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Estimates of the Effects on Property Tax Expansion Under Assessment Caps Proposed in HR 1246

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Estimates of the Effects on Property Tax Expansion Under Assessment Caps Proposed in HR 1246

Introduction

In the 2008 General Assembly, a proposed constitutional amendment limiting increases in gross assessed values, i.e. before homestead and Freeport exemptions, of real property for purposes of taxation was considered. It did not pass, but is expected to be reconsidered in the next session. HR 1246 (08 LC 18 7428S, the Conference Committee Report, is the latest version) proposed a constitutional amendment for ad valorem tax reform including limitations on gross assessed value increases for real property.

If the constitutional amendment is adopted as proposed the increase in assessed value for tax purposes of each existing residential and nonresidential real property would be capped.[1] Except for legislated allowances for inflation, assessed values for existing property could not be increased above valuations established for 2008 until the property is sold. The inflation[2] allowances are a maximum increase of 2 percent per year for residential property and 3 percent per year for non-residential property.[3] If the property is sold, the sales price becomes the basis for the new assessed value, which is then capped until another sale. New construction and

[1] An assessment cap places an upper bound on the value that may be ascribed to real property for tax purposes. The basic upper bound here is the 2008 value. Thus, if a house had an assessed value of $180,000 in 2008, its value for tax purposes would be $180,000 in 2009, 2010, 2011, and so on, even if an identical house next door had sold for $210,000 in 2009. With the 2 percent inflation allowance the final capped assessed value would be $180,000 in 2008, $183,600 in 2009, $187,272 in 2010, and $191,017 in 2011. The identical neighboring property would have capped assessment values of $180,000 in 2008, $210,000 in 2009 (because of the sale), $214,200 in 2010, and $218,484 in 2011.

[2] For this report, inflation is any increase in a property tax base value that cannot be explained by the value if real additions and improvements to property. The assessment cap limits the amount of inflation that can be included in the properties' assessed value.

[3] A Senate version of the bill set an inflation allowance for both residential and non-residential properties equal to the inflation rate for state and local government purchases established annually by the Bureau of Economic Analysis (BEA). For 2005 through 2007 this rate averaged 5.28 percent (NIPA Table 3.10.4).

improvements [4] to existing real property are to be assessed at fair market value [5] – the price at an actual "arm's length" sale—and added to the tax base. In subsequent years these values would also be placed under the assessment caps.

We have estimated by jurisdiction the extent to which the proposed caps would limit the growth of the property tax digest. Tables 1, 2, and 3 show estimated effects of the proposed assessment caps on the growth, between 2005 and 2007, of county, school district, and city property tax bases had the assessment caps been in place in 2005. Map 1, taken from Table 1, shows the distribution of the effects among counties.

Data that can be used directly to measure the effects of the proposed assessment caps were not available, and thus we had to estimate the effects. Georgia Department of Revenue property tax data for 2005 and 2007 were used to estimate capped bases as well as new improvements. Sales and resulting reassessment estimates are based on data from the census. Details of the procedures are provided in the appendix.

TABLE 1. COUNTIES: ESTIMATED PROPERTY TAX BASE REDUCTION FROM 2005 TO 2007 DUE TO PROPOSED CAP

Percent Reduction	Number of Counties	% of Counties
0.00%	16	10.06%
0% to 3.33%	77	48.43%
3.33% to 6.67%	37	23.27%
6.67% to 10%	19	11.95%
>10%	10	6.29%

[4] "Improvements" **i**ncludes all in-ground and above-ground improvements that have been made to the land … http://www.etax.dor.ga.gov/PTD/cds/csheets/interpret/prcode.aspx (downloaded 6/5/2008). In other words, any part of real property that is not the basic dirt – sewers, driveways, structures, etc. – is an improvement. An additional bedroom or an upgraded kitchen, for example, is a new improvement.

[5] "The value which would be realized from the cash sale, but not forced sale, of the property and subjects as such property and subjects are usually sold, or as the amount a knowledgeable buyer would pay for the property and a willing seller would accept for the property in an arm's length, bona fide sale." OCGA 48-5-1, OCGA 48-5-2(3).

Map 1: Estimated Proportion of Property Tax Base Reduction

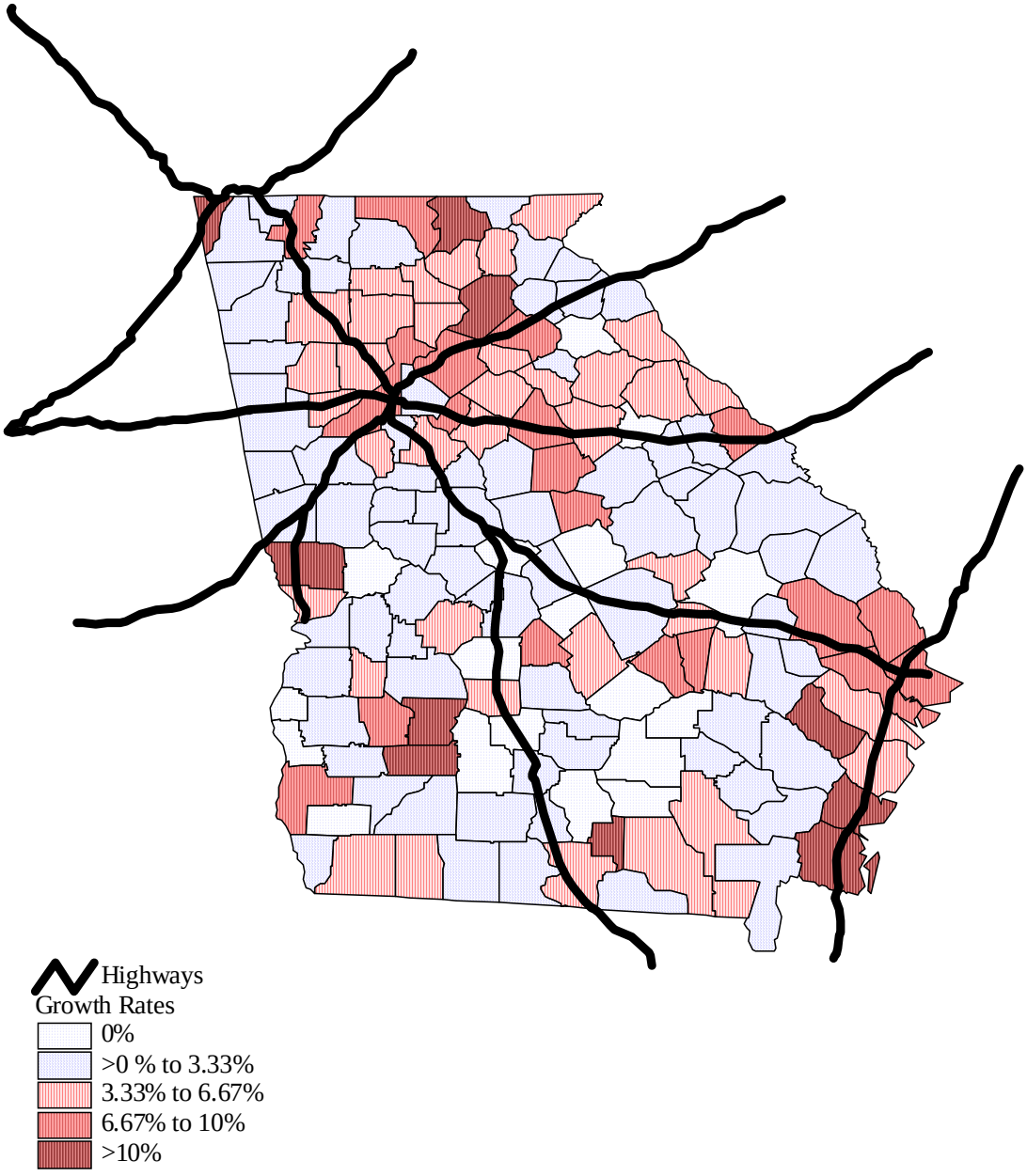


TABLE 2. SCHOOL DISTRICTS: ESTIMATED PROPERTY TAX BASE REDUCTION FROM 2005 TO 2007 DUE TO PROPOSED CAP

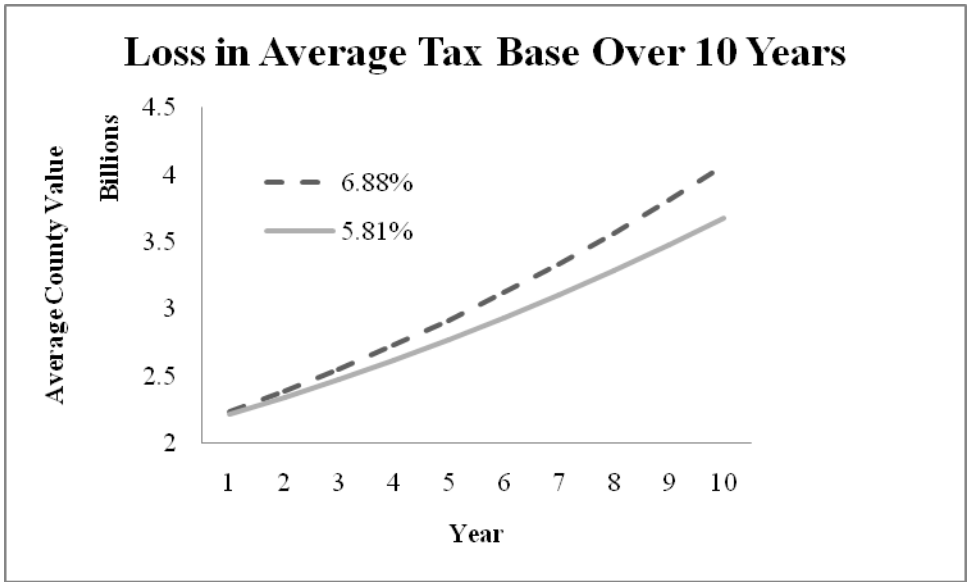
Percent Reduction	Number of School Districts	% of School Districts
0.00%	18	10.00%
0% to 3.33%	89	49.44%
3.33% to 6.67%	44	24.44%
6.67% to 10%	19	10.56%
>10%	10	5.56%

TABLE 3. CITIES: ESTIMATED PROPERTY TAX BASE REDUCTION FROM 2005 TO 2007 DUE TO PROPOSED CAP

Percent Reduction	Number of Cities	% of Cities
0.00%	101	19.73%
0% to 3.33%	179	34.96%
3.33% to 6.67%	98	19.14%
6.67% to 10%	74	14.45%
>10%	60	11.72%

About 10 percent of counties and school districts and 20 percent of cities would have seen no reduction in the expansion of their tax bases. For these jurisdictions the growth of their property tax digest, due to inflation, was less than the percent allowed by the assessment cap. At the other extreme, around 6 percent of counties and school districts and over 11 percent of cities would have seen a 10 percent or greater reduction in their property tax bases from 2005 to 2007. For example, Hall County's property tax digest increased from $5.1 billion in 2005 to $6.6 billion in 2007, or by 29 percent. We estimated that the assessment cap would have reduced the 2007 digest to $5.88 billion, 11 percent less than the actual digest for 2007. In general, the jurisdictions estimated to have the greatest reduction in property tax base are the jurisdictions with rapid population growth but slower increases in number of residential property.

The assessment cap is estimated to reduce the growth rate of a county tax base by an average of about 1 percentage point; from about 6.9 percent per year to about 5.8 percent per year.[6] Over time, tax base erosion due to this growth differential can become substantial. For example, in 2007 the average county tax base was $2.1 billion. In 10 years at a growth rate of 6.9 percent it would be $4.1 billion, but at a constrained rate of 5.8 percent it would be $3.6 billion, a reduction of over $390 million or more than 9.5 percent. This approach overstates the reduction in property tax base. First, we are unable to account for renovations. Second, several jurisdictions have their own special provisions, such as floating homestead exemptions, that limit the increase in the net property tax base. None-the-less, there is a reduction.



[6] Growth in the tax can exceed the cap limits if growth is due to new construction.

Technical Appendix A

This appendix first presents a general discussion of data sources and methods used to create the estimates of the effects of the assessment caps on property tax base expansion, and second presents detail of separate growth and inflation estimates for counties, school districts, and cities in the state.

This report, which is a study of the potential effects of tax assessment caps as proposed in HR 1246, is fundamentally a study of growth and change arising from real growth and inflation in property tax bases in Georgia from 2005 to 2007. The basic information needed is data describing property tax bases in 2005 and 2007. Methods used need to be able to distinguish real growth in property values from inflation induced change in values. Additionally, data measuring real property sales is needed so that time of sales reassessments can be incorporated into the estimates.

Data

The available data is not ideally suited for the task. The Georgia Department of Revenue collects tax base information from each taxing jurisdiction each year. The Department annually creates tax digest consolidation summaries (sometimes called consolidation sheets) and posts them on the internet at http://www.dor.ga.gov/DigestConsolidation/Default.aspx. These data come from each county assessor. It is a summary of the actual data used for preparing property tax bills. The data includes summary valuations (but not individual records) of the various property classes—residential, agricultural, commercial property, and so on—as well as a count of the number of improvements in each class. Ideally, it would be possible to divide values by the number of improvements to get, for instance, the average value of houses in the database. But, even though property improvements in each class are counted, they are not classified at all; for example, it is not possible to distinguish an improvement that is a new house, from an improvement that is an upgraded kitchen in an existing house. Each year the Department of Revenue conducts a Sales Ratio Study to test the accuracy and consistency of property

valuations, but there is no comparable work to check on the accuracy of the count of property improvements. Even though the average value per residential improvement is not an average value per house and even though the meaning and quality of counts of improvements may vary from county to county, these data are the best and most comprehensive available and are the basis of this study.

The proposed legislation adjusts the capped property assessment values to new values based on market values when a property is sold. Consequently, in addition to data useful for tracking changes in value, data regarding the rate of property sales is also needed. To meet this need, we use data from the U.S. Census measuring the number of households that move in a five year span in each county in Georgia.[7] This number divided by five and applied against the number of homes in each county [8] provides an estimate of annual home sales and, thus, market value reassessments within the rules of HR 1246.

Method

The approach to separating 2005 to 2007 growth due to new construction and renovation from growth due to inflation of property values starts with subtracting the 2005 residential and non-residential improvement[9] count from the 2007 count. The result is the total number of new improvements from 2005 to 2007: a measure of real growth. The total number of new plus existing improvements multiplied by the average assessed value per improvement in 2005 is an estimate of tax base growth totally stripped of inflation. Subtracting this growth estimate from the total tax base increase provides an estimate of the effect of inflation on property tax bases from 2005 to 2007.

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[7] Census 2000 PHC-T-22. Migration for the Population 5 Years and Over for the United States, Regions, States, Counties, New England Minor Civil Divisions, Metropolitan Areas, and Puerto Rico: 2000.

[8] www.census.gov/popest/housing/tables/HU-EST2005-04-13.xls.

[9] For purposes of this analysis, non-residential property is commercial and industrial property. Other types of property, e.g. timber, agriculture, historic, etc., all have their own tax treatments and assessment provisions and would not be affected by the proposed legislation.

