

OSAP OVERVIEW

COUNTY OFFICIAL ORIENTATION PROGRAM (COOP)

Presented by Greg Moody, CAE

Director of the Office of State Assessed Properties

August 25th, 2026



THE OFFICE OF STATE ASSESSED PROPERTIES

- We are 1 of 13 Divisions within the Comptroller of the Treasury
- The Comptroller of the Treasury (COT) is a Constitutional Office and the Comptroller is elected by the General Assembly to serve a two-year term

JASON E. MUMPOWER: COMPTROLLER OF THE TREASURY



- Elected as the 35th Comptroller of the Treasury in 2021
- Served as former Comptroller Justin P. Wilson's Deputy Comptroller and Chief of Staff
- Mission: Make Government Work Better



STATE ASSESSED PROPERTIES

Responsibilities:

- Appraise and Assess Public Utility and Transportation Companies across the entire State of Tennessee
- We function as the Assessor for these Companies
- Provide the Tax Roll of these assessments to County Trustees, City Collectors, Assessors annually



STATE ASSESSED PROPERTIES

Responsibilities:

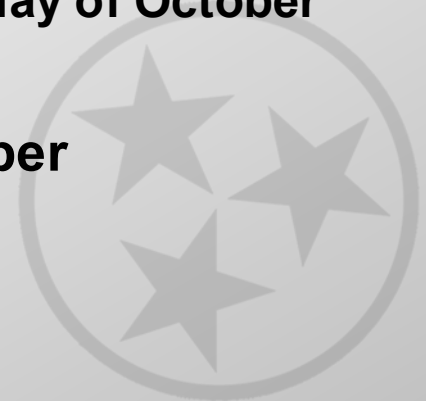
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STATE ASSESSED PROPERTIES

Assessment Calendar – Key Dates

Assessment Date	January 1
Ad Valorem Reports Due	April 1
Assessment Notices Mailed	1st Monday of August
Assessments Certified by SBOE	3rd Monday of October
Tax Rolls sent to Trustees & Collectors	December



COMPANY TYPES ASSESSED

Company Types

- ⊙ Electric Companies/Electric Cooperatives
- ⊙ Gas
- ⊙ Pipeline
- ⊙ Power Transmission
- ⊙ Telephone Companies/Telephone Cooperatives
- ⊙ Water and Sewerage
- ⊙ Wireless Carrier
- ⊙ Wireless Management



COMPANY TYPES ASSESSED

Considerations

- 🌐 We assess companies that are “for profit”
- 🌐 We do not assess Utility Districts or Municipal Utilities
- 🌐 We do not assess “TVA” (federal)



COMPANY TYPES ASSESSED

Transportation Companies

- Airline and Air Freight
- Barge line
- Motor Bus and Motor Carrier
- Private Car
- Railroad



COMPANY TYPES ASSESSED

Fun Facts

- 🌐 **Federal Express is an Air Freight company and has the largest assessment**
- 🌐 **Motor Carriers (trucking companies) make up about 2/3 of the companies we assess.**
- 🌐 **We only assess Motor Carriers that haul for others. Companies that haul for themselves are assessed locally**



VALUATION CONCEPT

Unit Valuation

- The Unit Value is the value of the company is assessed.



UNIT VALUATION

Included in the Unit:

- 🌐 Real Property – Land and Improvements
- 🌐 Personal Property – Owned or Leased
- 🌐 Intangibles – Going concern of the business



ECONOMIC IMPACT

Tax Year 2025 by the Numbers:

- 🌐 Number of Companies Assessed: 1,692
- 🌐 Total Assessed Value : in excess of \$11.1 Billion
- 🌐 Total Property Taxes Generated:
 - Approximately \$270,000,000
- 🌐 Percentage of Taxes Generated that go to Local Governments: 100%



STATE ASSESSED PROPERTIES

Working Closely with Local Assessors

Wireless Management and Wireless Carrier Companies

- **Real Property Leased to these companies (often cell tower sites)**
- **Tangible Personal Property in Retail Stores**



