



Roadmap to **TENNESSEE PROPERTY TAXES**

General Assessment Overview

Tennessee's assessment date is January 1. The assessor's office appraises all commercial and residential properties at fair market value. Commercial real estate is assessed at 40%, and residential is assessed at 25%. Real estate returns are not required.

All counties are required to perform a countywide reappraisal of each parcel with an on-site review every four, five, or six years. Counties choose a reappraisal cycle depending on the amount of local funding, which can be obtained to operate the assessor's office. Another factor that is considered when designating a reappraisal cycle is the amount of quality staff and their ability to perform reappraisals with limited assistance from the state.

Local government such as the County Commission and/or City Council must approve the reappraisal schedule. The Department of Revenue may assist during a reappraisal. However, most of the larger counties typically perform their revaluations "in house." Davidson, Hamilton, Knox, and Shelby, the three largest counties, are on a four-year revaluation cycle. Knox County's last reassessment was in 2022, while the reassessment for Davidson, Hamilton, and Shelby counties was in 2021.

Sales Ratios

Sales ratio studies are conducted to determine the overall level of appraisal within each assessing jurisdiction. They provide a means to equalize assessed values with market transactions between reappraisals and are often an indicator of potential tax increases for the next reassessment.

Assessment Notices

Assessment notices are typically issued in early spring, usually at the end of March through early May.

Personal Property

The personal property lien date is January 1. Property is assessed at 30%, and returns are filed reporting furniture, equipment, and fixtures by year of acquisition. **Personal property returns are due February 28.**

Leased business personal property is assessed to the lessee (user) rather than the lessor (owner). All leased, rented, or loaned items must be reported by the lessee regardless of any contract as to who will pay taxes. The only obligation of the lessor is to provide information regarding location, market value, or use.

Property Tax Appeals

Property owners generally have until June 1 of each tax year to file an appeal; however, deadlines can vary for counties performing reappraisals. Appeals can be filed any given tax year.

The first appeal option is to contact the local assessor informally. While not technically considered an “appeal,” an **informal review** allows property owners to discuss the valuation of their property and provide additional data to the appraiser about the unique aspects of the property being considered. The informal review can often resolve valuation issues without the need to file a formal appeal and is typically available for most counties through May.

Informal reviews are not a prerequisite to filing a formal appeal and can be entirely bypassed if desired. Property owners not satisfied with the outcome of the informal review can file a **formal appeal to the County or Metropolitan Board of Equalization** (BOE) (depending on the jurisdiction).

The BOE consists of an independent body that hears appeal evidence and provides an independent decision. In these appeals, the assessor’s value is presumed correct, and the burden of proof is on the property owner. The outcome can result in your assessment decreasing, remaining unchanged, or potentially increasing as well. These appeals may be filed from June 1 through June 30. Dates may vary for counties performing a reappraisal.

Failure to file an appeal with the County/Metropolitan BOE can result in your assessment becoming final and a loss of rights to further appeals. If an appeal was made to the County BOE and the owner chooses to pursue the appeal further, the next step is an **appeal to the State Board of Equalization** (SBOE). To maintain the appeal, taxpayers must pay the undisputed portion of the tax bill and ensure no delinquent taxes have accrued or risk having the appeal dismissed.

Appeals to the SBOE must be filed by August 1 or within 45 days from the county board notice and include a filing fee for each parcel in the appeal. Additional levels of appeal beyond the SBOE include the Assessment Appeals Commission and Chancery Court.

Tax Bills

Property taxes are calculated as follows: appraised value determined by the county assessor’s office, multiplied by the state law’s assessment ratio, multiplied by the tax rate set by the various jurisdictions, equals taxes.

$$[\text{Value} \times \text{Ratio} \times \text{Tax Rate} = \text{Taxes}]$$

Tax bills are normally issued around October 1 and are not delinquent until March 1 of the following year. However, a few county and city bills have due dates as early as July and vary by jurisdiction.

Tennessee Tax Calendar

Real Estate

Assessment Date	Jan 1
Value Notices Issued	Apr - May
Appeal Deadline	Jun 1
Tax Bills Issued	Jul - Oct
Tax Bills Due	Aug - Feb 28 (due in arrears)

Personal Property

Assessment Date	Jan 1
Tax Returns Due	Mar 1
Tax Bills Issued	Jul - Oct
Tax Bills Due	Aug - Feb 28 (due in arrears)