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,

The University of Tennessee
County Technical Assistance Service
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Nashville, Tennessee 37219
615.532.3555 phone
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www.ctas.tennessee.edu
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 $84,439,646

(Using Historical Collection Percentage)

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

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