Residential

Aside from the notion that the data and approach reflect what tax assessors throughout Georgia are actually doing, there are several shortcomings. First, the meaning of "improvements" and the method of counting them is not clear.[10] Residential improvement counts were compared to the census estimate of houses in counties.[11] The correlation between the improvement counts and housing estimates was inconsistent. In addition, of the total 842 cities, counties, and school districts included in the data, 18 had residential improvement counts that more than doubled between 2005 and 2007, another 38 increased by more than 50 percent, while 14 decreased by 25 percent or more. It is not likely this actually happened. Although use of actual tax assessor data is desirable, census housing estimates were substituted for improvement counts in some individual cases where the tax base "counts" seem questionable and appear to reduce reliability of estimates. Whenever a substitution was used the result was compared to the first result and the one yielding the lowest indicator of inflation was used.

To illustrate our approach, consider Gwinnett County. In Gwinnett County in 2005 there were 203,590 residentially improved properties with an average assessed value of $55,453. In 2007 there were 224,154 residentially improved properties. If the improvements in 2007 had the 2005 average value, the total assessed value would have been $12.4 billion; instead it was actually $14.1 billion. Applying the method

[10] The definition of "improvement" from the Department of Revenue is "Improvement includes all in-ground and above-ground improvements that have been made to the land". A brand new major structure, e.g. a house, is clearly an improvement. A renovation to an existing house, say a remodeled kitchen costing $40,000 is also an improvement clearly adding to both the market value and assessed value of the house. But, this renovation raises several questions regarding the data used in this study: 1.) Do tax assessors know the improvement has been made, e.g. did the home owners get building permits and, if so, did the inspection department transmit the information to the assessor? 2.) How is the new kitchen improvement counted, is it part of the original house and not an improvement added to the data or is it added to the data as a new improvement meaning the original house now is counted as two improvements even though there is no outward change?

[11] Census housing estimates (and they are estimates, not counts) are available only at county levels. Housing estimates for other jurisdictions are derived using population estimates, which are available for places smaller than counties. Census housing estimates for 2004 were compared to assessor counts in 2005, and so on, to allow for time lags in assessment processes.

described above, we can estimate that about $1.7 billion of the increase is inflation, about 14 percent of the residential tax base and 6 percent of the county's total tax base; $1.14 billion of the increase is growth which includes no inflation at all.

Non-Residential

Tax assessor valuation methods for commercial and industrial properties frequently differ from methods used for residential properties.[12] For example, the value of commercial property to a buyer may not be determined so much by the replacement cost of the building, but more by the value of a cash flow that can be generated by a business in the building. Assessing the tax value of commercial and industrial property may be more difficult and expensive than assessing residential property, with these problems becoming more acute in very small jurisdictions where there are few comparable properties and infrequent sales.

Data describing non-residential portions of several county tax bases is inconsistent. Of the 159 counties included in the analysis, 23 actually experienced a

[12] "There are three methods that assessors use to value property based on market value. The *sales comparison method* compares the characteristics of properties, and values those that did not sell based on the prices of similar properties that did sell. The sales comparison method is preferred for properties that have frequent sales, and are relatively "homogeneous," that is, all have similar characteristics. Residential property, some commercial property and vacant land are often assessed using the sales comparison method. The *replacement cost less depreciation* method adds up the costs of the materials, equipment and labor required to build a structure, subtracts depreciation, and adds the value of land. Resulting values are usually adjusted upward or downward by county, region or property type, to reflect regional variations in construction costs and the supply of and demand for property. These adjustments are derived by comparing sales prices to the replacement cost estimates of sold properties, or by using other cost indexes. The replacement cost less depreciation method is preferred for property that is unique (that is, not homogeneous), or not frequently sold. Complex manufacturing and commercial property is often assessed using this method. It is also frequently used for residential and simpler commercial property, and in some states it is the only method used. The *income capitalization method* estimates sales prices by dividing the net rent or income earned on a property by a rate of return. This method is based on the idea that investors will demand a rate of return on property comparable to rates earned on other assets. An investor will look at the income or rent that can be earned from a property, and offer a price which makes the rate of return comparable to those on stocks, bonds or bank accounts. The income capitalization method is often used for properties that are rented, mostly residential apartments and rented business property." http://www.agecon.purdue.edu/crd/Local gov/Topics/Essays/Prop_Tax_Assessment_ Policy.html.

decline in the absolute assessed value of commercial and industrial properties between 2005 and 2007 and four posted no growth. On the other hand, in 7 counties the count of commercial/industrial improvements included in the tax records more than doubled from 2005 to 2007. Records from 16 counties indicate a decline in the number of non-residential improvements, but only 11 of these counties also had records indicating no growth or a loss in value. Inconsistencies such as these indicate some unreliability in the property count data. Due to the seeming unreliability, employment statistics from the Census Bureau[13] are used instead of counts in a few counties as a substitute measure of non-residential growth or loss. Because the latest available employment estimates are for 2005, this data is necessarily lagged two years. Whenever a substitution was made the result was compared to the original and the estimate yielding the lowest inflation rate was used.

In the Gwinnett County example, in 2005 there were 7,495 commercial improved properties with an average assessed value of $411,216. In 2007 there were 8,852 commercial properties. If the improvements in 2007 had the 2005 average value, the total assessed value would have been $3.6 billion; instead it was $4.3 billion. We can conclude that about $700,000 of the increase is inflation, about 22 percent of the commercial tax base and 2½ percent of the county's total tax base.

Estimates of Reassessment at Sale

In addition to estimating the separate effects of growth due to new construction verses inflation, estimates of tax base growth must also allow for the reassessment of property upon sale using the sale price as the basis for a new assessed value. There is no good readily available data for real estate sales by year in each of Georgia's local jurisdictions. Number of residential sales is readily available only at the state-wide level. [14] As a proxy for sales, we use county level household migration

[13] http://www.census.gov/epcd/cbp/download/cbpdownload.html.

[14] http://www.realtor.org/wps/wcm/connect/3044c2004a1d415c9090f45dbf38e527/research__States61308.pdf.pdf? MOD=AJPERES&CACHEID=3044c2004a1d415c9090f45dbf38e527.

data from the U.S. Census. The available data is population that moved between 1995 and 2000. A population turnover rate is easily calculated by dividing the number of movers by 5 and then by the total county population. Each move is assumed to be a real estate transaction, either a sale (in the case of owner occupied housing, or a change in tenant in renter occupied housing). The total number of owner occupied houses in a county multiplied by the county's turnover rate gives an estimate of the number of transactions subject to reassessment; applying this number against total housing creates an estimated annual reassessment rate. This rate is passed back into the tax base data by simply multiplying the number of residential improvements in each county by the county's rate to get an estimate of the number of improvements sold per year in each county. Multiplying the number by 2 to account for the 2005 to 2007 time period and raising the 2005 average value per improvement by the county's derived residential inflation rate provides the estimate of tax base expansion resulting from reassessment upon sale.

This method produces an estimated total state-wide turnover rate of 6.21 percent per year. The state turnover rate estimated from state-wide sales data is 6.9 percent per year. Our estimate seems reasonable.

Returning to Gwinnett County for an illustration, in the 5 year period, a total of 315 thousand persons moved out of a total of 542 thousand; the average annual rate is 11.66 percent. The percentage of all houses owner-occupied is 69.9 percent, meaning 146 thousand houses. At a population turnover rate of 11.66 percent (owners and renters), an average of 17,087 for sale houses are estimated to be sold (change occupants) each year; 8.15 percent is the derived annual rate of reassessment upon sale using census data. Applying this rate to the number of residential improvements in the 2005 tax base (203 thousand), multiplying by 2, multiplying by the average value per improvement in 2005 ($55,453) and raising the result by the residential property inflation rate (7.17 percent), yields an estimate of the value to the tax base of residential reassessment upon sale. In the case of Gwinnett, the value is approximately $95 million more than if the property had not been sold and reassessed.

Analysis

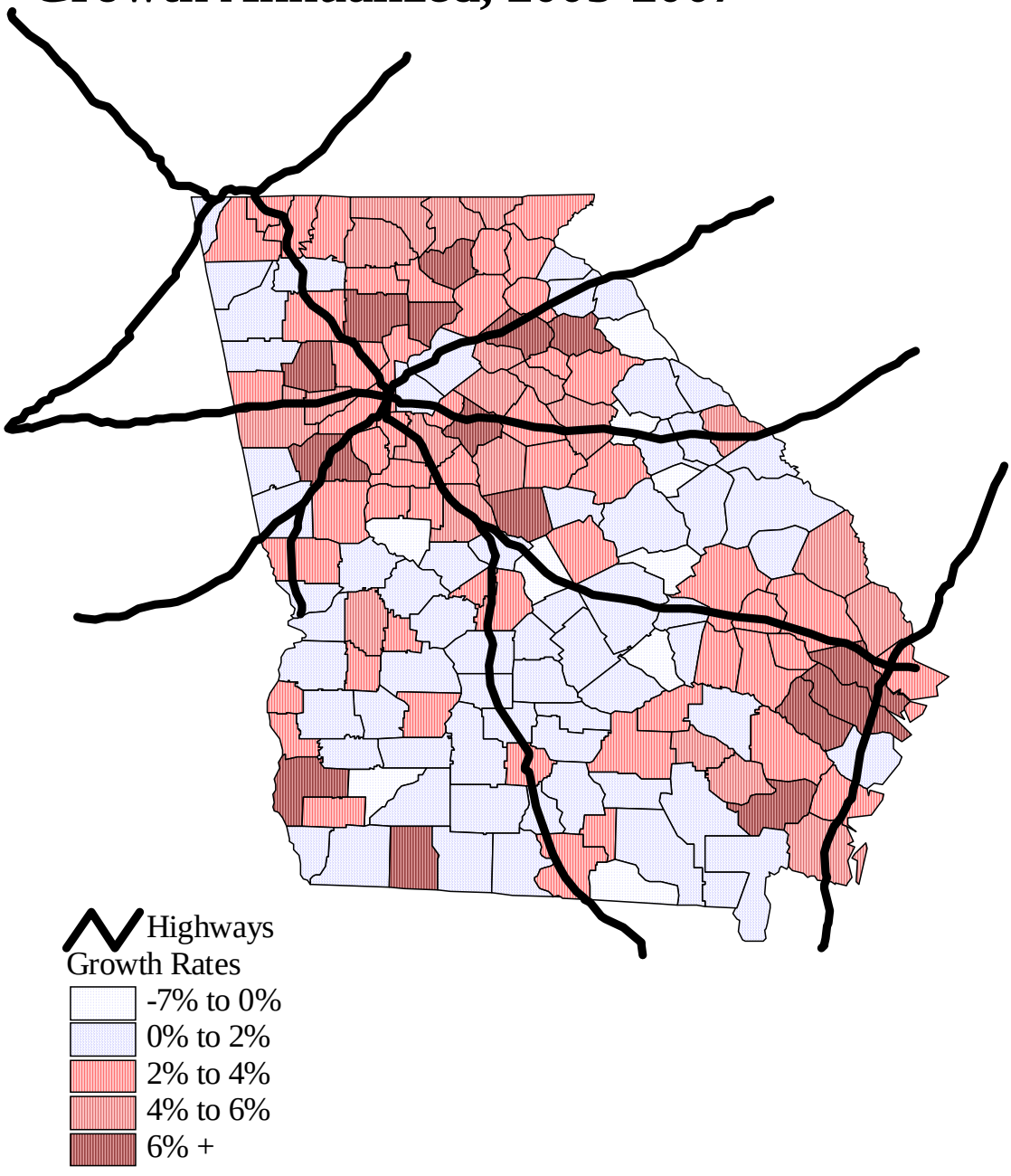
Because the legislation in the conference report treats residential and nonresidential property separately and places different limits on allowances for increases in property value, this analysis will look at residential and non-residential property separately.

Residential

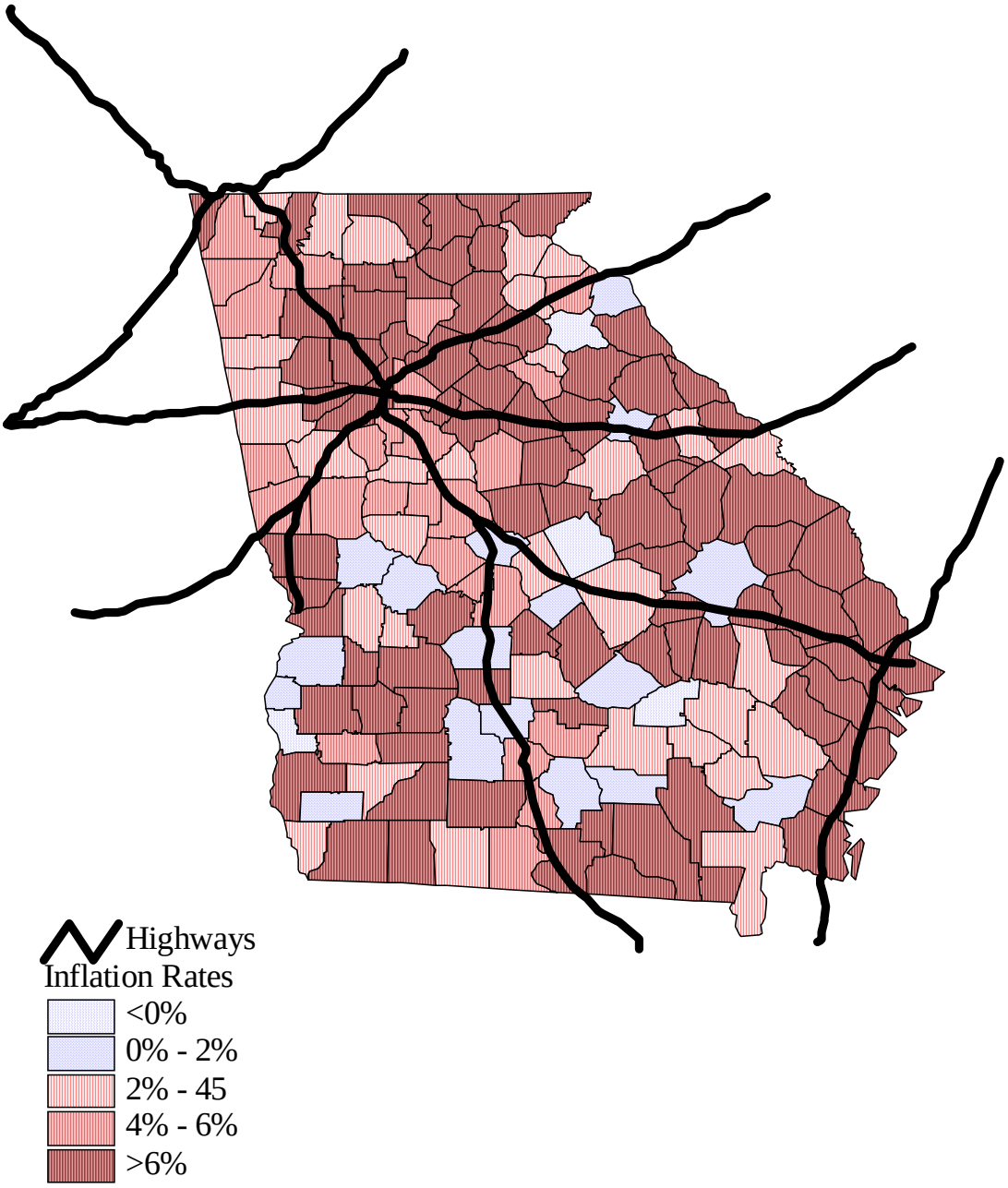
Map A1 shows estimated growth in county residential real property tax bases which comes only from additions and renovations in the period 2005 to 2007. This is the rate of growth based only on the change in the number of improvements multiplied by the 2005 average value per improvement. In the Gwinnett County example laid out above, this is the $1.14 billion increase which is completely stripped of any inflation. Nine counties had negative growth. For the 159 counties the median annual residential property base growth rate was 2.3 percent per year.

