

The Assessed value is a percentage of the appraised value set by State Law on which property taxes are calculated. The percentage is determined by property classification.

Property Classified	Assessment Percentage
Residential-- <i>All single family residences, owner-occupied duplexes, and condominiums are classified as residential.</i>	25%
Farm-- <i>Property includes parcels containing fifteen acres or more which is used for, or held for use in agriculture including but not limited to: growing crops, pastures, orchards, nurseries, plants, trees, timber, raising livestock or poultry, or the production of raw dairy products, and acreage used for recreational purposes by clubs.</i>	25%
Commercial and Industrial-- <i>All property used or held for use for commercial, mining, industrial, manufacturing, trade, professional, club(public or private) non exempt lodge, business, or similar purpose, is classified as industrial and commercial. Additionally, all real property which is used, or held for use for dwelling purpose that contains two or more rental units fall under this classification.</i>	40%

Here's how it works...

In Tennessee, residential property is assessed at 25% of the appraised value. So if a house is appraised at \$100,000, the assessed value will be \$25,000. However, if a business property is appraised at \$100,000, the assessed value will be \$40,000 because the property is assessed at 40% of the appraised value.

The assessed value is then used to calculate property taxes.

County Property Taxes

The Maury County Trustee sends tax bills and collects taxes for Maury County Government according to the following schedule:

- September County tax bills are mailed.
- October County tax bills are payable on the first Monday in October.
- March County tax bills are delinquent the following March 1.

Area Municipalities

The City of Columbia mails property tax bills in October, and taxes become delinquent as of December 15.

The City of Mount Pleasant mails property tax bills in August, and taxes become delinquent as of March 1.

The Town of Spring Hill mails property tax bills in November, and taxes become delinquent as of March 1.