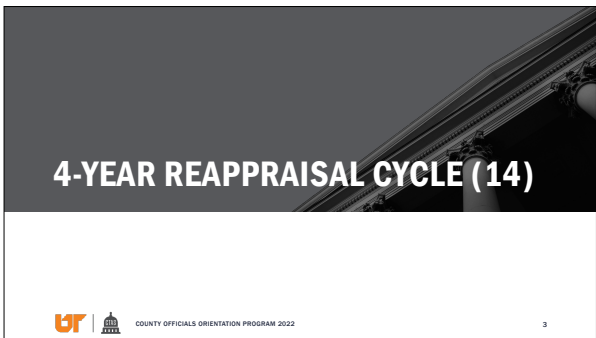


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6-YEAR REAPPRAISAL CYCLE (12)

Chester	2022	Houston	2026	Sequatchie	2023
Crockett	2022	Humphreys	2023	Stewart	2027
Grundy	2026	Lawrence	2022	Tipton	2026
Henderson	2023	Moore	2024	Wayne	2022

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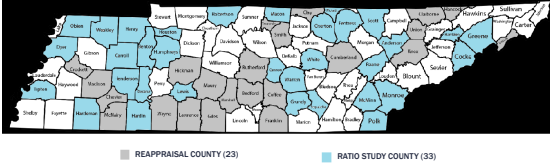
APPRAISAL RATIO STUDIES


- Required by law
- Measures change in real property market value since last reappraisal
- Occur every other year between reappraisals
- Used to equalize personal property and public utility assessments
- Used to determine effective tax rate used in tax relief payments

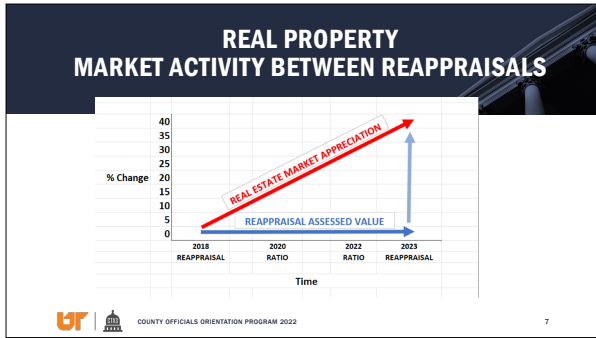
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REAPPRAISAL AND RATIO STUDIES (TAX YEAR 2022)



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2022 APPRAISAL RATIOS

Jurisdiction	Ratio	Jurisdiction	Ratio	Jurisdiction	Ratio
Anderson	0.7295	Hancock	1.0000	Overton	0.8800
Bedford	1.0000	Hardeman	0.8178	Perry	1.0000
Beeson	0.7999	Hardin	0.8123	Pickett	0.7855
Blount	1.0000	Hawkins	1.0000	Polk	0.7288
Bloount	0.8150	Haywood	0.9587	Putnam	1.0000
Bradley	1.0000	Henderson	0.7317	Rhea	0.8842
Campbell	0.8617	Henry	0.7895	Ross	0.7298
Cannon	0.6820	Hickman	1.0000	Robertson	0.6882
Carroll	0.8839	Houston	0.7785	Rutherford	1.0000
Carter	1.0000	Humphreys	0.7610	Scott	0.7939
Cherokee	0.8679	Jackson	1.0000	Sevier	0.7423
Chester	1.0000	Jefferson	0.8370	Shelby	1.0000
Cherokee	1.0000	Jones	1.0000	Smith	1.0000
Clay	1.0000	Kane	1.0000	Snow	1.0000
Coke	0.7390	Lake	1.0000	Sullivan	1.0000
Coffee	1.0000	Laurens	1.0000		

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2022 APPRAISAL RATIOS


Jurisdiction	Ratio	Jurisdiction	Ratio	Jurisdiction	Ratio
Crockett	1.0000	Lawrence	1.0000	Sumner	0.8953
Cumberland	1.0000	Levy	0.7681	Tipton	0.8964
Davison	1.0000	Lincoln	0.8536	Trousdale	1.0000
Deane	0.8455	London	1.0000	Union	1.0000
DeKalb	1.0000	Madison	0.6828	Van Buren	1.0000
Dickson	0.8756	McNary	1.0000	Warren	0.7997
Dyer	0.8319	Macon	0.6030	Washington	0.8983
Fayette	1.0000	Madison	1.0000	Wayne	1.0000
Fayette	0.8083	Marion	1.0000	Weakley	0.7452
Franklin	1.0000	Marshall	1.0000	White	0.7884
Gibson	0.9000	Mary	1.0000	Williamson	1.0000
Giles	1.0000	Meigs	1.0000	Wilson	1.0000
Grainger	1.0000	Monroe	0.7778		
Greene	0.8492	Montgomery	0.8389		
Grundy	0.7777	More	1.0000		
Harrison	0.7751	Morgan	1.0000		
Hamilton	1.0000	Olin	0.7812		

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TIMING OF EQUALIZATION ADJUSTMENTS

- Ratios typically released in April/May each year
- Will reduce personal property and public utility assessments
- Real property growth offsets (loss in assessed value absorbed)
- Verification with Assessor (especially when calculating the penny)

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REAPPRAISAL AND RATIO STUDIES (TAX YEAR 2023)



REAPPRAISAL COUNTY (18)

RATIO STUDY COUNTY (38)

CVU COUNTY (3)

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QUESTIONS?

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