Map A2 shows county residential property tax assessment inflation—increase in the property tax base valuation in addition to the estimated 2005 average value of new additions and improvements—for 2005 through 2007. Going back to the Gwinnett County example, this is the $1.7 billion in residential property tax base increase (14 percent of the total residential property tax base) that is not explained by multiplying the number of new improvements by the 2005 average value of residential improvements. Four counties have seen negative property inflation. Although these counties did experience growth, the total increase in residential valuations for 2005 to 2007 did not reflect the value of the additions to their residential tax bases. An additional 16 counties experienced inflation in their residential property tax bases at 2 percent per year or less. The remaining 139 counties all had annual residential inflation calculated to be greater than 2 percent, the inflation cap in the conference version of the proposed constitutional amendment.

Map A1: Residential Property Tax Base Growth Annualized, 2005-2007



Map A2: Residential Property Tax Base Inflation Annualized, 2005-2007



For these 139 counties, the median annual inflation rate in their residential property tax base is 6.6 percent.

There are 180 school districts in Georgia. School districts are tied to counties and their tax bases, before local exemptions they are generally identical to county tax bases. The exceptions are the counties that house the 21 independent city school systems. Nine school districts, identical to the nine counties identified above, had negative growth—growth stripped of inflation—in the residential portions of their tax bases. For the total 180 school districts, the median annual residential property base growth rate was 2.51 percent.

Ten school districts experienced negative inflation and an additional 18 districts had annual inflation rates in their residential property tax base at 2 percent or less. For the 152 school districts with calculated residential tax base inflation rates above 2 percent, the median annual rate is 6.5 percent, virtually the same as the counties.

Of Georgia's 533 cities, 507 are included in the data.[15] Ninety-seven, 19.1 percent, experienced negative growth in their residential real property tax bases from 2005 to 2007. Overall, the median growth rate was 1.12 percent, sizably lower than the counties. Twenty-five cities, 4.9 percent, had annual average growth in their residential property tax base above 10 percent.

Forty-one cities experienced negative inflation in their residential property tax bases from 2005 to 2007. An additional eighty-seven cities saw assessments in their residential tax bases inflate at annual rates of less than 2 percent in the period 2005 to 2007. The remaining 379 cities (74.8 percent) all had annual residential property tax base assessment inflation greater than 2 percent from 2005 to 2007. These cities would be affected by the proposed amendment.

[15] There are several reasons not all cities are in the data. The most common reason is that tax data simply is not included in the consolidation sheets, even though a city is included in the census. Also, there are some cities, such as Sandy Springs, that did not exist in 2005.

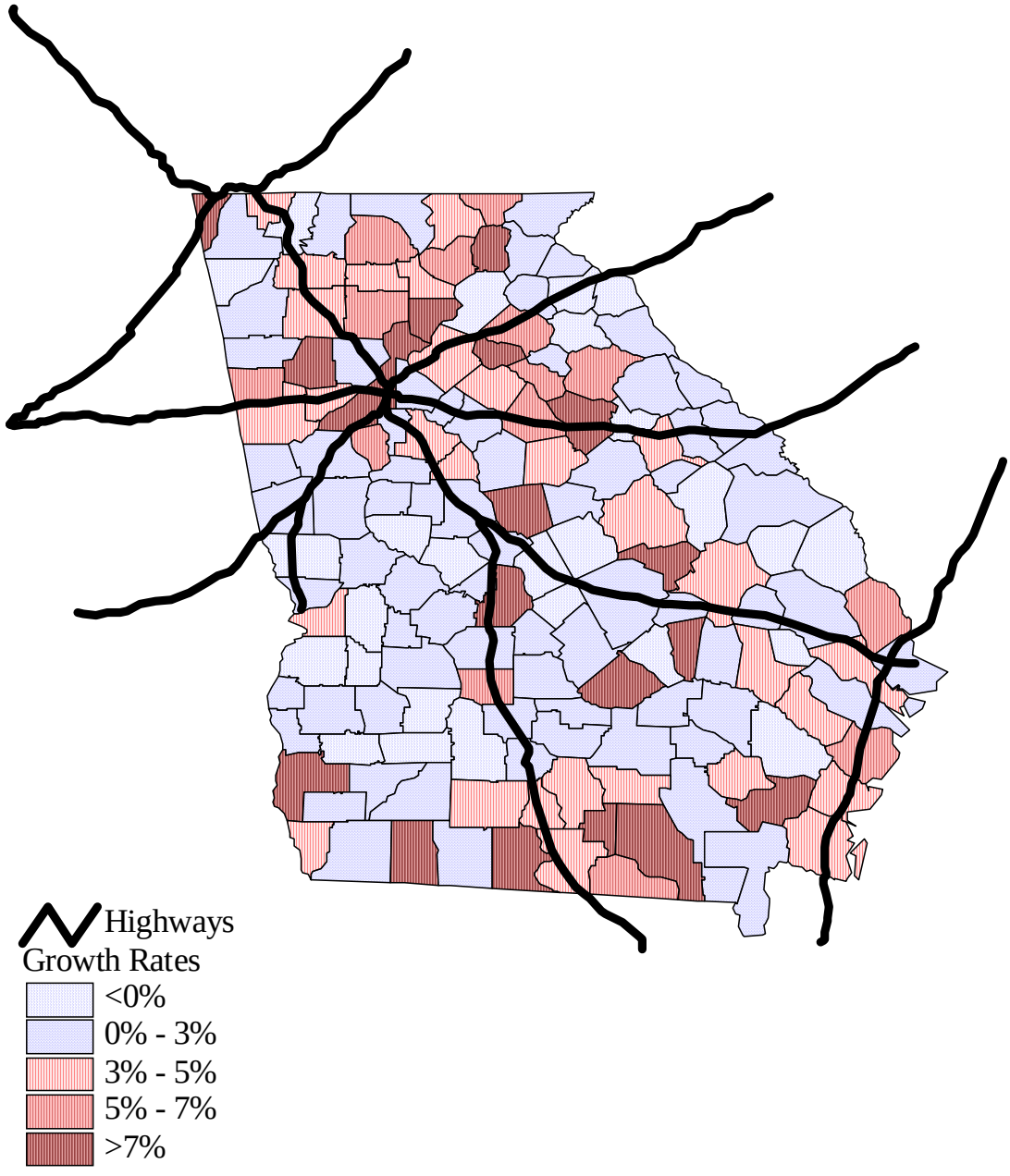
Non-Residential

For purposes of this analysis, non-residential property is commercial and industrial property. Other types of property, e.g. timber, agriculture, historic, etc., all have their own tax treatments and assessment provisions and would not be affected by the proposed legislation.

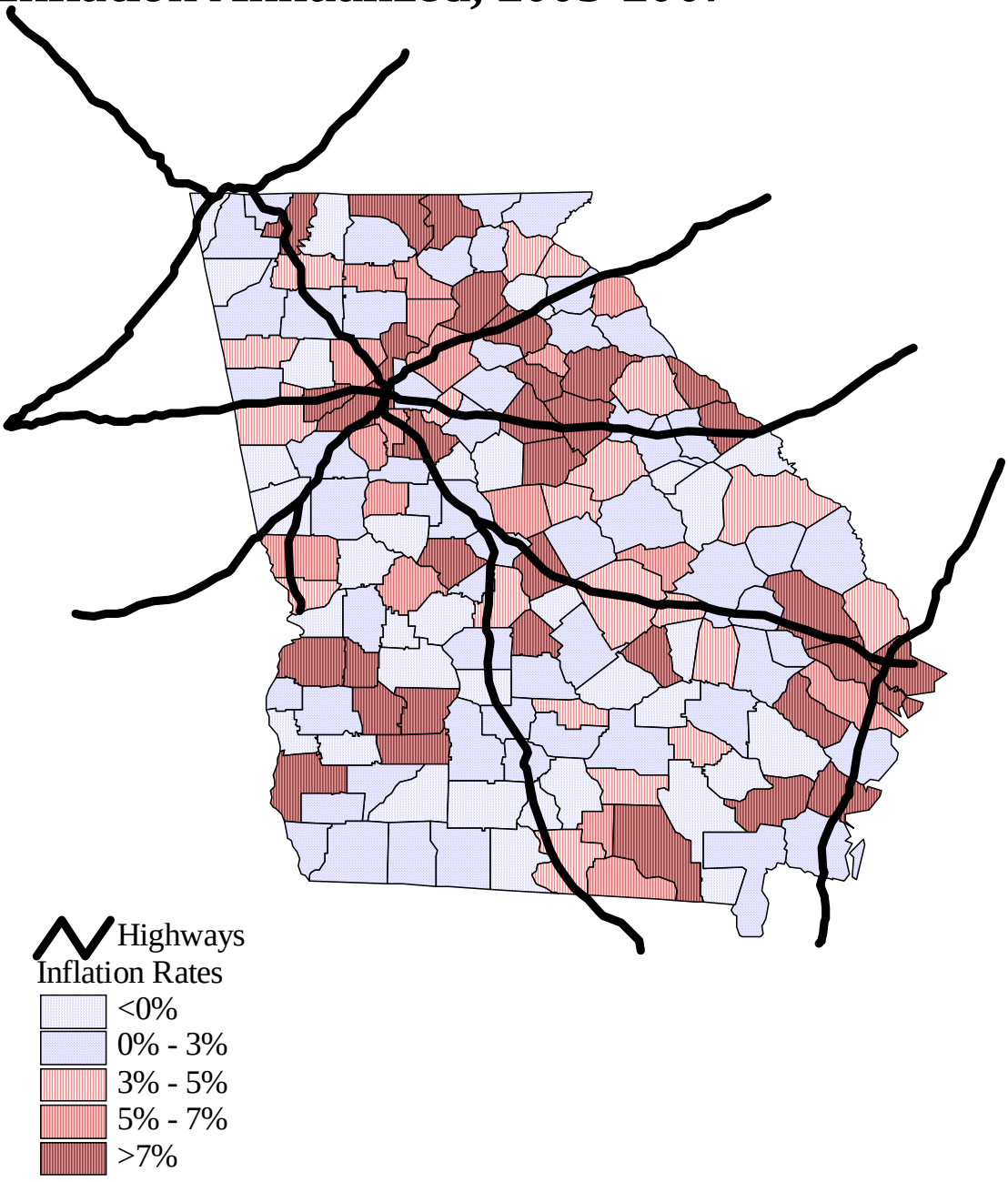
Map A3 shows non-residential real property tax base growth—change in the tax base attributable to additional development and improvements with no allowance for inflation—for 2005 to 2007 by county. This is the change in non-residential tax base value that is calculated using only the number of non-residential improvements in 2007 multiplied by the average value of non-residential improvements in 2005. This is the method used to estimate growth completely free of inflation. The median growth rate for county non-residential property tax bases for the period was 1.95 percent per year. The highest calculated real growth rate for the assessed non-residential base was in Dade County while the lowest was in Crawford County. Twenty-four counties displayed negative or zero non-residential tax base assessment growth from 2005 to 2007.

Map A4 shows non-residential property tax base inflation in counties for the period 2005 to 2007. This is the growth of the non-residential tax base that is not explained by multiplying the number of non-residential improvements in 2007 by the average value of non-residential improvements in 2005. Thirty-two counties show negative inflation in their non-residential property tax base. In these counties, even though there was increase in the total assessed commercial/industrial values, average tax assessment values declined. An estimated additional 58 counties saw commercial/industrial tax base inflation at an annual rate of 3 percent or less. The remaining 67 counties in the analysis all had estimated non-residential property tax base assessment inflation greater than 3 percent per year. The average annual median county non-residential property tax assessment inflation rate was 1.93 percent.

Map A3: Non-Residential Property Tax Base Growth Annualized, 2005-2007



Map A4: Non-Residential Property Tax Base Inflation Annualized, 2005-2007



With the exception of the independent school districts in several cities and the counties in which they are located, school district non-residential tax base growth and inflation is identical to that of the counties. The median growth rate, free of inflation, for school district commercial/industrial property tax base assessments over the period is 1.96 percent. The highest growth rates are seen in independent city districts, notably Buford, Carrollton, Valdosta, and Atlanta. As with the counties, 24 school districts showed negative non-residential property tax base growth through the period; four more had zero growth. Thirty-seven school districts' non-residential property tax bases experienced negative inflation (as inflation is defined by this analysis' methodology) from 2005 to 2007, 65 had annual inflation from zero up to 3 percent, and 78 had inflation greater than 3 percent in their non-residential property tax base assessments.

Of the 507 cities in the database, 91 (17.9 percent) experienced negative or zero growth in their non-residential real property tax base assessments from 2005 to 2007. Overall, the median real growth rate was 1.34 percent, somewhat lower than the county median of 1.95 percent. Thirty-six cities (7.1 percent) had annual average growth in their non-residential property tax base assessments above 10 percent. One-hundred thirty cities (25.6 percent) experienced negative inflation in their non-residential property tax base assessments from 2005 to 2007. An additional 152 cities saw their non- residential tax bases inflate at annual rates less than 3 percent in the period 2005 to 2007. The remaining 225 cities (44.6 percent) all had annual non-residential property tax base inflation greater than 3 percent from 2005 to 2007. These cities would be affected by the proposed amendment.

What is the Effect?

A number of local governments will see constraints on the growth of their property tax bases as a result of assessment caps. This section reports on the extent of the constraints estimated from models of each county's property tax base growth

between 2005 and 2007 had the provisions of the Conference Report been in place compared to what actually took place. The models use the estimates of real growth and inflation developed here plus estimates of the frequency of real property sales. [16] Estimates of the frequency of real property sales are needed to account for legislative provisions calling for reassessment to true market value upon sale. Because data that may be used to estimate housing sales rates, and thus reassessments at market prices, is available only at the county level, this analysis is confined to counties.

Recall that the measure of growth is the number in 2007 multiplied by the average improvement value in 2005. This provides an estimate of what the 2007 would be if there were absolutely no inflation at all, regardless of source (e.g. changes in the CPI, pressure on local prices because of increasing housing demand without corresponding increase in supply, etc.). This estimate of the 2007 tax base is adjusted to allow for sale of properties and reassessment at a new value. The final estimate is subtracted from the actual 2007 property tax base reported in the consolidation sheets yielding the estimated value of reduction in property tax bases due to assessment caps.

Earlier we looked at residential and non-residential growth and inflation in Gwinnett County. To estimate overall effects on the property tax bases we use this information again. Continuing with Gwinnett as an example, the residential property tax base in 2005 was $11.289 billion. We expand this base with the real growth rate found earlier (4.95 percent), plus the 2 percent maximum allowance for residential assessments (a total of 6.95 percent), compounded for 2 years. The estimated 2007 residential property tax base is $12.908 billion. Next, the total number of residential improvements is multiplied by the turnover rate to estimate actual number of improvements sold, and thus reassessed at market value. The value of this number

[16] Comprehensive sales data are not available. This estimate is based on Census data reporting on the number of families not in the same residence over a five year period. This data is available only at the county level.

inflated at 2 percent per year is subtracted from the estimated base and a new value based on the residential inflation rate found earlier is added to the 2007 estimated residential property tax base. This final estimate is $12.969 billion. The actual 2007 residential property tax base for Gwinnett County was $14.1 billion, $1.22 billion greater than the estimate. This $1.22 billion is the estimated loss in the residential property tax base due to assessment increase limitations; it represents a loss of 4.37 percent against the actual total net 2007 property tax base in Gwinnett County. Applying the same procedure to the non-residential (commercial plus industrial properties) portion of the Gwinnett County property tax base, we estimate a $227 million diminishment of the 2007 assessment had the tax caps been put in place in 2005, representing a 0.81 percent reduction in the total 2007 county tax base. The total reduction in the Gwinnett County property tax base had the assessment caps of HB 1246 been put in place in 2005 is 5.18 percent.

