

Frequently Asked Questions

GENERAL QUESTIONS

1. **What is GIS?**

GIS (Geographic Information Systems) is technology used to collect, store, analyze, and display geographic data. It allows users to view information such as property boundaries, roads, zoning, and aerial imagery on interactive maps.

2. **What does the County GIS Department do?**

The GIS Department maintains the county's mapping systems and geographic data. This includes parcel maps, aerial imagery, road data, address points, and other location-based information used by county departments and the public.

3. **Is the county GIS map the same as a legal survey?**

No. GIS parcel boundaries are **approximate representations** and should not be used as a substitute for a professional land survey.

4. **Is GIS data considered legal documentation?**

No. GIS data is provided for **reference purposes only** and is not legally binding.

5. **Can GIS make custom maps for me?**

Yes. The GIS Department can create custom maps upon request; however, completion time will depend on current workload, project complexity and data availability. See our fee schedule for pricing information.

PARCEL & PROPERTY QUESTIONS

6. **What are Roane County's obligations in preparing tax maps?**

According to *Tennessee Code Annotated Section 67-5-806*, "property maps prepared for property tax and assessment purposes **shall not** be conclusive evidence of property ownership in any court of law." Our duty is to provide a description of the property and the name of the true owner, if known, so that property can be valued and assessed for tax purposes. We are not obligated to determine the location of any easements, nor are we obligated to resolve boundary conflicts or deed conflicts.

7. **How accurate are parcel boundaries on the GIS map?**

Parcel boundaries are derived from recorded plats, deeds, and tax records but may not reflect exact survey measurements.

8. **What if my property line looks wrong on the map?**

Tax maps show generalized parcel boundaries for assessment purposes only. If a boundary appears incorrect, a **licensed land surveyor** should verify the true property lines.

9. **Can GIS tell me exactly where my property corners are located?**

No. GIS cannot locate physical property corners. Only a **licensed land surveyor** can do that.