

STATE TAX PROFILES

State	Assessment Ratio	Fiscal Tax Year	Valuation Authority	Collection Authority	Level One Appeal Name	RE Rendition Required	PP Rendition Required	Consultant Certification or Licensing	Real Estate Taxable?	Personal Property Taxable?	Inventory Taxable?
Alabama	20%	10/01 – 09/30	County	County	Board of Equalization	No	Yes	Not Required	Yes	Yes	No
Alaska	100%	01/01 – 12/31	Municipality or Borough	City or Borough	Board of Equalization	No	Yes	Not Required	Yes	Yes	Yes
Arizona	Commercial – 20%, Apartments - 10%, Land - 16%	01/01 – 12/31	County	County	Formal Assessor Appeal County Board of Equalization	No	Yes	State License required to appeal at all levels	Yes	Yes	No
Arkansas	20%	01/01 – 12/31	County	County	County Board of Equalization	No	Yes	Not Required	Yes	Yes	Yes
California	100%	07/01 – 06/30	County	County	County Appeals Board	No – see note regarding PP rendition	Yes – Some California counties require filers to report associated real estate cost information on the PP return	Not Required	Yes	Yes	No
Colorado	7.2% properties w/ residential classifications, 29% all other property types	01/01 – 12/31	County	County	Formal Assessor Appeal Board of Assessment	No	Yes	State Licensed Appraiser to testify under oath about an exact opinion of value	Yes	Yes	No
Connecticut	70% Revaluation Cycle : Every 5 years	07/01 – 06/30	City or Town	City or Town	Appeals	If requested	Yes	Not Required	Yes	Yes	No
DC	100%	10/01 – 09/30	City	City	First Level Assessor Board of Assessment	No	Yes	Not Required	Yes	Yes	No
Delaware	Varies locally	06/01 – 05/31	City or County	City, School & County	County Value Adjustment Board	No	No	Not required	Yes	No	No
Florida	100%	01/01 – 12/31	County	County	County Value Adjustment Board	No	Yes	State Licensed Broker to appeal at any level	Yes	Yes	No
Georgia	40%	01/01 – 12/31	County	City & County	Formal Assessor Appeal	Yes – For New Construction and Ownership Changes	Yes	Not Required	Yes	Yes	Yes
Hawaii	100%	07/01 – 6/30	City or County	City or County	Board of Review County Board of Equalization	No	No	Not Required	Yes	No	No
Idaho	100%	01/01 – 12/31	County	County	County Board of Equalization	No	Yes	Not Required	Yes	Yes	No
Illinois	33.3% – Except in Cook County (Chicago), Cook County: 10% Apartments, 25% Industrial, 25% Commercial	01/01 – 12/31	Township or County	County	County Board of Review outside Cook County, Cook County Assessor	No	No	Not Required	Yes	No	No
Indiana	100%	01/01 – 12/31	Township or County	County	Township or County Assessor	No	Yes	Certified Level III Assessor to file at County or State Board of Appeals	Yes	Yes	No
Iowa	100% *	07/01 – 06/30	City or County	County	Board of Review	No	No	Not Required	Yes	No	No
Kansas	Varies by class	01/01 – 12/31	County	County	County Board of Appeals Property Valuation Administrators	No	Yes	Not Required	Yes	Yes	No
Kentucky	100%	07/01 – 06/30	County & some Cities	City, School & County	Conference	No	Yes	State Certified General Real Estate Appraiser	Yes	Yes	Yes
Louisiana	Commercial Improvements – 15% PP – 15% Land & Residential - 10%	01/01 – 12/31	Parish	Parish, City & Town	Board of Review	No	Yes	Not Required	Yes	Yes	Yes
Maine	100%	07/01 – 06/30	City or Town	City or Town	Formal Assessor Appeal	If Requested	Yes	Not Required	Yes	Yes	No
Maryland	100%	07/01 – 06/30	Maryland State Department of Assessment & Taxation	City, Town & County	Supervisor's Level Appeal	No	Yes	Not Required	Yes	Yes	Yes

