

# 2024 MONTGOMERY COUNTY PROPERTY TAX REEVALUATION

**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.**

For all Montgomery County residents, 2024 is a revaluation year. This means property values are being updated to reflect current market rates. A revaluation is performed periodically to bring all local property values to current local market value for ad valorem purposes, simply meaning *according to value*. Tennessee participates in a philosophy called "truth in taxation". This means that the revaluation process cannot bring in more revenue to the jurisdiction than the previous year. This is accomplished by calculating a new Certified Tax Rate. While we will see many properties in Montgomery County increase in value from their 2019 rate, a new tax rate will be in effect for tax year 2024 in both the City of Clarksville and Montgomery County. Be looking for an assessment change notice postcard that will be mailed to your address of record in April. The market value of that card is the Assessor's value of your home. Please reach out to the County Assessor's office if you have questions about the value. If you disagree with your value, you have the right to appeal. You can verify your mailing address at the Assessor's Office.

## 1 What is the revaluation process?

As we mentioned above, 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.

## 2 What is the Assessor's role?

Assessors only obligation is to the citizens, to 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. Tax rates for Montgomery County and the City of Clarksville are set each year by their respective legislative bodies. In Tennessee, the assessment function is constitutionally separate from the taxation function. This means the need for revenue does not dictate value.



Property Appraisal or Assessment  
Montgomery Co. Assessor of Property  
350 Pageant Ln, Suite 101-C  
931-648-5709

For additional info including a tax & proration calculator go to: [www.mcgtn.org/assessor](http://www.mcgtn.org/assessor)

Montgomery Co. Property Taxes  
Montgomery Co. Trustee  
350 Pageant Ln, Suito 101-B  
931-648-5717

City of Clarksville Property Taxes  
Finance & Revenue Dept.  
1 Public Sq.  
931-645-7436

*Local Roots. Expert Guidance.*

If you have any question call/text  
Jodi: 931.801.9246 or Tara 615.513.8290  
or email us at [jkendallrealtor@gmail.com](mailto:jkendallrealtor@gmail.com)  
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