

Property Tax Guidelines Tennessee

Important Dates

<i>Valuation Date</i>	January 1st of last reassessment year
<i>Tax Bills Due</i>	Issued in October, due in February
<i>Assessment Cycle</i>	Every four years
<i>Valuation Notice</i>	Valuation notices from July through November of the reappraisal/update year
<i>Appeal Deadline</i>	Informal reviews are held in April and May with County BOE hearings typically scheduled in June. BOE appeals must be filed before the County Board adjourns.



ABOUT NEWMARK VALUATION & ADVISORY

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

Who is assessing?

County Assessor

How is the assessed value determined?

In Tennessee, commercial real estate is assessed at 40% of market value. The assessed market value should be determined through the income approach, the sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

What are the levels of appeal?

County Board of Equalization (BOE)
TN State Board of Equalization (SBOE)
Assessment Appeals Commission

NEWMARK