



Tennessee 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 Tennessee lets you appeal. Use this checklist to file correctly and on time.

Tennessee at a glance

Appeal deadline	County board convenes June 1 and sets its own filing deadline — confirm with your assessor (Shelby convenes May 1)
Effective tax rate	0.52% (about \$1,442/yr on a \$286,700 home)
Assessment basis	25% of appraised value (residential)
Appeals heard by	County Board of Equalization !' State Board of Equalization !' Chancery Court

The 45-day rule belongs to the STATE Board, not the county board. County boards of equalization generally convene June 1 (next business day if that falls on a weekend) and the filing deadline is tied to that session, set county by county — Shelby County convenes May 1. The Comptroller directs owners to contact their county assessor for the current-year date. Only after the local board does the 45-day clock apply: appeal to the State Board of Equalization by August 1 of the tax year or 45 days from the date notice of the local board's action was sent, whichever is later (§67-5-1412(e)). Deadlines and forms vary by county — always confirm with your local county assessor of property 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 (reappraisal year)
- ☐ Confirm your county board filing deadline with the assessor — boards generally convene June 1 and set their own date (Shelby May 1)
- ☐ File with the County Board of Equalization and attend the hearing
- ☐ Appeal to the State Board of Equalization by August 1 or 45 days from notice of the local board action, whichever is later
- ☐ Further appeal to Chancery Court
- ☐ **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:** No traditional homestead; Tax Relief program for qualifying seniors

- **Senior / other relief:** Tax Relief Program: up to \$134 credit for 65+ with income under \$31,600

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 assessor of property or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.