

Understanding the Certified Tax Rate

What is the Certified Tax Rate?

In a countywide reappraisal year, property values are updated to reflect current market value. Tennessee law requires the State Board of Equalization to calculate and certify a new tax rate that keeps overall property tax revenue the same as the year before reappraisal (excluding new construction and improvements).

Why is This Required?

Without adjusting the tax rate, the county would automatically collect more revenue when values increase. The certified rate prevents an automatic tax increase caused solely by higher property values.

Important: The certified rate keeps overall count revenue neutral --- it does NOT guarantee that every individual tax bill will stay the same.

Your Tax Bill May:

- Increase if your property value increases more than the county average.
- Decrease if your property value increased less than the county average.
- Remain similar if your value changed close to the county average.

Simple Example:

Before reappraisal: total assessed value = \$1,000,000,000 / Tax Rate = \$2.00
Revenue = \$20,000,000

After reappraisal: total assessed value increased to \$1,400,000,000
To collect the same \$20,000,000, the rate would decrease to approximately \$1.43. That amount becomes the Certified Tax Rate.

Can the County Change the Rate?

Yes. After certification, the County Commission may adopt the certified rate, a lower rate, or a higher rate (which legally requires public notice and hearings and is considered a tax increase under Tennessee law).

Questions?

For property value questions, contact the Grainger County Property Assessor's Office.

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<https://graingercountyttn.com/county-officials/assessor/>