Estimating Actual Property Tax Collections

Dear Reader:

The following document was created from the CTAS website (ctas.tennessee.edu). This website is maintained by CTAS staff and seeks to represent the most current information regarding issues relative to Tennessee county government.

We hope this information will be useful to you; reference to it will assist you with many of the questions that will arise in your tenure with county government. However, the *Tennessee Code Annotated* and other relevant laws or regulations should always be consulted before any action is taken based upon the contents of this document.

Please feel free to contact us if you have questions or comments regarding this information or any other CTAS website material.

Sincerely,

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## Estimating Actual Property Tax Collections

**Reference Number:** CTAS-2100  
**Sample Property Tax Collection with a Variance Factor**

### Previous Year Assessments

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Property</td>
<td>$3,027,936,200</td>
</tr>
<tr>
<td>Tangible Personal Property</td>
<td>$395,556,002</td>
</tr>
<tr>
<td>Intangible Personal Property</td>
<td>$0</td>
</tr>
<tr>
<td>Public Utilities &amp; Transportation</td>
<td>$144,750,000</td>
</tr>
<tr>
<td><strong>Total Assessed Value</strong></td>
<td><strong>$3,568,242,202</strong></td>
</tr>
</tbody>
</table>

Apply Previous Year Tax Rate $0.0247  
Property Tax Collection at 100% $88,135,582  
Actual Property Tax Collected $83,728,803  
Actual Collection Percentage 95%

### Current Year Assessments

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Property</td>
<td>$3,107,686,845</td>
</tr>
<tr>
<td>Tangible Personal Property</td>
<td>$359,968,235</td>
</tr>
<tr>
<td>Intangible Personal Property</td>
<td>$0</td>
</tr>
<tr>
<td>Public Utilities &amp; Transportation</td>
<td>$130,880,876</td>
</tr>
<tr>
<td><strong>Total Assessed Value</strong></td>
<td><strong>$3,598,535,956</strong></td>
</tr>
</tbody>
</table>

Apply Current Year Tax Rate $0.0247  
Property Tax Collection at 100% $88,883,838  
Apply Historical Collection Percentage 95%  
Property Tax Collection Estimate $84,439,646

### Net Penny Calculation

Property Tax Collection Estimate (Using Historical Collection Percentage) $84,439,646  
Divide by 100 $844,396

### Determining the Yield of One Cent of the Property Tax Rate

Total Assessed Value $3,598,535,956  
Divide by $100 $35,985,359  
Multiply by one cent ($0.01) $359,853  
Multiply by historical collection percentage 95%  
What one-cent yields from a one cent rate $341,860

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**Source URL:** https://www.ctas.tennessee.edu/eli/estimating-actual-property-tax-collections