Map 1 in the body of the report shows the result of this analysis. There are 16 counties which had both residential inflation below 2 percent and non-residential inflation below3 percent. Had the provisions of the Conference Report version of HR 1246 been in effect at the start of 2005, these counties would have experienced no constraint on the growth of their property tax digests into 2007. Seventy-seven counties would have seen real property tax expansion from 0.1 percent to 3.33 percent less than it actually was, 36 counties would have seen expansion at 3.34 to 6.67 less than actual, 20 would have seen expansion at 6.68 to 10 percent less than actual, and 10 counties would have experienced expansion at levels 10 percent or more lower than the expansion they did experience.

The pattern of counties showing the greater effects of the tax assessment caps is interesting. Generally, greater constraints on tax base expansion, presumably due to greater effects of inflation on the tax base, are seen in high growth areas in the state: the Atlanta area, Augusta, Savannah, Columbus, the coastal area, some parts of the north Georgia mountains, and the Albany and Valdosta areas.

Summary

Tables A1, and A2, present summaries of the county, school district, and city tax base and inflation statistics discussed above.

TABLE A1. ESTIMATED REAL GROWTH AND INFLATION OF THE RESIDENTIAL TAX BASE

	---------Counties---------		----------Schools---------		----------Cities----------	
	Growth	**Inflation**	**Growth**	**Inflation**	**Growth**	**Inflation**
<0%	9	4	9	5	95	42
0% to 2%	63	16	65	18	220	87
2% to 4%	51	32	59	35	90	89
4% to 6%	21	27	23	30	43	60
> 6%	15	80	24	92	59	229
Total > 2%	87	139	106	157	192	378
Total	159	159	180	180	507	507

TABLE A2. ESTIMATED REAL GROWTH AND INFLATION OF THE NONRESIDENTIAL TAX BASE

	--------Counties--------		---------Schools---------		----------Cities----------	
	Growth	**Inflation**	**Growth**	**Inflation**	**Growth**	**Inflation**
<0%	24	32	24	37	91	130
0% to 3%	73	58	86	65	266	152
3% to 5%	28	20	31	23	55	62
5% to 7%	15	17	18	19	34	41
> 7%	19	32	21	36	61	122
Total > 3%	62	69	70	78	150	225
Total	159	159	180	180	507	507

Table A1 summarizes residential tax base growth and inflation estimation for counties, school districts, and cities. This table shows that 139 counties, 157 school districts, and 378 cities have inflation in their residential property tax base in excess of 2 percent. Table A2 shows the same thing for nonresidential property tax bases: 69 counties, 78 school districts, and 225 cities have inflation in their nonresidential property tax base that exceeds 3 percent. Additionally, though not shown in either

table, there are 4 counties, 7 school districts, and 39 cities where residential inflation is less than 2 percent, but nonresidential inflation exceeds 3 percent.

A total of 144 counties (90.4 percent), 160 school districts (88.8 percent), and 418 cities (82.4 percent) would see their tax base growth as a result of inflation constrained if the conference committee version of HR 1246 were to become law.

Table 1 in the body of the report displays ranges of estimated percentage of property tax base reduction from 2005 to 2007 and the number of counties that would experience reductions in those ranges had the conference version of HR 1246 been law in 2005.

Technical Appendix B

This appendix presents a series of tables showing, in detail, estimated tax base growth, inflation, and net effect on tax bases for counties, school districts, and municipalities. These tables support Tables 1, 2, and 3 in the report and Tables A1 and A2 in Appendix A.

TABLE B1. COUNTIES – RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
APPLING	1.50%	2.59%	2.13%	1.53%	0.17%
ATKINSON	1.26%	1.52%	4.67%	-1.30%	0.00%
BACON	5.12%	2.21%	0.70%	3.36%	0.16%
BAKER	-3.64%	3.35%	0.87%	2.62%	0.27%
BALDWIN	1.68%	11.62%	2.21%	3.83%	7.12%
BANKS	2.32%	2.74%	1.73%	-1.06%	0.40%
BARROW	5.91%	9.94%	11.74%	2.42%	6.69%
BARTOW	3.52%	9.45%	3.60%	2.84%	4.73%
BEN HILL	0.95%	6.37%	2.52%	3.85%	2.89%
BERRIEN	1.15%	1.28%	3.39%	-3.02%	0.00%
BIBB	1.32%	2.01%	0.69%	1.64%	0.00%
BLECKLEY	1.03%	1.79%	0.00%	-0.13%	0.00%
BRANTLEY	27.16%	0.24%	8.87%	-4.75%	0.86%
BROOKS	0.69%	4.17%	15.87%	23.89%	0.95%
BRYAN	8.25%	11.55%	3.36%	15.73%	9.57%
BULLOCH	4.04%	11.64%	3.00%	7.59%	7.02%
BURKE	1.22%	8.45%	0.35%	3.99%	1.08%
BUTTS	3.20%	3.55%	5.01%	-1.44%	1.07%
CALHOUN	0.12%	5.03%	-1.74%	0.01%	0.74%
CAMDEN	6.03%	28.83%	4.23%	1.52%	12.89%
CANDLER	3.47%	7.04%	1.14%	2.03%	2.48%
CARROLL	4.15%	3.62%	4.26%	4.30%	1.52%
CATOOSA	3.45%	2.80%	3.47%	0.76%	0.72%
CHARLTON	1.63%	3.67%	0.35%	1.93%	0.56%
CHATHAM	3.98%	11.61%	2.91%	9.98%	9.38%
CHATTAHOOCHEE	1.72%	8.58%	3.83%	-0.79%	3.08%
CHATTOOGA	0.93%	4.48%	-0.61%	-3.49%	1.65%
CHEROKEE	6.89%	6.93%	5.06%	1.47%	3.97%
CLARKE	3.75%	3.91%	1.12%	6.85%	2.65%
CLAY	3.52%	-0.79%	1.89%	-2.99%	0.00%
CLAYTON	3.24%	4.26%	0.88%	5.51%	2.52%
CLINCH	0.19%	21.33%	19.46%	9.57%	4.92%
COBB	2.47%	7.94%	1.77%	6.52%	6.52%
COFFEE	2.06%	2.07%	0.59%	0.92%	0.04%
COLQUITT	0.83%	6.50%	4.98%	-1.60%	2.91%
COLUMBIA	5.07%	10.78%	0.11%	11.99%	9.04%

Table B1 continues next page…

TABLE B1 (CONTINUED). COUNTIES – RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
COOK	1.06%	5.48%	3.50%	-0.18%	1.92%
COWETA	6.39%	3.12%	1.45%	1.90%	0.99%
CRAWFORD	1.84%	5.87%	-16.61%	19.52%	2.73%
CRISP	0.76%	8.32%	6.96%	-1.46%	3.51%
DADE	0.44%	17.11%	28.22%	-9.81%	10.05%
DAWSON	3.94%	11.26%	3.21%	5.40%	6.55%
DEKALB	0.22%	4.77%	0.91%	0.20%	2.60%
DECATUR	1.48%	10.80%	0.97%	2.88%	4.85%
DODGE	1.28%	14.97%	1.96%	1.36%	6.37%
DOOLY	1.06%	0.42%	0.68%	1.88%	0.00%
DOUGHERTY	0.59%	10.56%	-1.36%	23.85%	11.29%
DOUGLAS	5.79%	6.49%	3.52%	11.07%	6.04%
EARLY	8.82%	28.80%	10.71%	17.93%	8.72%
ECHOLS	-0.03%	6.13%	6.90%	5.09%	1.00%
EFFINGHAM	5.96%	12.70%	6.45%	4.69%	7.22%
ELBERT	-3.30%	9.57%	1.27%	2.11%	4.07%
EMANUEL	2.22%	1.06%	4.82%	0.80%	0.00%
EVANS	3.19%	6.06%	-0.76%	1.27%	2.44%
FANNIN	4.17%	14.05%	2.09%	9.49%	8.70%
FAYETTE	2.34%	5.99%	6.24%	6.70%	4.59%
FLOYD	1.70%	4.47%	1.08%	1.34%	1.81%
FORSYTH	7.73%	5.68%	7.17%	5.92%	3.52%
FRANKLIN	1.33%	4.19%	-0.91%	0.10%	0.97%
FULTON	3.10%	7.52%	10.14%	9.76%	7.19%
GILMER	4.43%	3.68%	5.90%	0.64%	1.16%
GLASCOCK	-0.12%	11.63%	2.60%	-1.96%	2.81%
GLYNN	3.64%	16.83%	3.61%	7.81%	11.44%
GORDON	1.74%	5.92%	3.21%	3.16%	2.08%
GRADY	8.00%	8.59%	8.56%	0.08%	3.52%
GREENE	4.80%	8.87%	7.40%	62.84%	3.93%
GWINNETT	0.58%	11.27%	4.15%	5.78%	5.18%
HABERSHAM	3.18%	3.69%	0.06%	3.17%	1.28%
HALL	3.56%	13.69%	-0.01%	22.18%	11.46%
HANCOCK	3.73%	3.87%	1.19%	4.07%	0.81%
HARALSON	3.55%	3.59%	6.68%	0.26%	1.02%
HARRIS	2.69%	17.92%	-9.28%	6.89%	12.09%

Table B1 continues next page…

TABLE B1 (CONTINUED). COUNTIES – RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
HART	1.50%	1.54%	-3.89%	6.50%	0.33%
HEARD	0.17%	4.12%	1.83%	-1.31%	0.80%
HENRY	5.95%	4.85%	4.16%	7.46%	3.79%
HOUSTON	3.47%	5.25%	8.10%	4.45%	3.07%
IRWIN	1.19%	5.82%	0.72%	0.16%	1.73%
JACKSON	6.98%	12.76%	6.52%	15.82%	7.50%
JASPER	5.44%	5.16%	1.82%	-0.46%	2.02%
JEFF DAVIS	3.23%	-0.03%	1.05%	-2.83%	0.00%
JEFFERSON	0.20%	6.75%	-0.23%	-2.29%	2.27%
JENKINS	0.59%	10.74%	-1.72%	2.06%	2.80%
JOHNSON	-7.29%	17.06%	8.45%	6.59%	6.27%
JONES	9.78%	6.06%	9.11%	6.91%	3.32%
LAMAR	3.65%	4.74%	1.05%	0.13%	2.05%
LANIER	2.63%	32.97%	11.44%	6.52%	14.54%
LAURENS	1.90%	2.17%	2.05%	4.66%	0.46%
LEE	3.50%	16.15%	0.00%	13.29%	11.48%
LIBERTY	6.52%	7.33%	2.73%	6.80%	4.74%
LINCOLN	1.03%	9.35%	0.77%	7.32%	4.01%
LONG	8.27%	27.09%	8.74%	5.53%	12.10%
LOWNDES	2.73%	8.26%	4.11%	4.27%	4.60%
LUMPKIN	6.71%	11.74%	6.67%	0.68%	5.02%
MACON	0.39%	17.09%	1.44%	-1.80%	4.90%
MADISON	8.81%	-6.95%	-2.87%	2.61%	0.00%
MARION	4.32%	3.50%	0.00%	0.39%	0.70%
MCDUFFIE	0.89%	3.37%	1.62%	0.07%	0.94%
MCINTOSH	0.40%	9.33%	5.83%	0.54%	4.07%
MERIWETHER	3.30%	4.18%	1.00%	1.03%	1.16%
MILLER	2.57%	1.82%	2.75%	1.20%	0.00%
MITCHELL	1.35%	8.04%	1.95%	-0.46%	2.95%
MONROE	4.13%	5.88%	2.58%	0.65%	1.86%
MONTGOMERY	1.06%	24.85%	19.66%	-6.16%	9.68%
MORGAN	3.48%	19.58%	6.26%	15.56%	9.17%
MURRAY	3.04%	3.01%	2.00%	-0.81%	0.59%
MUSCOGEE	1.30%	6.32%	1.34%	3.50%	4.23%
NEWTON	6.16%	6.11%	2.98%	0.51%	3.72%
OCONEE	5.87%	5.52%	6.59%	12.88%	3.50%

Table B1 continues next page…

TABLE B1 (CONTINUED). COUNTIES – RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
OGLETHORPE	2.93%	7.35%	6.44%	18.93%	3.68%
PAULDING	8.47%	6.81%	10.65%	-0.19%	4.25%
PEACH	3.80%	4.55%	0.67%	0.48%	1.96%
PICKENS	3.41%	7.59%	3.24%	6.68%	4.43%
PIERCE	5.75%	4.02%	4.44%	-0.43%	1.37%
PIKE	3.81%	5.30%	2.83%	6.55%	3.02%
POLK	1.53%	2.98%	0.50%	3.78%	0.89%
PULASKI	1.12%	12.93%	0.78%	14.21%	7.87%
PUTNAM	3.32%	13.53%	3.46%	18.05%	8.09%
QUITMAN	3.19%	1.83%	0.68%	0.51%	0.00%
RABUN	2.75%	10.39%	1.98%	0.48%	4.99%
RANDOLPH	0.17%	7.95%	0.78%	0.25%	1.86%
RICHMOND	1.59%	3.16%	1.53%	-1.13%	0.89%
ROCKDALE	2.81%	12.52%	2.47%	3.23%	8.78%
SCHLEY	2.29%	3.02%	1.58%	-0.27%	0.54%
SCREVEN	4.56%	10.23%	-1.08%	0.26%	3.30%
SEMINOLE	1.74%	2.76%	3.18%	1.70%	0.46%
SPALDING	3.66%	2.16%	2.00%	0.99%	0.11%
STEPHENS	0.95%	2.53%	0.07%	4.65%	0.73%
STEWART	0.98%	0.27%	-0.24%	7.57%	1.23%
SUMTER	0.64%	6.54%	1.25%	-0.28%	2.99%
TALBOT	1.89%	1.18%	1.12%	-3.46%	0.00%
TALIAFERRO	-0.08%	1.65%	-1.20%	0.42%	0.00%
TATTNALL	3.03%	3.35%	3.80%	1.69%	0.78%
TAYLOR	0.68%	1.11%	2.05%	5.26%	0.23%
TELFAIR	0.33%	1.93%	10.68%	-4.59%	0.00%
TERRELL	1.02%	20.91%	1.20%	8.09%	9.65%
THOMAS	1.75%	3.15%	0.81%	0.74%	0.69%
TIFT	2.78%	5.71%	1.58%	0.89%	2.38%
TOOMBS	3.42%	9.32%	1.51%	4.74%	4.76%
TOWNS	5.34%	6.13%	5.21%	2.83%	2.69%
TREUTLEN	1.56%	11.96%	1.03%	3.38%	5.00%
TROUP	1.67%	5.29%	0.46%	-0.04%	2.28%
TURNER	0.98%	1.12%	0.80%	2.40%	0.00%
TWIGGS	-0.29%	2.24%	-1.90%	11.24%	1.02%
UNION	4.30%	31.08%	4.47%	7.33%	16.36%

