

Answers to Frequently Asked Questions from Property Owners

How can I find out the property appraisal as well as a detailed description of my home including square footage, bath count, year built and land size amounts?

Contact the Assessor's Answer Center by calling 222-7001 and provide your street address to learn of your property's current market value and description. You may also visit one of our two convenient locations. Our Downtown Office is located at 150 Washington, Room 401 on the corner of Poplar and Washington, and our East Office is located at 1075 Mullins Station Road near Shelby Farms. You may also visit our Web site for online appraisal and assessment information; our Web address is: www.assessor.shelby.tn.us

Why is it important to know the Assessor's appraised value of my property?

Your home is one of your biggest assets and knowing the appraisal for your home keeps you informed as to your asset's worth. The Assessor is responsible for appraising your property at fair market value during reappraisal periods. It is also important to know the Assessor's appraised value of your property to ensure that your homeowner insurance adequately covers your home's worth.

Does the Assessor's property appraisal determine the amount of property taxes that I pay to the City of Memphis and Shelby County?

Tax rates are established individually by the Memphis City Council (and the governing bodies of other municipalities) and the Shelby County Board of Commissioners. When set, these rates apply to your property's assessment to determine the amount of taxes you pay. An assessment is a percentage of your appraised value. For residential properties the assessment is 25% and for commercial properties, the assessment is 40%.

What should I do if I do not agree with the Assessor's appraisal of my property?

Contact the Assessor's Answer Center and request an "Informal Review" of your property. A customer service representative will explain how your appraisal was established and record any reasons you have for believing your appraisal is incorrect. A team of skilled appraisers will review this information to ensure that your appraisal reflects fair market value.