

**INQUIRIES - PROPERTY TAXES 770-266-5122.**

**FAX INQUIRIES FOR TAX AMOUNTS 770-266-5112.**

**Answers to some frequently asked tax questions.**

**What are the most recent millage rates for the City of Monroe?**

<b>PER \$1,000 OF ASSESSED VALUE</b>			
<b>Fiscal Year</b>	<b>Operating Millage</b>	<b>Debt Service Millage</b>	<b>Total City Millage</b>
1997	8.000	-	8.000
1998	8.000	-	8.000
1999	8.000	-	8.000
2000	7.967	-	7.967
2001	5.717	1.840	7.557
2002	5.905	1.639	7.544
2003	5.515	1.699	7.214
2004	5.604	1.589	7.193
2005	5.034	1.740	6.774
2006	4.870	1.878	6.748
2007	4.920	1.702	6.622
2008	5.189	1.412	6.601
<b>2009</b>	<b>5.403</b>	<b>1.594</b>	<b>6.997</b>
<b>2010</b>	<b>5.512</b>	<b>1.728</b>	<b>7.240</b>

**When are the City of Monroe taxes billed and due?**

Property taxes are usually billed during the month of September and are due by December 20 (or no earlier than 60 days from the billing date). We bill from the Walton County Digest using their same assessed values.

**How is the amount due of my Property Tax determined?**

Taxes are calculated on the assessed value which is 40% of the fair market value of the property.

The amount of property tax due is calculated by using the following formula:

Take the total fair market value of the property x 40 percent x total city millage rate (above) ÷ 1000 to calculate the taxes due or take the assessed value x total city millage rate (above) ÷ 1000.

**Is my tax statement sent directly to my mortgage company?**

Tax statements are mailed direct to the homeowner, they are not mailed to the mortgage company because mortgages are bought and sold so frequently. However, many mortgage companies and or tax services request tax bill amounts on your behalf which are furnished to them.

**What happens if my tax bill is paid after the due date?**

If tax statements are paid after the due date penalties and interest will accrue. A FIFA (lien) is also recorded with the Clerk of Superior Court in Walton County against the property address and in the homeowner's name. This enables the City to collect any outstanding property taxes due before sale of the property can occur.

**PLEASE NOTE: All property tax information is a matter of public record.**