Table B1 continues next page…

TABLE B1 (CONTINUED). COUNTIES – RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
UPSON	-0.07%	3.44%	-3.62%	-14.72%	0.92%
WALKER	2.18%	5.57%	0.55%	0.68%	3.10%
WALTON	5.78%	6.60%	3.91%	1.67%	3.96%
WARE	0.18%	8.15%	1.94%	-0.01%	4.33%
WARREN	1.43%	7.34%	4.82%	0.09%	1.67%
WASHINGTON	0.24%	10.88%	3.30%	0.32%	3.17%
WAYNE	2.07%	2.85%	-5.96%	-12.84%	0.47%
WEBSTER	2.17%	20.91%	-1.23%	31.02%	4.85%
WHEELER	-0.14%	21.67%	-8.59%	11.60%	7.46%
WHITE	3.54%	7.33%	21.30%	1.78%	3.89%
WHITFIELD	2.16%	8.20%	-6.02%	12.07%	6.86%
WILCOX	1.33%	2.84%	1.60%	1.22%	0.34%
WILKES	1.02%	12.28%	1.07%	3.83%	4.90%
WILKINSON	3.64%	-0.71%	-0.91%	2.55%	0.00%
WORTH	0.96%	1.73%	0.00%	1.18%	0.00%

TABLE B2. SCHOOL DISTRICTS - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
APPLING	1.50%	2.59%	2.13%	1.53%	0.16%
ATKINSON	1.26%	1.52%	4.67%	-1.30%	0.00%
ATLANTA	7.09%	4.19%	13.96%	7.61%	3.35%
BACON	5.12%	2.21%	0.70%	3.36%	0.16%
BAKER	-3.64%	3.35%	0.87%	2.62%	0.27%
BALDWIN	1.68%	11.62%	2.21%	3.83%	7.17%
BANKS	2.32%	2.74%	1.73%	-1.06%	0.40%
BARROW	5.91%	9.94%	11.74%	2.42%	6.46%
BARTOW	3.63%	9.20%	3.60%	2.84%	5.40%
BEN HILL	0.95%	6.37%	2.52%	3.85%	2.89%
BERRIEN	1.15%	1.28%	3.39%	-3.02%	0.00%
BIBB	1.32%	2.01%	0.69%	1.64%	0.00%
BLECKLEY	1.03%	1.79%	0.00%	-0.13%	0.00%
BRANTLEY	27.16%	0.24%	15.87%	1.37%	0.83%
BREMEN	19.51%	-11.31%	6.04%	-4.75%	2.25%
BROOKS	0.69%	4.17%	8.87%	23.89%	0.96%
BRYAN	8.25%	11.55%	3.36%	15.73%	8.55%
BUFORD	8.57%	8.86%	7.65%	18.90%	8.52%
BULLOCH	4.04%	11.64%	3.00%	7.59%	7.04%
BURKE	1.22%	8.45%	0.35%	3.99%	1.09%
BUTTS	3.20%	3.55%	5.01%	-1.44%	1.09%
CALHOUN	2.10%	6.84%	-1.74%	0.01%	0.74%
CALHOUN	0.12%	5.03%	3.49%	2.83%	1.61%
CAMDEN	6.03%	28.83%	4.23%	1.52%	12.89%
CANDLER	3.47%	7.04%	1.14%	2.03%	2.51%
CARROLL	4.29%	3.51%	4.26%	4.30%	1.62%
CARROLTON	3.37%	4.24%	2.08%	7.95%	3.18%
CARTERSVILLE	3.01%	10.38%	3.37%	1.43%	3.80%
CATOOSA	3.45%	2.80%	3.47%	0.76%	0.75%
CHARLTON	1.63%	3.67%	0.35%	1.93%	0.56%
CHATHAM	3.98%	11.61%	2.91%	9.98%	8.75%
CHATTAHOOCHEE	1.72%	8.58%	3.83%	-0.79%	3.11%
CHATTOOGA	1.00%	4.62%	-0.61%	-3.49%	1.77%
CHEROKEE	6.89%	6.93%	5.06%	1.47%	4.33%
CHICKAMOUGA	2.52%	11.54%	0.34%	1.23%	5.44%
CLARKE	3.75%	3.91%	1.12%	6.85%	2.69%

Table B2 continues next page…

TABLE B2 (CONTINUED). SCHOOL DISTRICTS - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
CLAY	3.52%	-0.79%	1.89%	-2.99%	0.00%
CLAYTON	3.24%	4.26%	0.88%	5.51%	2.60%
CLINCH	0.19%	21.33%	19.46%	9.57%	5.05%
COBB	2.50%	7.92%	1.77%	6.52%	6.47%
COFFEE	2.06%	2.07%	0.59%	0.92%	0.04%
COLQUITT	0.83%	6.50%	4.98%	-1.60%	2.86%
COLUMBIA	5.07%	10.78%	0.11%	11.99%	9.23%
COMMERCE	2.02%	5.11%	2.45%	-0.77%	2.08%
COOK	1.06%	5.48%	3.50%	-0.18%	1.94%
COWETA	6.39%	3.12%	1.45%	1.90%	0.99%
CRAWFORD	1.84%	5.87%	-16.61%	19.52%	2.86%
CRISP	0.76%	8.32%	6.96%	-1.46%	3.57%
DADE	0.44%	17.11%	28.22%	-9.81%	10.58%
DALTON	3.21%	7.47%	2.48%	3.70%	2.16%
DAWSON	3.94%	11.26%	3.21%	5.40%	6.62%
DECATUR (city)	3.78%	1.85%	1.48%	0.47%	0.00%
DECATUR (county)	1.48%	10.80%	0.97%	2.88%	4.88%
DEKALB	2.11%	2.93%	0.91%	0.20%	2.68%
DODGE	1.28%	14.97%	1.96%	1.36%	6.42%
DOOLY	1.06%	0.42%	0.68%	1.88%	0.00%
DOUGHERTY	0.59%	10.56%	-1.36%	23.85%	11.41%
DOUGLAS	5.79%	6.49%	3.52%	11.07%	6.12%
DUBLIN	0.83%	9.59%	2.44%	9.92%	2.95%
EARLY	8.82%	28.80%	10.71%	17.93%	8.75%
ECHOLS	-0.03%	6.13%	6.90%	5.09%	1.01%
EFFINGHAM	5.96%	12.70%	6.45%	4.69%	7.24%
ELBERT	-3.30%	9.57%	1.27%	2.11%	4.04%
EMANUEL	2.22%	1.06%	4.82%	0.80%	0.00%
EVANS	3.19%	6.06%	-0.76%	1.27%	2.46%
FANNIN	4.17%	14.05%	2.09%	9.49%	8.76%
FAYETTE	2.34%	5.99%	6.24%	6.70%	4.94%
FLOYD	1.08%	3.94%	1.08%	1.34%	1.82%
FORSYTH	7.73%	5.68%	7.17%	5.92%	3.48%
FRANKLIN	1.33%	4.19%	-0.91%	0.10%	0.97%
FULTON	6.76%	3.05%	10.14%	9.76%	2.59%
GAINESVILLE	4.01%	11.66%	4.18%	15.75%	9.98%

Table B2 continues next page…

TABLE B2 (CONTINUED). SCHOOL DISTRICTS - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
GILMER	4.43%	3.68%	5.90%	0.64%	1.18%
GLASCOCK	-0.12%	11.63%	2.60%	-1.96%	2.83%
GLYNN	3.64%	16.83%	3.61%	7.81%	11.08%
GORDON	1.65%	5.48%	3.21%	3.16%	2.76%
GRADY	8.00%	8.59%	8.56%	0.08%	3.54%
GREENE	4.80%	8.87%	7.40%	62.84%	3.39%
GWINNETT	4.97%	7.15%	4.15%	5.78%	1.55%
HABERSHAM	3.18%	3.69%	0.06%	3.17%	1.28%
HALL	3.32%	13.77%	-0.01%	22.18%	11.39%
HANCOCK	3.73%	3.87%	1.19%	4.07%	0.82%
HARALSON	3.16%	2.60%	6.68%	0.26%	0.99%
HARRIS	2.69%	17.92%	-9.28%	6.89%	12.11%
HART	1.50%	1.54%	-3.89%	6.50%	0.33%
HEARD	0.17%	4.12%	1.83%	-1.31%	0.80%
HENRY	5.95%	4.85%	4.16%	7.46%	3.72%
HOUSTON	3.47%	5.25%	8.10%	4.45%	3.07%
IRWIN	1.19%	5.82%	0.72%	0.16%	1.74%
JACKSON	6.79%	12.61%	6.52%	15.82%	6.95%
JASPER	5.44%	5.16%	1.82%	-0.46%	2.03%
JEFF DAVIS	3.23%	-0.03%	1.05%	-2.83%	0.00%
JEFFERSON	13.35%	15.37%	-0.23%	-2.29%	2.29%
JEFFERSON	0.20%	6.75%	0.98%	6.19%	7.48%
JENKINS	0.59%	10.74%	-1.72%	2.06%	2.81%
JOHNSON	-7.29%	17.06%	8.45%	6.59%	6.37%
JONES	9.78%	6.06%	9.11%	6.91%	3.31%
LAMAR	3.65%	4.74%	1.05%	0.13%	1.99%
LANIER	2.63%	32.97%	11.44%	6.52%	14.64%
LAURENS	2.26%	2.96%	2.05%	4.66%	0.22%
LEE	3.50%	16.15%	0.00%	13.29%	11.52%
LIBERTY	6.52%	7.33%	2.73%	6.80%	4.76%
LINCOLN	1.03%	9.35%	0.77%	7.32%	4.12%
LONG	8.27%	27.09%	8.74%	4.27%	12.65%
LOWNDES	1.05%	8.78%	4.11%	5.53%	4.74%
LUMPKIN	6.71%	11.74%	6.67%	0.68%	5.21%
MACON	0.39%	17.09%	1.44%	-1.80%	4.94%
MADISON	8.81%	-6.95%	-2.87%	2.61%	0.00%

Table B2 continues next page…

TABLE B2 (CONTINUED). SCHOOL DISTRICTS - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
MARIETTA	2.00%	8.26%	17.21%	-2.69%	2.85%
MARION	4.32%	3.50%	0.00%	0.39%	0.70%
MCDUFFIE	0.89%	3.37%	1.62%	0.07%	0.94%
MCINTOSH	0.40%	9.33%	5.83%	0.54%	4.11%
MERIWETHER	3.30%	4.18%	1.00%	1.03%	1.17%
MILLER	2.57%	1.82%	2.75%	1.20%	0.00%
MITCHELL	1.69%	7.98%	1.95%	-0.46%	2.74%
MONROE	4.13%	5.88%	2.58%	0.65%	1.86%
MONTGOMERY	15.68%	11.61%	19.66%	-6.16%	9.91%
MORGAN	3.48%	19.58%	6.26%	15.56%	9.19%
MURRAY	3.04%	3.01%	2.00%	-0.81%	0.62%
MUSCOGEE	1.30%	6.32%	1.34%	3.50%	4.22%
NEWTON	6.16%	6.11%	2.98%	0.51%	3.72%
OCONEE	5.87%	5.52%	6.59%	12.88%	3.50%
OGLETHORPE	2.93%	7.35%	6.44%	18.93%	3.71%
PAULDING	8.47%	6.81%	10.65%	-0.19%	4.45%
PEACH	3.80%	4.55%	0.67%	0.48%	2.02%
PELHAM	0.00%	7.98%	0.54%	1.04%	4.96%
PICKENS	3.41%	7.59%	3.24%	6.68%	4.49%
PIERCE	5.75%	4.02%	4.44%	-0.43%	1.38%
PIKE	3.81%	5.30%	2.83%	6.55%	3.00%
POLK	1.53%	2.98%	0.50%	3.78%	0.97%
PULASKI	1.12%	12.93%	0.78%	14.21%	7.98%
PUTNAM	3.32%	13.53%	3.46%	18.05%	8.08%
QUITMAN	3.19%	1.83%	0.68%	0.51%	0.00%
RABUN	2.75%	10.39%	1.98%	0.48%	4.99%
RANDOLPH	0.17%	7.95%	0.78%	0.25%	1.94%
RICHMOND	1.59%	3.16%	1.53%	-1.13%	0.94%
ROCKDALE	2.81%	12.52%	2.47%	3.23%	9.01%
ROME	2.96%	5.13%	0.16%	3.21%	2.97%
SCHLEY	2.29%	3.02%	1.58%	-0.27%	0.54%
SCREVEN	4.56%	10.23%	-1.08%	0.26%	3.32%
SEMINOLE	1.74%	2.76%	3.18%	1.70%	0.47%
SOCIAL CIRCLE	6.15%	6.47%	6.55%	-4.74%	2.63%
SPALDING	3.66%	2.16%	2.00%	0.99%	0.11%
STEPHENS	0.95%	2.53%	0.07%	4.65%	0.72%

Table B2 continues next page…

TABLE B2 (CONTINUED). SCHOOL DISTRICTS - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
STEWART	0.98%	0.27%	-0.24%	7.57%	1.37%
SUMTER	0.64%	6.54%	1.25%	-0.28%	3.01%
TALBOT	1.89%	1.18%	1.12%	-3.46%	0.00%
TALIAFERRO	-0.08%	1.65%	-1.20%	0.42%	0.00%
TATTNALL	3.03%	3.35%	3.80%	1.69%	0.79%
TAYLOR	0.68%	1.11%	2.05%	5.26%	0.23%
TELFAIR	0.33%	1.93%	10.68%	-4.59%	0.00%
TERRELL	1.02%	20.91%	1.20%	8.09%	9.72%
THOMAS	2.30%	4.57%	0.81%	0.74%	0.59%
THOMASVILLE	1.17%	1.76%	1.61%	-0.46%	0.00%
TIFT	2.78%	5.71%	1.58%	0.89%	2.40%
TOOMBS	3.11%	8.28%	1.51%	4.74%	4.17%
TOWNS	5.34%	6.13%	5.21%	2.83%	2.70%
TREUTLEN	1.56%	11.96%	1.03%	3.38%	5.12%
TRION	0.15%	2.75%	0.29%	-32.28%	0.34%
TROUP	1.67%	5.29%	0.46%	-0.04%	2.28%
TURNER	0.98%	1.12%	0.80%	2.40%	0.00%
TWIGGS	-0.29%	2.24%	-1.90%	11.24%	1.06%
UNION	4.30%	31.08%	4.47%	7.33%	16.47%
UPSON	-0.07%	3.44%	-3.62%	-14.72%	0.95%
VALDOSTA	6.26%	6.03%	6.66%	6.33%	3.83%
VIDALIA	4.32%	10.04%	1.42%	3.39%	4.98%
WALKER	2.17%	5.21%	0.55%	0.68%	3.19%
WALTON	5.76%	6.62%	3.91%	1.67%	4.07%
WARE	0.18%	8.15%	1.94%	-0.01%	4.10%
WARREN	1.43%	7.34%	4.82%	0.09%	1.68%
WASHINGTON	0.24%	10.88%	3.30%	0.32%	3.17%
WAYNE	2.07%	2.85%	-5.96%	-12.84%	0.50%
WEBSTER	2.17%	20.91%	-1.23%	31.02%	4.91%
WHEELER	-0.14%	21.67%	-8.59%	11.60%	7.57%
WHITE	3.54%	7.33%	21.30%	1.78%	3.71%
WHITFIELD	1.78%	8.44%	-6.02%	12.07%	6.25%
WILCOX	1.33%	2.84%	1.60%	1.22%	0.34%
WILKES	1.02%	12.28%	1.07%	3.83%	4.93%
WILKINSON	3.64%	-0.71%	-0.91%	2.55%	0.00%
WORTH	0.96%	1.73%	0.00%	1.18%	0.00%

