

Important Dates for Revaluation

- **January 1, 2024** – Effective Date of Appraisal. Occurs every 5 years.
- **May 20, 2024** – Deadline to notify all property owners of any changes in their assessments. [notice via USPS]
- **June 1, 2024** – Deadline to file an appeal.
- **July, 2024** – County Commission & City Council set their respective tax rates.
- **First Monday in October** – City and County taxes shall be payable.

Important Contacts

Property Appraisal or Assessment

Montgomery County Assessor of Property

350 Pageant Lane, Suite 101-C
Clarksville, TN 37040
931-648-5709

Montgomery County Property Taxes

Montgomery County Trustee

350 Pageant Lane, Suite 101-B
Clarksville, TN 37040
931-648-5717

City of Clarksville Property Taxes

Finance & Revenue Dept.

1 Public Square
Clarksville, TN 37040
931-645-7436



MONTGOMERY COUNTY
TENNESSEE
ASSESSOR OF PROPERTY



2024 Revaluation Montgomery County

*Important information on the
the 5-year Revaluation Cycle.*



Erinne Hester Assessor of Property

As your Elected Official I have over 18 years of experience in County Government finance and have served as Assessor of Property since 2013. As Assessor it is my responsibility to fairly and accurately value your property. It is my top priority to establish equitable values throughout Montgomery County, so that all property owners pay only their fair share of property taxes. In Tennessee, the assessment function is constitutionally separate from the taxation function. This means the Assessor's only obligation is to the citizens. The need for revenue does not dictate value.

What is the Revaluation Process?

The State of TN requires all counties to conduct reappraisals every four to six years. Montgomery County is currently on a five year schedule. Revaluations keep our property taxes fair and equitable by periodically recapturing market activity.

What is the Assessor of Property's role in this process?

Assessors determine the fair value of a property so that taxes can be calculated in accordance with state law. Assessors do not collect taxes - this is the responsibility of the County Trustee. Assessors also do not determine the amount of taxes to be collected - establishing a tax rate is the responsibility of the County Commission & City Council.

What is the certified tax rate?

Higher property values do not always mean higher property taxes as a result of the revaluation process. The law requires counties and cities to certify new property tax rates after a revaluation to make sure higher taxable values do not automatically result in a tax increase. This is known as the certified tax rate law or "truth-in-taxation." Because the goal of a reappraisal is to reestablish market value, the law mandates the new Certified Tax Rate be revenue-neutral. Any rate passed above the CTR is a tax increase.

How do I calculate my taxes?

Take your appraised value, multiply by 25% for Residential, 40% for Commercial & Industrial, or 30% for Personal Property to get your assessed value. Multiply your tax rate per hundred of your assessed value for your tax amount.

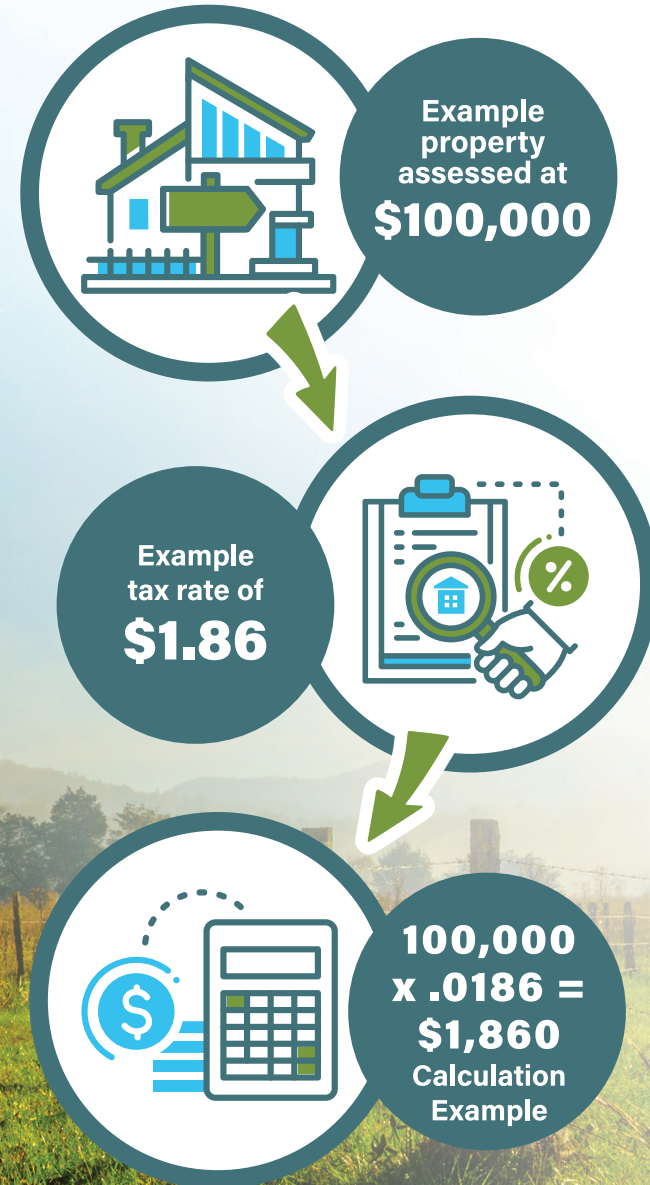
You'll find our tax calculator at www.mcgtn.org/assessor/property-tax-and-proration-calculators.

Appraised value x 25% = Assessed Value
Tax rate x Assessed Value = Tax Amount

How Property Taxes Are Calculated?

Example Reappraisal Calculation:

Property tax is based on the assessed value of the property. Below is an example, based on a sample property assessed at **\$100,000** with a tax rate of **1.86%**.



What is a Mass Appraisal?

Mass appraisal is the process of valuing a group of properties as of a given date and using common data, standardized methods, and statistical testing. To determine a parcel's value, assessing officers must rely upon valuation equations, tables, and schedules developed through mathematical analysis of market data.

What is the Appeal Process?

Property owners will have an opportunity to meet with the Property Assessor's office if they feel the new value does not represent fair market value. When you receive your assessment change notice, pay close attention to the steps & deadlines about filing an appeal as these cannot be extended. Tennessee Law puts the burden of proof on the property owner. However, don't let this deter you from contacting us, the mass appraisal system works best with input from the property owner. We will help you with resources to obtain supporting documentation. We also feel very strongly about the tax payer's right to due process and will gladly assist you through every step of the process.