STATE ASSESSED PROPERTIES

Working Closely with Local Assessors

Electric Companies

- **Real Property Ownership of Land Leased to Solar Companies**



STATE ASSESSED PROPERTIES

Working Closely with Local Assessors

Motor Carrier Companies

- **Real Property Ownership of Land leased to Trucking Companies**



STATE ASSESSED PROPERTIES

Recent Legislative Changes

- Legislation to add an 19th Company Type for OSAP to assess



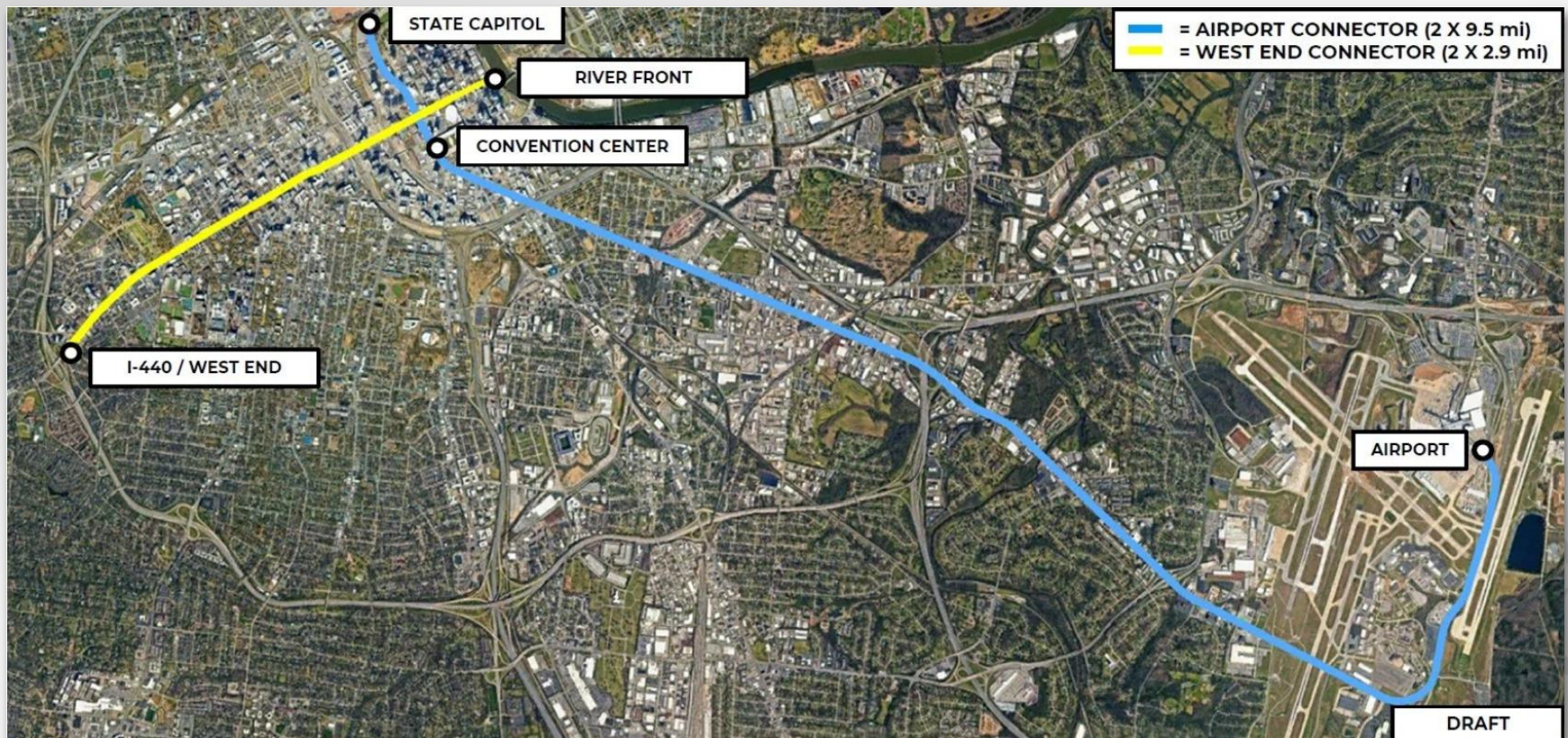
STATE ASSESSES PROPERTIES

Subterranean Passenger Transit Companies



STATE ASSESSES PROPERTIES

Subterranean Passenger Transit Company



STATE ASSESSES PROPERTIES

Subterranean Transit Companies

OSAP Unit Assessment to include:

- **Real Property owned by the company**
 - Land, Buildings, Concrete Tunnel (conduit)
- **Personal Property**
 - Including the Tesla Cars
- **Intangibles**
 - Including Business Value



COMPANY TYPES ASSESSED

Transportation Companies

- Airline and Air Freight
- Barge line
- Motor Bus and Motor Carrier
 - Subterranean Transit
- Private Car
- Railroad



STATE ASSESSED PROPERTIES

Contact Information

 Greg Moody, Director
Greg.Moody@cot.tn.gov
615-401-7789

 Pat Dodson, Assistant Director
Pat.Dodson@cot.tn.gov
615-741-0160