TABLE B3. CITIES - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
ABBEVILLE	0.00%	0.64%	1.41%	-0.37%	0.00%
ACWORTH	3.50%	4.89%	17.90%	5.93%	3.69%
ADAIRSVILLE	9.43%	10.59%	1.79%	4.60%	4.46%
ADEL	0.98%	6.14%	1.87%	0.97%	3.12%
ADRIAN	-4.02%	6.80%	0.57%	11.38%	6.56%
AILEY	1.11%	23.85%	3.28%	24.03%	8.19%
ALAMO	2.41%	17.91%	5.74%	-3.78%	15.43%
ALAPAHA	1.06%	2.17%	1.04%	2.83%	0.89%
ALBANY	0.42%	10.01%	-0.32%	23.03%	0.00%
ALLENHURST	5.75%	3.86%	-1.04%	17.21%	2.53%
ALLENTOWN	2.82%	-2.07%	0.00%	0.00%	0.00%
ALMA	0.56%	3.82%	3.31%	1.23%	1.90%
ALPHARETTA	1.58%	25.21%	8.63%	4.81%	4.16%
ALSTON	1.44%	26.97%	0.89%	4.83%	7.20%
ALTO	-0.19%	1.19%	0.00%	2.27%	0.00%
AMBROSE	-0.63%	3.02%	0.97%	-0.29%	1.19%
AMERICUS 50%	0.42%	6.60%	0.61%	1.36%	4.06%
ANDERSONVILLE	0.00%	-0.05%	-0.62%	-4.80%	1.70%
ARABI	0.24%	4.46%	-0.22%	0.31%	0.00%
ARAGON	2.32%	4.62%	4.08%	0.52%	4.47%
ARLINGTON	0.09%	11.38%	-0.50%	0.37%	6.91%
ARNOLDSVILLE	1.04%	13.45%	14.02%	30.22%	11.30%
ASHBURN	0.42%	1.04%	2.90%	20.29%	0.00%
ATLANTA	7.09%	4.19%	1.66%	2.71%	4.00%
ATTAPULGUS	0.00%	8.02%	13.96%	7.61%	6.74%
AUBURN	4.72%	-3.00%	2.25%	3.69%	0.00%
AUSTELL	3.56%	5.91%	2.17%	4.58%	3.30%
AVALON	-0.76%	2.56%	2.01%	-0.14%	1.14%
AVERA	0.00%	4.55%	0.37%	-0.37%	3.76%
AVONDALE ESTATES	1.53%	2.76%	-0.72%	15.61%	2.52%
BACONTON	2.26%	6.83%	1.18%	7.46%	5.61%
BAINBRIDGE	1.26%	11.62%	0.26%	4.40%	7.92%
BALDWIN	2.81%	3.23%	1.80%	4.59%	3.13%
BALL GROUND	3.19%	27.71%	3.19%	6.45%	9.32%
BARNESVILLE	2.22%	0.11%	11.55%	7.71%	0.68%

Table B3 continues next page…

TABLE B3 (CONTINUED). CITIES - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
BARTOW	-0.78%	5.43%	3.00%	5.24%	3.31%
BARWICK	0.00%	0.45%	-1.03%	0.81%	0.00%
BAXLEY	0.62%	3.38%	0.30%	0.49%	1.28%
BELLVILLE	0.90%	13.32%	2.34%	1.89%	0.00%
BERKELEY LAKE	1.16%	5.14%	0.73%	-0.60%	4.37%
BERLIN	0.20%	2.36%	0.65%	3.07%	0.00%
BETHLEHEM	9.47%	-2.00%	6.33%	5.94%	0.00%
BISHOP	5.11%	16.92%	2.74%	1.61%	7.33%
BLACKSHEAR	6.58%	-3.12%	1.69%	1.72%	0.00%
BLAIRSVILLE	2.47%	3.97%	0.79%	3.41%	8.02%
BLAKELY	4.17%	28.45%	11.34%	14.18%	15.67%
BLOOMINGDALE	1.50%	6.19%	0.00%	13.19%	3.66%
BLUE RIDGE	-2.42%	3.37%	4.84%	12.64%	6.14%
BLUFFTON	0.00%	1.09%	4.88%	5.39%	0.22%
BLYTHE	4.45%	5.68%	0.00%	0.00%	0.13%
BOGART	3.72%	5.04%	0.00%	0.00%	4.53%
BOSTON	0.45%	1.34%	-3.64%	-1.06%	0.00%
BOSTWICH	2.52%	15.83%	1.75%	14.05%	0.60%
BOWDON	1.22%	2.05%	1.85%	5.89%	1.55%
BOWERSVILLE	0.00%	-0.14%	0.00%	-10.92%	0.00%
BOWMAN	0.34%	9.36%	0.00%	0.38%	11.78%
BRASELTON	10.55%	16.82%	11.32%	-9.27%	1.30%
BRASWELL	5.56%	9.41%	19.63%	-24.95%	1.64%
BREMEN	19.51%	-11.31%	6.04%	1.37%	2.94%
BRINSON	0.00%	10.68%	0.00%	3.71%	10.02%
BRONWOOD	0.87%	20.31%	0.00%	8.32%	16.21%
BROOKLET	4.35%	14.83%	4.22%	10.91%	12.88%
BROOKS	1.88%	7.42%	3.09%	-1.72%	5.82%
BROXTON	0.00%	1.17%	0.72%	2.08%	0.20%
BRUNSWICK	-0.56%	18.91%	1.29%	2.14%	8.49%
BUCHANAN 100%	2.65%	8.17%	1.64%	0.08%	4.17%
BUCKHEAD	2.27%	13.17%	4.08%	34.05%	1.73%
BUENA VISTA	5.19%	3.22%	1.38%	-1.23%	1.32%
BUFORD	8.57%	8.86%	7.65%	18.90%	9.59%
BUTLER	0.00%	0.83%	1.77%	6.37%	1.20%
BYROMVILLE	0.80%	3.77%	1.44%	-1.25%	2.07%

Table B3 continues next page…

TABLE B3 (CONTINUED). CITIES - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
BYRON	14.54%	6.62%	7.64%	-4.99%	4.15%
CADWELL	0.30%	0.63%	0.00%	1.64%	0.00%
CAIRO	-2.35%	7.87%	1.47%	2.18%	5.97%
CALHOUN	2.10%	6.84%	3.49%	2.83%	1.95%
CAMAK	1.09%	8.56%	-1.61%	1.01%	5.14%
CAMILLA	0.11%	8.18%	0.16%	1.19%	3.33%
CANON	0.47%	0.77%	1.03%	-2.95%	0.00%
CANTON	16.77%	12.31%	12.78%	-6.92%	6.86%
CARL	7.44%	1.54%	13.65%	8.22%	1.41%
CARLTON	5.37%	-3.67%	0.82%	-5.26%	0.00%
CARNESVILLE	1.38%	5.25%	2.89%	-6.26%	2.27%
CARROLLTON	3.37%	4.24%	2.08%	7.95%	3.79%
CARTERSVILLE	3.01%	10.38%	3.37%	1.43%	4.22%
CAVE SPRINGS	1.01%	4.08%	0.80%	-0.58%	2.88%
CECIL	-2.41%	3.34%	0.15%	8.22%	1.91%
CENTERVILLE	6.11%	7.86%	4.58%	0.19%	6.01%
CENTRALHATCHEE	-3.00%	3.39%	0.51%	-0.52%	1.72%
CHAMBLEE	10.87%	0.02%	6.92%	-5.77%	0.00%
CHATSWORTH 75%	4.48%	3.54%	1.81%	-0.47%	0.89%
CHAUNCEY	0.00%	14.62%	0.51%	0.38%	8.45%
CHESTER	1.09%	11.91%	-1.49%	1.27%	8.85%
CHICKAMAUGA	2.52%	11.54%	0.34%	1.23%	6.06%
CITY OF FLEMINGTON	-1.47%	30.50%	-0.57%	4.20%	13.22%
CITY OF NEWTON	-4.28%	1.73%	3.51%	4.62%	0.34%
CLARKESTON	0.61%	0.26%	0.80%	-1.35%	0.00%
CLARKESVILLE	2.16%	8.82%	2.13%	4.11%	3.43%
CLAXTON	-0.53%	9.47%	0.32%	1.07%	5.88%
CLAYTON	4.29%	7.82%	1.44%	2.61%	3.48%
CLERMONT	5.26%	18.58%	7.19%	32.66%	16.85%
CLEVELAND	1.30%	4.00%	12.24%	3.89%	2.06%
CLIMAX	-1.43%	7.56%	0.00%	4.77%	5.89%
COBBTOWN	1.37%	3.37%	1.25%	0.96%	2.15%
COCHRAN	0.58%	1.76%	0.21%	0.22%	0.00%
COHUTTA	2.00%	13.69%	1.68%	14.72%	9.31%
COLBERT	6.00%	-8.89%	0.48%	-3.08%	0.00%

Table B3 continues next page…

TABLE B3 (CONTINUED). CITIES - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
COLLEGE PARK	5.26%	8.77%	3.39%	8.28%	2.69%
COLLINS	0.00%	2.38%	0.73%	2.01%	1.23%
COLQUITT	-0.49%	2.79%	2.09%	0.46%	1.08%
COMER	2.52%	1.68%	3.03%	-5.61%	0.00%
COMMERCE	2.02%	5.11%	2.45%	-0.77%	2.76%
CONCORD	-0.28%	1.06%	2.84%	-9.48%	0.00%
CONYERS	8.70%	20.50%	3.20%	4.19%	6.68%
COOLIDGE	-1.00%	2.60%	3.08%	3.41%	0.60%
CORDELE	1.55%	5.09%	1.23%	2.91%	2.22%
CORNELIA	1.06%	2.37%	1.42%	0.55%	0.65%
COVINGTON	4.32%	5.38%	2.76%	2.02%	1.78%
CRAWFORD	1.00%	6.59%	1.43%	5.83%	11.43%
CRAWFORDVILLE	-0.31%	0.97%	0.19%	-1.89%	0.00%
CULLODEN	0.00%	2.41%	1.09%	-1.77%	1.50%
CUMMING	3.10%	2.82%	4.04%	2.00%	0.80%
CUSSETA	1.72%	8.58%	2.47%	3.50%	5.66%
CUTHBERT	-0.04%	7.85%	0.00%	2.68%	4.96%
DACULA	0.31%	3.50%	5.17%	9.69%	2.95%
DAHLONEGA	2.66%	14.67%	4.13%	1.08%	6.61%
DAISY	0.00%	28.23%	0.37%	243.28%	0.05%
DALLAS	16.88%	8.66%	9.80%	-1.60%	4.82%
DALTON 100%	3.21%	7.47%	2.48%	3.70%	2.55%
DAMASCUS	-0.96%	31.92%	2.74%	7.30%	13.91%
DANIELSVILLE	9.21%	-5.00%	0.84%	0.34%	0.00%
DANVILLE	0.18%	0.82%	0.00%	0.00%	0.00%
DARIEN	0.77%	16.75%	2.76%	4.47%	9.69%
DASHER	0.63%	2.87%	-1.22%	0.71%	2.33%
DAVISBORO	-0.85%	7.09%	0.00%	0.00%	4.52%
DAWSON	0.56%	23.00%	0.71%	6.22%	15.05%
DAWSONVILLE	21.78%	38.69%	12.93%	-11.20%	18.86%
DEARING	-0.26%	2.33%	0.79%	-0.35%	1.39%
DECATUR 50%	3.78%	1.85%	1.48%	0.47%	0.00%
DEEPSTEP	0.89%	15.51%	0.00%	0.18%	4.77%
DEMOREST	2.92%	2.25%	1.55%	6.11%	1.86%
DENTON	0.32%	-0.83%	1.97%	6.78%	1.10%
DESOTA	0.00%	2.48%	0.00%	0.00%	1.74%

Table B3 continues next page…

TABLE B3 (CONTINUED). CITIES - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
DEXTER	0.46%	1.52%	1.04%	-0.74%	0.00%
DILLARD	0.44%	7.78%	4.73%	2.93%	3.39%
DOERUN	0.00%	1.07%	0.41%	0.49%	0.00%
DONALDSONVILE 100%	0.25%	58.91%	0.90%	63.86%	34.37%
DOOLING	0.40%	-0.61%	0.30%	-1.24%	0.00%
DORAVILE	1.48%	2.02%	-0.14%	0.24%	0.41%
DOUGLAS	0.47%	1.79%	0.94%	0.65%	0.00%
DOUGLASVILLE	7.24%	6.55%	4.51%	11.77%	7.64%
DUBLIN 47%	0.83%	9.59%	2.44%	9.92%	2.88%
DUDLEY	2.00%	0.86%	1.02%	1.89%	0.06%
DULUTH	5.14%	7.50%	7.87%	4.39%	4.84%
EAST DUBLIN 47%	0.24%	8.83%	0.69%	8.91%	6.61%
EAST ELLIJAY	1.16%	5.06%	-0.49%	7.16%	2.83%
EAST POINT	6.34%	4.41%	4.82%	27.74%	10.22%
EASTMAN	0.69%	15.62%	1.99%	0.25%	8.79%
EATONTON	1.14%	5.07%	0.40%	17.96%	6.40%
EDGEHILL	0.00%	12.04%	1.60%	-1.63%	0.00%
EDISON	0.13%	3.59%	-0.24%	-6.74%	2.05%
ELBERTON	0.02%	3.41%	1.06%	3.22%	1.59%
ELLAVILLE	0.37%	1.01%	2.45%	-2.44%	0.00%
ELLENTON	0.35%	2.73%	0.85%	7.05%	0.80%
ELLIJAY	2.86%	3.86%	2.53%	3.10%	7.08%
EMERSON	4.47%	24.00%	3.35%	-1.49%	15.01%
ENIGMA	1.98%	-1.28%	-0.06%	1.72%	0.02%
EPHESUS	-0.38%	3.83%	0.52%	-7.53%	2.03%
ETON	0.79%	65.86%	1.21%	11.38%	7.67%
EUHARLEE	4.31%	10.23%	3.24%	-3.35%	11.50%
FAIRBURN	11.60%	22.34%	15.72%	99.78%	19.43%
FAIRMOUNT	-0.32%	4.76%	1.77%	4.76%	2.64%
FAYETTEVILLE	4.64%	7.02%	6.52%	6.16%	5.46%
FITZGERALD	0.60%	6.91%	1.52%	4.73%	3.62%
FLOVILLA	7.34%	6.31%	-0.22%	1.66%	5.37%
FLOWERY BRANCH	26.94%	36.18%	23.86%	67.44%	27.72%
FOLKSTON	0.70%	3.29%	1.01%	1.59%	0.79%
FOREST PARK	0.43%	2.92%	1.92%	7.22%	3.13%

