Tennessee’s Certified Tax Rate (CTR) is intended to prevent local governments from realizing a windfall of added revenues due to reappraisal. It requires the tax rate be adjusted to produce the same amount of revenue as the previous year on existing construction. After the Assessor certifies the total assessed value, additions and deletions are removed and the tax rate is then adjusted to a level that would produce the same amount of revenues as the previous year.

For instance, in 2016 the combined USD-GSD tax rate was $4.516. For the 2017 reappraisal the CTR was set at $3.155 about 43% lower than the previous year tax rate. The Mayor proposed a budget requiring no tax rate increase. The Metro Council adopted the CTR and it became the final tax rate.

In the example below, the three houses, in three different neighborhoods, are each appraised at $250,000 from 2017 to 2020, with the existing USD tax rate of $4.221. If the CTR for example is $3.127, the effect of the 2021 Reappraisal during the four-year cycle is as follows:

- **Green House**: Was in a “slow growth” area with a 20% gain in appraised value. The 2021 appraisal is $300,000, up 20%. The 2021 tax rate would be $2,345 (calculated as $300,000 x $3.127), a decrease of $293 from the previous year due to below average value increase.

- **Blue House**: Was in an area matching the 35% countywide average increase in appraised value. The 2021 appraisal is $337,500, up 35%. The 2021 tax rate would be $2,638 (calculated as $337,500 x $3.127), same as 2020.

- **Red House**: Was in a “hot market” area, where sales boomed resulting in a 50% increase in appraised value. The 2021 appraisal is $375,000, up 50%. The 2021 tax rate would be $2,931 (calculated as $375,000 x $3.127), an increase of $293 from the previous year due to above average value increase.

The reappraisal updates market values on each house, restoring equity by redistributing the tax burden.
HOW DO I CALCULATE MY TAX BILL?

Assessed value is a fractional amount of the appraisal, depending on classification as follows:

- Residential / Farm............ 25%
- Business Personality......... 30%
- Commercial / Industrial... 40%
- Public Utility................. 55%

Multiply the appraised value by the classification percentage to get the assessed value. The tax rate is expressed in dollars per $100 assessed value. To calculate taxes, divide the assessed value by $100 and multiply the result by the tax rate. For example, if the tax rate is $3.50, calculation for a residential home appraised at $100,000 and assessed at $25,000 would be:

\[
\text{Tax Payment} = \frac{100,000 \times 0.25}{100} = 25,000 \\
\frac{25,000}{100} = 250 \\
250 \times 3.50 = 875.00 \text{ tax payment}
\]

WHAT ARE MY TAX DISTRICTS?

Our consolidated government has two tax districts: General Service District (GSD) and Urban Service District (USD).

There are six other cities that are located within the GSD: Goodlettsville, Berry Hill, Forest Hills, Oak Hill, Belle Meade, and Ridgetop. Your assessment notice has a “Taxing District” box which indicates whether you are subject to the GSD taxes, USD, or any additional satellite city’s tax rate.

The existing tax rates are:

- GSD = $3.788
- USD = $4.221

CAN I CONTEST MY APPRAISED VALUE?

Yes. If you want your appraisal reviewed, present recent documentation supporting your case, such as:

☐ Deed, appraisal, or closing statement;
☐ Engineering report of land/structure problems; Estimate from contractor for major repair; Invoice of improvement costs; or,
☐ Comparable sales report in your neighborhood. Additionally,
☐ Check your property data we have on file to determine if any corrections should be made before submitting a review request. Your property data can be found on our website at www.padctn.org

Methods for submitting an Informal Review request are as follows:

1. The best method is to visit our website at www.padctn.org and complete the online review. You can conveniently research appraisal information on our website by owner name, street, or parcel ID. The information includes detailed data used for the appraisal, as well as tools, such as comparable sales search that can be used in your research.

2. If you do not have access to a computer or would like us to file your Informal Review request for you, you may call our office at 615.862.6059, weekdays between the hours of 8:00 am to 4:00 pm.

IMPORTANT DEADLINES:
The deadline to file an Informal Review is May 21, 2021 at 4:00 p.m. We will notify you of the results no later than June 11, 2021.

If you are not satisfied with the results of your Informal Review, you may schedule an appeal to the independent Metropolitan Board of Equalization (MBOE) or its hearing officers by calling 615-862-6059 weekdays, 8:00 am-4:00 pm, beginning May 24, 2021. Hearings to the MBOE will begin on June 1, 2021.

Unless you appeal, the last written notice we provide you may become your final appraised value effective as of January 1, 2021. If you are not satisfied with the results of your Informal Review, you may schedule an appeal to the independent Metropolitan Board of Equalization (MBOE) or its hearing officers by calling 615-862-6059 weekdays, 8:00 am-4:00 pm, beginning May 24, 2021. Hearings to the MBOE will begin on June 1, 2021. Failure to appeal to the MBOE or SBOE may result in losing further appeal rights for the 2021 tax year.

PUBLIC NOTICE - ADA
A wheelchair accessible ramp is at the front of our building. If you need special assistance, contact Kristina Ratcliff at (615) 862-4059.

The Office of the Assessor of Property does not discriminate on the basis of age, race, sex, color, national origin, religion or disability, in admission to, access to, or operation of its programs, services or activities, or in its hiring or employment practices.