
FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE. If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.					
APPRAISAL DETAIL			YOUR EXEMPTION AND CREDIT SAVINGS		
LAND VALUE:	\$46,000	GWINNETT HOMESTEAD:		\$209.14	
BUILDING VALUE:	\$202,200	VALUE OFFSET EXEMPTION:		\$443.27	
TOTAL VALUE:	\$248,200	City of Sugar Hill Homestead .....		\$7.60	
ASSESSED VALUE:	\$99,280	TOTAL EXEMPTION:		<del>\$662.41</del>	
ACREAGE:	0.161000				
COUNTY GOVERNMENT TAXES Levied by the Board of Commissioners and representing 26.60% of your total ad val					
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS =	TAXABLE VALUE	X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	99,280	33,280	10,000	56,000	0.007209 403.70
DETENTION CENTER BOND	99,280	33,280	0	66,000	0.000000 0.00
DEVELOPMENT/CODE ENFORCEMENT	99,280	33,280	10,000	56,000	<del>0.000000 20.16</del>
FIRE & EMS	99,280	33,280	10,000	56,000	0.003200 179.20
POLICE	99,280	33,280	10,000	56,000	0.001600 89.60
RECREATION	99,280	33,280	7,000	59,000	0.000950 56.05
TOTAL COUNTY TAXES				0.013319	748.71
SCHOOL TAXES Levied by the Board of Education and representing 73.40% of your total ad val					
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS =	TAXABLE VALUE	X MILL RATE = TAXES LEVIED
SCHOOL	99,280	0	4,000	95,280	0.019700 1,877.02
SCHOOL BOND	99,280	0	0	99,280	0.001900 188.63
TOTAL SCHOOL TAXES				0.021600	2,065.65
STATE, CITY & OTHER TAXES Levied by the State, City or other authorities and representing 0.00% of your total ad valorem tax amount					
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS =	TAXABLE VALUE	X MILL RATE = TAXES LEVIED
STATE	99,280	0	2,000	97,280	0.000000 0.00
TOTAL OTHER TAXES					0.00
City of Sugar Hill.....99,280 - 0 - 2,000 = 97,280 x .0038 = 369.67					
TOTAL MILLAGE RATE: 0.034919				TOTAL AD VALOREM TAXES: <del>2,014.36</del>	
				3,163.87	
OTHER ASSESSMENTS			COMBINED TAXES AND ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT	
COUNTY SOLID WASTE	\$16.23/month	216.76	AD VALOREM TAXES:	<del>2,014.36</del>	
STORMWATER SERVICE	\$2.40/100 sq.ft. X 1900 sq.ft.	45.74	ASSESSMENTS:	<del>302.90</del>	
UNDERGROUND LIGHTS	\$0.55/ft. X 68 ft.	37.40	TOTAL AMOUNT DUE	<del>3,117.26</del>	
City of Sugar Hill is a pay as you throw system. Solid waste fee not charged on the city tax bill.			\$36 Sugar Hill Stormwater Service		
TOTAL OTHER ASSESSMENTS:			3,199.87		
302.90			<del>3,117.26</del>		
GRAND TOTAL DUE THIS BILLING:					

RETURN THIS PORTION WITH YOUR PAYMENT

08/05/2019

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2019		10-15-2019	<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

\$37.40 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.



NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA  
Richard Steele, Tax Commissioner  
www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD			
	2019				
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BUILDING VALUE:	\$202,200	VALUE OFFSET EXEMPTION:		\$443.27	
TOTAL VALUE:	\$248,200	City of Sugar Hill Homestead .....		\$7.60	
ASSESSED VALUE:	\$99,280	TOTAL EXEMPTION:		<del>\$652.41</del>	
ACREAGE:	0.161000				
COUNTY GOVERNMENT TAXES		Levied by the Board of Commissioners and representing 26.60% of your total ad v			
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	99,280	33,280	10,000	56,000	0.007209 403.70
DETENTION CENTER BOND	99,280	33,280	0	66,000	0.000000 0.00
DEVELOPMENT/CODE ENFORCEMENT	99,280	33,280	10,000	56,000	<del>0.000000</del> <del>20.16</del>
FIRE & EMS	99,280	33,280	10,000	56,000	0.003200 179.20
POLICE	99,280	33,280	10,000	56,000	0.001600 89.60
RECREATION	99,280	33,280	7,000	59,000	0.000950 56.05
TOTAL COUNTY TAXES					<del>0.013319</del> <del>748.71</del>
SCHOOL TAXES		Levied by the Board of Education and representing 73.40% of your total ad v			
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE = TAXES LEVIED
SCHOOL	99,280	0	4,000	95,280	0.019700 1,877.02
SCHOOL BOND	99,280	0	0	99,280	0.001900 188.63
TOTAL SCHOOL TAXES					0.021600 2,065.65
STATE, CITY & OTHER TAXES		Levied by the State, City or other authorities and representing 0.00% of your total ad valorem tax amount			
TAXING AUTHORITY	ASSESSED VALUE	- VOE	- EXEMPTIONS	= TAXABLE VALUE	X MILL RATE = TAXES LEVIED
STATE	99,280	0	2,000	97,280	0.000000 0.00
TOTAL OTHER TAXES					0.00
City of Sugar Hill.....		99,280	- 0	- 2,000 =	97,280 x .0038 = 369.67
TOTAL MILLAGE RATE:		0.034919		TOTAL AD VALOREM TAXES: <del>2,814.36</del>	
OTHER ASSESSMENTS		COMBINED TAXES AND ASSESSMENTS			
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT	
COUNTY SOLID WASTE	\$16.23/month	216.76	AD VALOREM TAXES:	<del>2,814.36</del>	
STORMWATER SERVICE	\$2.40/100 sq.ft. X 1900 sq.ft.	45.60	ASSESSMENTS:	<del>302.50</del>	
UNDERGROUND LIGHTS	\$0.55/ft. X 68 ft.	37.40	TOTAL AMOUNT DUE	<del>3,117.26</del>	
City of Sugar Hill is a pay as you throw system. Solid waste fee not charged on the city tax bill.			\$36 Sugar Hill Stormwater Service		
TOTAL OTHER ASSESSMENTS:		302.90	GRAND TOTAL DUE THIS BILLING:	3,199.87	
				<del>3,117.26</del>	

RETURN THIS PORTION WITH YOUR PAYMENT

08/05/2019

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2019		10-15-2019	<del>\$3,117.26</del> + \$82.61 =	\$3,199.87

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

\$369.67 City property tax

\$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.)

\$36 Annual storm water fee

\$569.11 City property tax and service fees.

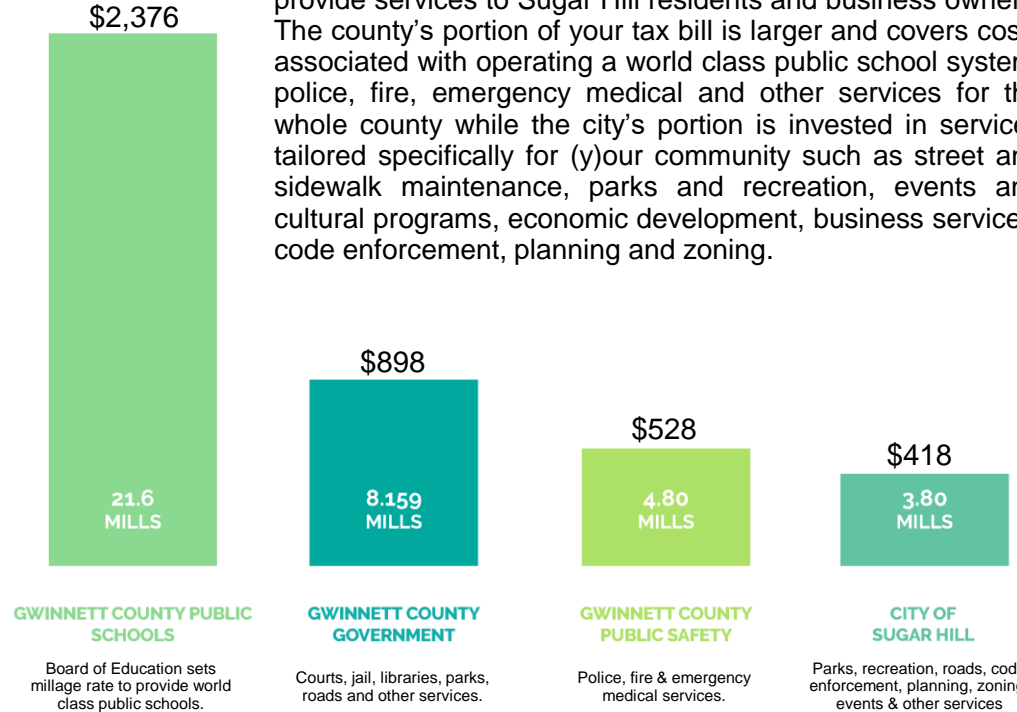
-\$413.06 Subtracted county tax and service fees from previous slide

\$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

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](http://www.GwinnettTaxCommissioner.com)



Questions?