Table B3 continues next page…

TABLE B3 (CONTINUED). CITIES - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
FORSYTH	0.00%	0.00%	1.05%	2.55%	0.00%
FORT GAINES	0.00%	-0.18%	-2.24%	4.06%	0.00%
FORT OGLETHORPE	3.06%	1.47%	5.82%	1.06%	0.29%
FORT VALLEY	-0.76%	0.61%	2.21%	0.19%	0.00%
FRANKLIN	-0.55%	2.35%	-0.95%	0.56%	0.58%
FRANKLIN SPRINGS	1.66%	2.29%	-0.63%	0.36%	0.98%
FUNSTON	0.00%	6.40%	0.59%	1.98%	0.00%
GAINESVILLE 100%	4.01%	11.66%	4.18%	15.75%	12.21%
GARDEN CITY W/TRANSIT	0.30%	11.33%	3.53%	5.95%	4.13%
GARFIELD	0.63%	5.48%	2.35%	1.14%	3.50%
GAY	1.78%	1.18%	-0.99%	0.56%	0.00%
GENEVA	1.02%	-5.21%	-0.44%	-7.32%	0.00%
GEORGETOWN	3.18%	-1.16%	0.77%	-0.95%	0.00%
GIBSON	4.97%	1.32%	0.75%	-0.87%	0.00%
GILLSVILLE	2.79%	14.08%	2.31%	16.54%	8.62%
GIRARD	0.96%	7.76%	0.00%	0.00%	4.68%
GLENNVILLE	3.79%	4.68%	5.41%	2.23%	2.95%
GLENWOOD	0.47%	21.07%	3.87%	9.17%	6.51%
GOODHOPE	3.60%	5.32%	5.74%	-6.09%	4.07%
GORDON	0.26%	3.73%	-0.73%	-2.59%	1.17%
GRANTVILLE	3.84%	2.92%	5.85%	2.52%	2.00%
GRAY	1.21%	22.72%	13.30%	5.63%	6.70%
GRAYSON	9.38%	9.00%	6.75%	7.35%	7.58%
GREENSBORO	4.28%	8.31%	-1.29%	38.67%	3.28%
GREENVILLE	0.94%	0.74%	0.72%	0.75%	0.00%
GRIFFIN	0.52%	2.05%	0.33%	3.73%	0.65%
GROVETOWN	14.81%	19.79%	8.51%	2.39%	17.64%
GUMBRANCH	4.81%	-1.49%	-1.16%	11.43%	1.55%
GUYTON	5.68%	13.98%	5.79%	4.59%	9.90%
HAGAN	1.36%	10.12%	1.43%	-0.50%	0.57%
HAHIRA	7.69%	16.66%	7.57%	-0.58%	12.54%
HAMILTON	10.43%	25.57%	1.98%	7.24%	14.06%
HAMPTON	3.96%	24.68%	3.92%	3.11%	2.73%
HAPEVILLE	3.74%	7.05%	5.55%	6.79%	4.96%
HARALSON	1.60%	3.38%	0.64%	4.43%	2.94%

Table B3 continues next page…

TABLE B3 (CONTINUED). CITIES - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
HARLEM	4.17%	10.78%	0.00%	4.34%	8.56%
HARRISON	0.13%	4.57%	-0.51%	-2.87%	3.62%
HARTWELL	1.37%	9.06%	1.18%	0.03%	0.00%
HAWKINSVILLE	0.98%	14.58%	0.48%	13.92%	12.50%
HAZLEHURST	1.08%	-0.41%	1.84%	-1.08%	0.00%
HELEN	4.56%	12.14%	10.22%	6.97%	8.37%
HELENA	-0.88%	1.46%	4.98%	7.92%	1.74%
HEPHZIBAH	3.58%	2.12%	1.25%	0.38%	1.16%
HIAWASSEE	2.50%	3.23%	2.23%	6.51%	2.48%
HIGGSTON	1.08%	24.92%	12.82%	3.20%	3.72%
HILTONIA	1.19%	12.25%	-1.24%	-0.70%	6.77%
HINESVILLE	4.75%	7.02%	1.43%	11.66%	7.27%
HIRAM	6.75%	15.36%	6.39%	8.48%	1.33%
HOGANSVILLE	2.21%	10.01%	2.66%	-0.30%	6.80%
HOLLY SPRINGS	23.45%	19.41%	16.86%	-8.41%	12.36%
HOMELAND	1.59%	5.38%	-0.13%	5.33%	3.54%
HOMER	5.49%	9.03%	2.31%	2.33%	5.37%
HOMERVILLE	-0.09%	21.76%	-0.43%	29.57%	0.00%
HOSCHTON	4.53%	3.98%	6.31%	10.55%	3.58%
HULL	1.34%	16.76%	0.00%	14.78%	0.00%
IDEAL	-0.30%	22.00%	-1.01%	0.77%	0.00%
ILA	1.98%	-1.39%	2.20%	5.29%	0.45%
IRON CITY	0.80%	1.06%	8.97%	5.62%	0.28%
IRWINTON	1.43%	-0.69%	0.00%	0.00%	0.00%
IVEY	2.10%	-1.32%	-1.15%	-28.81%	0.00%
JACKSON	3.99%	3.50%	1.20%	-1.18%	1.38%
JACKSONVILLE	-1.46%	1.03%	0.43%	0.91%	0.42%
JAKIN	2.16%	31.80%	0.33%	9.89%	16.85%
JASPER	3.27%	2.72%	6.70%	4.03%	1.09%
JEFFERSON	13.35%	15.37%	17.21%	-2.69%	8.38%
JEFFERSONVILLE	0.18%	1.28%	0.00%	2.65%	0.00%
JENKINSBURG	1.75%	16.90%	1.56%	-5.37%	5.62%
JERSEY	2.51%	4.76%	1.55%	5.39%	3.63%
JESUP	0.39%	3.37%	1.12%	1.07%	1.40%
JONESBORO	0.75%	3.19%	0.63%	5.71%	2.37%
JUNCTION CITY	-0.82%	-0.83%	0.00%	0.00%	0.00%

Table B3 continues next page…

TABLE B3 (CONTINUED). CITIES - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
KENNESAW	2.85%	5.47%	5.82%	8.52%	5.72%
KEYSVILLE	0.00%	6.43%	0.00%	0.00%	3.23%
KINGSLAND	9.08%	31.53%	3.57%	2.56%	23.04%
KINGSTON	1.12%	7.31%	0.83%	0.42%	5.36%
KITE	-5.01%	12.11%	-0.42%	17.72%	9.12%
LAFAYETTE	1.12%	6.91%	0.57%	1.17%	3.65%
LAGRANGE	1.57%	5.80%	1.31%	1.68%	2.22%
LAKE CITY	0.79%	4.64%	2.47%	8.65%	4.53%
LAKE PARK	6.39%	10.68%	2.95%	2.56%	5.31%
LAKELAND	1.15%	23.38%	6.00%	13.82%	4.73%
LAVONIA	0.77%	3.50%	1.63%	-1.45%	0.91%
LAWRENCEVILLE	1.71%	4.16%	2.88%	5.04%	2.55%
LEARY	1.74%	4.97%	-0.32%	0.31%	2.58%
LEESBURG	2.20%	21.14%	2.65%	3.14%	1.33%
LENOX	-1.97%	2.92%	0.34%	-0.35%	1.04%
LESLIE	0.25%	2.34%	2.63%	9.53%	2.14%
LEXINGTON	0.49%	8.91%	5.16%	7.48%	22.49%
LILBURN	0.76%	4.77%	0.63%	2.78%	3.06%
LILLY	-0.73%	1.19%	0.22%	4.58%	0.20%
LINCOLNTON	0.46%	8.62%	1.22%	6.90%	7.14%
LITHONIA	-0.55%	-0.50%	1.13%	-2.12%	0.00%
LOCUST GROVE	15.29%	9.29%	15.28%	-3.44%	8.46%
LOGANVILLE	9.71%	11.79%	5.29%	6.11%	8.03%
LONE OAK	2.87%	1.20%	0.00%	0.00%	0.00%
LOOKOUT MOUNTAIN	0.41%	13.71%	0.00%	1.01%	12.38%
LOUISVILLE	1.38%	4.35%	0.79%	4.49%	3.21%
LOVEJOY	0.32%	23.22%	12.33%	19.08%	8.25%
LULA	6.55%	13.49%	11.29%	11.53%	12.57%
LUMBER CITY	-0.98%	0.45%	-0.04%	3.28%	2.04%
LUMPKIN	0.33%	0.09%	0.00%	0.34%	0.00%
LUTHERSVILLE	2.80%	1.72%	0.48%	0.34%	0.00%
LYERLY	1.27%	1.71%	0.29%	-0.94%	0.00%
LYONS	0.84%	3.89%	10.02%	3.73%	1.82%
MACON	0.16%	0.89%	0.05%	4.89%	0.83%
MADISON	1.97%	19.86%	3.81%	18.35%	6.05%

Table B3 continues next page…

TABLE B3 (CONTINUED). CITIES - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
MANASSAS	0.66%	2.70%	15.47%	43.21%	2.22%
MANCHESTER	0.97%	1.55%	0.96%	1.25%	0.00%
MANSFIELD	0.83%	3.91%	4.75%	-8.63%	2.10%
MARIETTA	2.00%	8.26%	0.98%	6.19%	3.32%
MARSHALLVILLE	-0.47%	18.32%	1.16%	0.56%	0.00%
MARTIN	0.00%	1.44%	0.17%	-9.65%	0.00%
MAYSVILLE	1.70%	2.60%	3.87%	18.88%	3.32%
MCCAYSVILLE	0.44%	4.16%	-0.91%	3.26%	2.59%
MCDONOUGH	10.92%	8.86%	10.87%	-6.73%	6.94%
MCINTYRE	1.50%	-0.31%	-0.70%	1.18%	0.00%
MCRAE	-0.15%	1.36%	3.63%	3.60%	0.43%
MEANSVILLE	0.95%	0.61%	14.02%	20.60%	0.69%
MEIGS	0.00%	1.57%	0.33%	6.42%	0.55%
MENLO	0.27%	11.47%	4.26%	3.21%	6.98%
METTER	2.23%	5.26%	2.78%	0.37%	2.79%
MIDVILLE	0.98%	9.09%	-0.64%	1.42%	5.53%
MIDWAY	-1.48%	30.42%	-0.81%	-36.64%	10.20%
MILAN	-2.03%	1.01%	0.17%	-3.63%	5.73%
MILLEDGEVILLE	1.90%	11.79%	3.32%	5.13%	7.46%
MILLEN	-0.33%	10.07%	0.50%	-0.44%	7.10%
MILNER	9.44%	12.98%	8.31%	-10.06%	9.15%
MITCHELL	8.05%	2.72%	1.65%	-1.68%	1.49%
MOLENA	-2.53%	4.88%	1.84%	3.73%	4.16%
MONROE	5.48%	5.71%	4.63%	1.60%	3.05%
MONTEZUMA	0.30%	14.94%	1.31%	0.15%	0.00%
MONTICELLO	1.83%	1.91%	3.45%	0.11%	0.00%
MONTROSE	0.81%	0.21%	0.93%	1.69%	0.00%
MORELAND	1.61%	1.76%	2.54%	-2.60%	0.00%
MORGAN	-0.91%	3.81%	2.17%	-1.97%	2.04%
MORGANTON	0.87%	6.81%	1.34%	11.90%	6.17%
MORROW	5.81%	7.49%	0.76%	5.38%	4.18%
MORVEN	0.36%	1.99%	1.77%	21.93%	3.21%
MOULTRIE	0.84%	4.82%	1.34%	3.15%	2.50%
MOUNTAIN CITY	0.78%	14.34%	5.41%	2.40%	10.59%
MOUNTAIN PARK	1.86%	1.80%	0.37%	5.16%	0.00%
MT ZION	2.35%	2.69%	2.36%	-2.42%	2.27%

Table B3 continues next page…

TABLE B3 (CONTINUED). CITIES - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
MT. AIRY	0.36%	33.56%	7.42%	2.79%	7.65%
MT. VERNON	0.00%	24.32%	-0.38%	13.90%	9.19%
NASHVILLE	2.98%	1.68%	0.51%	1.89%	0.00%
NELSON	9.32%	10.81%	8.87%	2.56%	9.53%
NEWBORN	-0.44%	2.57%	5.58%	-1.20%	1.77%
NEWINGTON	-0.39%	17.21%	0.00%	0.95%	9.49%
NEWNAN	12.82%	6.83%	9.82%	-31.19%	3.92%
NICHOLS	-0.29%	1.19%	3.42%	-3.13%	0.00%
NICHOLSON	8.96%	18.40%	11.18%	16.99%	10.69%
NORCROSS	7.24%	4.72%	3.84%	5.37%	2.32%
NORMAN PARK	0.14%	13.42%	0.70%	12.91%	0.00%
NORTH HIGH SHOALS	13.11%	-9.00%	6.07%	29.80%	0.12%
NORWOOD	4.84%	4.55%	-1.37%	0.00%	3.41%
NUNEZ	2.20%	3.72%	1.11%	-0.71%	2.47%
OAK PARK	2.00%	2.80%	0.93%	-0.37%	0.82%
OAKWOOD	-0.07%	10.44%	6.07%	22.54%	13.38%
OCHLOCNEE	0.00%	1.71%	0.82%	-0.99%	0.00%
OCILLA	0.06%	6.71%	0.45%	0.46%	3.80%
OCONEE	1.43%	13.28%	0.00%	-0.06%	7.59%
ODUM	1.82%	2.58%	2.90%	5.60%	1.59%
OGLETHORPE	-0.13%	18.06%	-0.87%	0.88%	0.00%
OLIVER	0.00%	3.26%	-0.82%	2.61%	2.19%
OMEGA	3.01%	0.55%	1.48%	-2.40%	0.00%
ORCHARD HILL	3.33%	1.10%	0.86%	1.33%	0.41%
OXFORD	1.82%	2.08%	5.51%	-7.31%	1.36%
PALMETTO	7.72%	1.76%	7.06%	6.36%	1.72%
PARROTT	1.39%	26.48%	-0.67%	11.75%	18.18%
PATTERSON	3.87%	3.08%	1.68%	1.45%	1.78%
PAVO	0.16%	-0.39%	0.36%	0.81%	0.00%
PAYNE	0.00%	-0.36%	8.01%	39.79%	6.78%
PEACHTREE CITY	1.10%	4.33%	4.26%	6.14%	3.93%
PEARSON	0.78%	0.39%	0.98%	-1.00%	0.00%
PELHAM	0.00%	7.98%	0.54%	1.04%	5.83%
PEMBROKE	2.87%	9.60%	5.31%	11.36%	7.89%
PENDERGRASS	2.79%	5.71%	1.24%	2.89%	1.52%

