



Mississippi Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Mississippi lets you appeal. Use this checklist to file correctly and on time.

Mississippi at a glance

Appeal deadline	First Monday in August — August 3, 2026 (objection at the County Board of Supervisors' August meeting)
Effective tax rate	0.58% (about \$1,215/yr on a \$169,800 home)
Assessment basis	10% of true value (residential)
Appeals heard by	County Board of Supervisors !' State Tax Commission !' Circuit Court

There is no 60-day clock. Miss. Code §27-35-89 sets the board of supervisors' meeting on the first Monday of August to hear objections to the assessment, and §27-35-93 provides that failing to object at that meeting precludes a later challenge. File your written objection with the clerk before the meeting and appear if you can. Deadlines and forms vary by county — always confirm with your local county tax assessor/collector before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive assessment notice
- ☐ File your written objection with the clerk before the County Board of Supervisors meets on the first Monday in August — August 3, 2026
- ☐ Appear at the August board meeting to present your objection
- ☐ Appeal to Circuit Court within 10 days of the board order
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** \$300 tax credit on homestead property
- **Senior / other relief:** Additional homestead exemption for 65+ with income under \$60,000

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value

- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local county tax assessor/collector or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.