

Reappraisal and how it may affect your property taxes

Roane County is currently going through our five- year property reappraisal. What this means is the Property Assessor and the State of Tennessee are looking at and reappraising (revaluing) each property in our county. The end result of this is a new property value on which the tax rate will be applied. Your property value could go up, could go down, or even could stay the same.

Once the property values for the county as a whole (which is the kicker) are compared to the values prior to the changes, the tax rate will be adjusted (up or down) by the State of Tennessee so that the same total tax revenue will be generated, however it will be shifted to areas that have greater property values comparative to the county as a whole.

There are three major parts of the reappraisal process that are related to your property. The first is of course the specific appraisal of your home, land, etc. This value is unique to your property. The second is the countywide appraisal which is the total of all properties within Roane County. The last is the certified tax rate which is the tax rate set by the State of Tennessee. The certified rate is set so that the new tax rate times the new appraised value (countywide) will equal the same property tax revenue (total) as the prior year. This tax rate is then applied to each property to determine the new tax bill for each property.

We are under the impression that property values will be reduced countywide. **This does not mean that every single piece of property will have its value reduced, or that all properties will all be reduced by the same percentage or value.**

Here are a few examples of what could happen:

1. The countywide property value goes down 20% and your property value goes down 30%. This would result in a property tax burden decrease.
2. The countywide property value goes down 20% and your property value goes down 20%. This would result in the same property tax burden for your property.
3. The countywide property value goes down 20% and your property value goes down 10%. This would result in a property tax burden increase. YES your property values could drop AND your tax bill could increase. This is because the value of your property did not decrease as much as the “average.”
- 4 The countywide property value goes down 20% and your property value stays the same or increases. This would again result in a property tax burden increase.

The reason for #3 and #4 is because the tax rate is based on the countywide increase/decrease and will affect each property differently. In total, the property tax burden is the same; it is just shifted from areas of lower value to areas of higher value as per the Property Assessor’s Office. The certified tax rate is calculated by the State of Tennessee based on the property values provided to them from the Assessor’s Office.

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