Table B3 continues next page…

TABLE B3 (CONTINUED). CITIES - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
PERRY	7.06%	8.21%	2.01%	8.63%	7.09%
PINE LAKE	1.58%	1.95%	10.19%	16.03%	1.57%
PINE MOUNTAIN	5.94%	22.21%	2.13%	-14.45%	16.00%
PINEHURST	-0.18%	0.40%	7.94%	2.57%	1.03%
PINEVIEW	1.38%	0.01%	0.00%	1.25%	0.00%
PLAINS	0.00%	3.06%	0.59%	1.68%	1.32%
PLAINVILLE	0.50%	3.35%	0.56%	3.55%	2.42%
POOLER	16.65%	13.63%	18.79%	10.96%	7.92%
PORT WENTWORTH	5.29%	29.27%	4.27%	22.34%	10.43%
PORTAL	3.20%	10.53%	0.25%	6.70%	6.99%
PORTERDALE	2.64%	2.94%	4.45%	11.97%	2.31%
POULAN	0.00%	1.02%	0.00%	0.00%	0.00%
POWDER SPRINGS	2.63%	7.07%	5.57%	5.17%	5.77%
PRESTON	0.00%	24.51%	-1.02%	62.89%	22.04%
PULASKI	1.59%	11.68%	1.19%	-1.20%	9.59%
QUITMAN	0.91%	-0.80%	2.60%	4.32%	0.45%
RAY CITY	9.66%	4.69%	1.00%	2.96%	3.80%
RAYLE	1.74%	11.56%	0.00%	0.00%	7.67%
REBECCA	1.13%	-0.23%	0.00%	7.40%	0.85%
REMERTON	11.74%	-11.33%	10.07%	0.10%	3.00%
RENTZ	-0.52%	2.61%	0.95%	36.97%	4.44%
REST HAVEN	-5.95%	5.65%	0.00%	45.56%	1.93%
REYNOLDS	-0.37%	0.80%	0.00%	7.21%	0.65%
RHINE	1.92%	13.74%	0.47%	8.16%	10.90%
RICEBORO	-1.10%	9.88%	-0.42%	-3.84%	0.70%
RICHLAND	0.73%	0.73%	-2.03%	0.28%	0.00%
RICHMOND HILL	11.21%	17.05%	5.59%	14.53%	13.11%
RIDDLEVILLE	0.00%	6.78%	0.00%	3.64%	5.80%
RIEDSVILLE	-0.14%	2.67%	2.00%	0.03%	1.27%
RINGGOLD	1.92%	2.77%	0.72%	4.87%	9.17%
RIVERSIDE	0.00%	-11.16%	0.83%	-0.84%	0.00%
ROBERTA	0.63%	12.34%	-0.19%	-0.83%	6.24%
ROCHELLE	-0.44%	2.25%	0.62%	1.48%	0.87%
ROCKMART	1.90%	2.81%	2.50%	0.88%	1.13%
ROCKY FORD	4.08%	24.97%	-0.54%	-0.64%	18.16%
ROME	2.96%	5.13%	0.16%	3.21%	2.97%

Table B3 continues next page…

TABLE B3 (CONTINUED). CITIES - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
ROOPVILLE	-0.58%	2.03%	1.55%	15.84%	1.83%
ROSSVILLE	3.32%	7.98%	1.40%	-4.82%	5.19%
ROSWELL	4.30%	5.31%	4.49%	17.92%	7.53%
ROYSTON	3.01%	2.08%	1.29%	-12.42%	0.00%
RUTLEGE	2.32%	17.01%	23.87%	34.53%	2.42%
SALE CITY	2.41%	5.52%	0.64%	-0.64%	3.67%
SANDERSVILLE	0.90%	10.44%	0.98%	2.03%	3.79%
SANTA CLAUS	1.88%	14.13%	1.46%	19.73%	14.09%
SARDIS	-0.51%	6.72%	-0.66%	-1.25%	4.43%
SASSER	-0.20%	21.96%	2.43%	9.09%	16.48%
SAVANNAH W/TRANSIT	2.20%	14.29%	1.58%	10.50%	11.72%
SCOTLAND	2.25%	-3.10%	0.00%	10.22%	0.29%
SCREVEN	-0.36%	2.59%	1.67%	-10.50%	1.31%
SENOIA	16.70%	13.93%	9.10%	-10.17%	9.12%
SHADY DALE	0.00%	1.34%	-0.61%	3.03%	0.00%
SHARON	-1.18%	0.56%	0.53%	-0.53%	0.00%
SHARPSBURG	1.47%	-0.62%	0.00%	0.00%	0.00%
SHELLMAN	0.85%	8.32%	0.00%	-0.35%	5.53%
SHILOH	0.00%	83.51%	7.70%	13.75%	26.56%
SILOAM	-4.73%	13.62%	21.11%	43.24%	14.56%
SKY VALLEY	2.35%	11.80%	0.45%	-7.93%	12.60%
SMITHVILE	2.06%	6.48%	2.58%	-3.68%	0.00%
SMYRNA	3.28%	9.34%	2.34%	6.30%	7.04%
SNELLVILLE	2.63%	6.39%	5.87%	5.56%	4.86%
SOCIAL CIRCLE	6.15%	6.47%	6.55%	-4.74%	3.25%
SOPERTON	0.84%	10.75%	0.67%	4.67%	9.50%
SPARKS	0.00%	3.55%	7.48%	9.34%	2.55%
SPARTA	-0.96%	1.08%	1.16%	2.03%	0.00%
SPRINGFIELD	2.54%	9.14%	1.45%	1.68%	5.86%
ST. MARYS	6.20%	27.51%	-0.58%	2.59%	16.82%
STAPLETON	1.10%	6.37%	0.32%	-7.26%	6.52%
STATESBORO	2.08%	10.18%	3.19%	9.40%	7.70%
STATHAM	2.79%	-1.80%	8.65%	14.35%	2.69%
STILLMORE	-0.59%	1.69%	0.93%	-0.95%	0.00%
STOCKBRIDGE	3.97%	5.67%	3.94%	4.53%	0.84%

Table B3 continues next page…

TABLE B3 (CONTINUED). CITIES - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
STONE MOUNTAIN	-0.05%	-0.67%	0.98%	0.64%	0.00%
SUGAR HILL	4.09%	6.84%	12.42%	9.11%	6.15%
SUMMERTOWN	1.84%	5.52%	1.04%	-1.05%	3.92%
SUMMERVILLE	-0.49%	3.80%	2.39%	0.18%	4.58%
SUMNER	6.13%	3.45%	9.54%	9.36%	2.52%
SUNNY SIDE	-1.48%	0.70%	-0.75%	0.28%	0.00%
SURRENCY	-0.49%	1.16%	0.21%	-0.21%	0.00%
SUWANEE	21.44%	10.11%	15.88%	10.29%	7.53%
SWAINSBORO	0.87%	1.35%	3.80%	3.69%	0.97%
SYCAMORE	1.04%	1.10%	0.00%	2.45%	0.00%
SYLVANIA	5.73%	14.33%	3.74%	1.66%	8.73%
SYLVESTER	0.31%	0.76%	-0.18%	1.14%	0.00%
TALBOTTON	-0.20%	-2.64%	-0.64%	-0.85%	0.00%
TALKING ROCK	7.07%	82.47%	8.10%	-16.74%	19.88%
TALLAPOOSA	2.79%	1.79%	1.88%	3.65%	0.00%
TALLULAH FALLS	0.51%	24.95%	-2.04%	-2.37%	7.88%
TALMO	3.77%	3.70%	3.49%	-2.66%	1.68%
TARRYTOWN	1.16%	17.38%	0.96%	20.40%	4.74%
TAYLORSVILLE	0.00%	4.57%	0.00%	3.75%	3.63%
TENNILLE	0.66%	7.43%	0.71%	0.11%	5.74%
THOMASTON	-0.07%	2.61%	-0.22%	-24.20%	0.93%
THOMASVILLE	1.17%	1.76%	1.61%	-0.46%	0.00%
THOMSON	0.27%	1.57%	1.21%	1.64%	0.00%
THUNDERBOLT	1.06%	32.46%	9.44%	10.20%	21.58%
TIFTON	2.02%	5.84%	1.71%	1.62%	3.07%
TIGER	5.81%	15.49%	-0.16%	-6.79%	12.21%
TIGNALL	0.87%	13.59%	-0.39%	1.14%	9.88%
TOCCOA	0.30%	0.67%	-0.33%	7.42%	1.39%
TOOMSBORO	3.66%	-0.84%	-0.57%	0.57%	0.00%
TRENTON	4.06%	14.91%	4.48%	12.04%	0.00%
TRION	0.15%	2.75%	0.29%	-32.28%	0.80%
TUNNEL HILL	0.00%	7.13%	1.17%	5.94%	6.71%
TURIN	0.79%	50.79%	0.61%	-0.61%	20.23%
TWIN CITY	0.10%	-0.11%	0.31%	2.14%	0.35%
TY TY	2.36%	0.42%	1.52%	-0.77%	0.00%
TYBEE ISLAND	4.02%	25.57%	3.05%	22.58%	12.63%

Table B3 continues next page…

TABLE B3 (CONTINUED). CITIES - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
TYRONE	7.69%	11.38%	17.39%	18.55%	11.74%
UNADILLA	0.60%	-0.04%	2.85%	5.08%	0.64%
UNION CITY	5.92%	18.93%	7.87%	51.42%	20.18%
UNION POINT	-0.44%	6.17%	-1.23%	18.43%	4.13%
UVALDA	1.31%	21.83%	17.38%	12.35%	7.13%
VALDOSTA	10.25%	1.88%	6.66%	6.33%	2.75%
VARNELL	1.17%	29.33%	1.47%	26.67%	7.60%
VERNONBURG	0.00%	35.64%	0.00%	0.00%	12.03%
VIDALIA	4.32%	10.04%	1.42%	3.39%	5.30%
VIDETTE	0.00%	7.76%	0.00%	0.00%	7.42%
VIENNA	0.84%	-0.06%	1.29%	2.20%	0.00%
VILLA RICA	17.13%	3.75%	9.02%	-2.69%	1.97%
WACO	2.55%	5.62%	0.30%	4.03%	2.99%
WADLEY	-0.34%	5.59%	-0.87%	-0.28%	2.39%
WALESKA	-0.61%	6.41%	-1.20%	0.94%	2.95%
WALTHOURVILLE	-1.85%	36.95%	-1.17%	10.31%	17.14%
WARM SPRINGS	1.81%	3.21%	0.21%	-1.12%	1.09%
WARNER ROBINS	3.47%	4.59%	1.90%	10.88%	7.15%
WARRENTON	-0.18%	9.16%	4.01%	4.49%	7.00%
WARWICK	0.38%	0.74%	0.00%	3.57%	0.15%
WASHINGTON	0.77%	12.84%	1.31%	1.19%	9.42%
WATKINSVILLE	4.10%	5.40%	6.44%	9.45%	5.09%
WAVERLY HALL	2.23%	27.08%	2.41%	9.27%	9.15%
WAYCROSS	-0.39%	10.24%	-0.31%	-1.54%	5.55%
WAYNESBORO	-0.35%	7.37%	2.31%	4.54%	4.52%
WEST POINT	-1.77%	13.14%	0.40%	1.67%	7.36%
WESTON	3.18%	23.19%	-1.38%	0.83%	12.28%
WHIGHAM	2.69%	6.00%	1.06%	0.50%	3.36%
WHITE	0.00%	5.06%	4.45%	1.00%	3.15%
WHITE PLAINS	-1.06%	16.60%	62.02%	15.72%	8.52%
WHITESBURG	2.46%	1.82%	5.65%	4.47%	0.30%
WILLACOOCHEE	-0.56%	0.62%	1.57%	9.84%	1.95%
WILLIAMSON	3.43%	10.88%	3.27%	-3.38%	8.79%
WINDER	3.88%	1.98%	6.79%	8.37%	1.18%
WINTERVILLE	2.70%	1.54%	0.00%	2.07%	0.00%
WOODBINE	1.57%	23.37%	0.48%	0.21%	14.45%

Table B3 continues next page…

TABLE B3 (CONTINUED). CITIES - RESIDENTIAL AND NON-RESIDENTIAL GROWTH AND INFLATION AND ESTIMATED NET TAX BASE LOSS WITH ASSESSMENT CAPS

County/Ind District	Residential Annual Growth Rate	Residential Annual Inflation Rate	Non-Residential Annual Growth Rate	Non-Residential Annual Inflation Rate	Estimated Net Tax Base Loss
WOODBURY	2.18%	-0.06%	-0.63%	1.25%	0.00%
WOODLAND	0.34%	2.68%	0.00%	1.12%	1.49%
WOODSTOCK	10.72%	5.52%	10.55%	-5.90%	3.45%
WOODVILLE	0.44%	11.96%	-0.36%	26.69%	10.03%
WRENS	0.71%	5.11%	0.13%	2.60%	3.25%
WRIGHTSVILLE	-3.49%	10.67%	0.77%	11.89%	6.25%
YATESVILLE	1.90%	0.99%	-0.87%	2.02%	0.07%
YOUNG HARRIS	1.90%	1.70%	0.00%	0.06%	0.00%
ZEBULON	1.20%	3.79%	1.50%	4.39%	2.02%

About the Author

John Matthews is a Senior Research Associate in the Fiscal Research Center in the Andrew Young School of Policy Studies at Georgia State University and a visiting professor in both GSU's Public Administration and Urban Studies and The Graduate School of City Planning at the Georgia Institute of Technology. Dr. Matthews' main research interest is in urban growth policy.

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The Fiscal Research Center (FRC) was established in 1995 in order to provide a stronger research foundation for setting fiscal policy for state and local governments and for better-informed decision making. The FRC, one of several prominent policy research centers and academic departments housed in the School of Policy Studies, has a full-time staff and affiliated faculty from throughout Georgia State University and elsewhere who lead the research efforts in many organized projects.

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By the Numbers: Property Taxes in Georgia **(David L. Sjoquist)** This report presents data on the property tax in Georgia, considering the growth in property tax base and property tax revenue, how the tax base varies by county, changes over time, and property taxes by type of government. FRC Report 180 (June 2008)

Property Tax Limitations **(John V. Winters)** This report discusses property tax limitations in the U.S. and highlights limitations imposed in Georgia. FRC Report 179 (June 2008)

An Analysis of a Need-Based Student Aid Program for Georgia **(Nara Monkam, Lakshmi Pandey, Dana K. Rickman and David L. Sjoquist)** This report explores issues associated with establishing a need-based student aid program in Georgia. FRC Report/Brief 178 (May 2008)

A Closer Look at Georgia's Veteran Population **(Jonathan C. Rork)** This brief compares demographic information on Georgia's veteran population with that of the rest of the country. FRC Brief 177 (May 2008)

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Property Tax in Georgia **(David L. Sjoquist and John V. Winters)** This report discusses the structure of the property tax in Georgia and various provisions that make up the structure of the property tax. FRC Report 174 (March 2008)

A Targeted Property Tax Relief Program for Georgia **(John V. Winters)** This report describes how a targeted property tax relief program could be designed and provides estimates of the cost and distribution of program benefits. FRC Report 173 (February 2008)

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Replacing All Property Taxes: An Analysis of Revenue Issues (**John Matthews and David L. Sjoquist**) This brief discusses the amount of revenue needed to replace all property taxes in Georgia. FRC Brief 171 (October 2007)

Revenue Estimates for Eliminating Sales Tax Exemptions and Adding Services to the Sales Tax Base **(John Matthews, David L. Sjoquist and John Winters)** This report provides revenue estimates for alternative combination of eliminating sales tax exemptions and adding services to the sales tax base. FRC Report 170 (October 2007)

Report on the City of South Fulton: Potential Revenue and Expenditures (Revised) **(Robert J. Eger III and John Matthews)** This report evaluates the fiscal consequences of incorporating a new city of South Fulton, using Fulton County revenue and expenditure data and benchmarks from other Georgia cities. FRC Report/Brief 169 (October 2007)

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Estimates of the Effects on Property Tax Exemptions Under Assessment Caps Proposed in HR 1246

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Author(s): John W. Matthews

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