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Massachusetts	100%	07/01 – 06/30	City or Town	City or Town	Board of Assessors	If Requested	Yes	Not Required	Yes	Yes	Yes
Michigan	50%	Varies by levying body	County, City or Township	City, Town & County	City or Township Board of Review	No	Yes	Not Required	Yes	Yes	No
Minnesota	100%	01/01 – 12/31	County or City	County	Optional to either the City or County BOE or State Tax Court	No – Except State Tax Court petitions require rental income, expense and rent roll submission by August 1st following the appeal filing.	No	Not Required	Yes	No	No
Mississippi	15%	01/01 – 12/31	County	City, Town & County	Board of Supervisors	No	Yes	State Licensed Appraiser to appeal at all levels	Yes	Yes	Yes
Missouri	Varies by class	01/01 – 12/31	County	City, Town & County	County Board of Appeals	No	Yes	Licensed General Appraiser	Yes	Yes	No
Montana	1.71%	01/01 – 12/31	County	County	Tax Appeal Board	No	Yes	Not Required	Yes	Yes	No
Nebraska	100%	01/01 – 12/31	County	County	County Board of Equalization	No	Yes	Not Required	Yes	Yes	No
Nevada	35%	07/01 – 06/30	County	County	County Board of Equalization	No	Yes	State Licensed Appraiser to testify under oath about an exact opinion of value	Yes	Yes	No
New Hampshire	Varies locally	04/01 – 03/31	City or Town	City or Town	Selectmen or Assessors	No	No	Not Required	Yes	No	No
New Jersey	Varies locally	01/01 – 12/31	City, Borough or Township	City, Borough or Township	Local County Board if assessed value appealed is less than \$1,000,000 or less. State Tax court if assessed value appealed is greater than \$1,000,000	Yes, If requested. Failure may result in loss of appeal rights	No	Not Required; however in order to file appeal must be Attorney licensed to practice in New Jersey	Yes	No	No
New Mexico	33.30%	01/01 – 12/31	County	County	County Board of Equalization	No	Yes	Not Required	Yes	Yes	No
New York	Varies locally (NY City – 45% policy)	01/01 – 12/31 (NY City – 07/01-06/31)	City, Town or Village (NY City – City Department of Finance)	County, Town, Village & School (NY City – City Department of Finance)	Board of Assessors (NY City – City Tax Commission)	No (only in NY City)	No	Not required	Yes	No	No
North Carolina	100%	07/01 – 06/30	County	County & Town	Formal Assessor Appeal	Only for new construction	Yes	Not Required	Yes	Yes	No
North Dakota	5%	02/01 – 01/31	City or County	County	City Board of Equalization	No	No	Not Required	Yes	No	No
Ohio	35%	01/01 – 12/31	County	County	Board of Revision	No	No	Not Required	Yes	No	No
Oklahoma	11-13%	01/01 – 12/31	County	County	County Board of Equalization	No	Yes	Not Required	Yes	Yes	Yes
Oregon	100%	07/01 – 06/30	County	County	Board of Property Tax Appeals	No	Yes	Attorney, CPA or State Certified Real Estate Appraiser to appeal at all levels	Yes	Yes	No
Pennsylvania	Varies locally	07/01 – 06/30	County	County, City, Township and/or School District	Appeal Board	No	No	Not required; however in order to file appeal must be Attorney licensed to practice in Pennsylvania	Yes	No	No
Rhode Island	100% - Revaluation Cycle: 9 years with 3 year statistical updates	07/01 – 06/30	City or Town	City and various local districts	Formal Assessor Appeal	Yes	Yes	Not Required	Yes	Yes	No
South Carolina	Real Estate is 6.0% and Personal Property is 10.5%	01/01 – 12/31	County	City, Town & County	Formal Assessor Appeal	No	Yes	State Certified General Real Estate Appraiser to appeal at all levels	Yes	Yes	Yes

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South Dakota	100%	01/01 – 12/31	County	County	County Board of Equalization	No	No	Not Required	Yes	No	No
Tennessee	40% – RE 30% – PP	01/01 – 12/31	County	City and County	County Board of Equalization	No	Yes	State Registered Tax Agent to appeal at all levels	Yes	Yes	No
Texas	100%	01/01 – 12/31	County Appraisal District	County, City & School	Appraisal Review Board	No	Yes	State Registered Tax Agent to appeal at all levels	Yes	Yes	Yes
Utah	55% properties with residential classification - 100% all other property types	01/01 – 12/31	County	County	County Board of Equalization	No	Yes	Not Required	Yes	Yes	No
Vermont	Varies by Community	07/01 – 06/30	City	City, School & Town	Board of Listers	No	Yes	Not Required	Yes	Varies by Community	Varies by Community
Virginia	100%	Varies by levying body	County and all Independent Cities	City, Town and County	Formal Assessor Appeal	No	Yes	Not Required	Yes	Yes	Yes
Washington	100%	01/01 – 12/31	County	County	County Board of Equalization	No	Yes	Not Required	Yes	Yes	No
West Virginia	60%	7/01 – 06/30	County	County	Formal Assessor Appeal	No	Yes	Not Required	Yes	Yes	Yes
Wisconsin	100% **	01/01 – 12/31	City	City, Village or Town	Cities of Madison & Milwaukee: Board of Assessors - All others: City/Town/Village Board of Review	No	Yes	Not Required	Yes	Yes	No
Wyoming	9.50%	01/01 – 12/31	County	County	County Board of Equalization	No	Yes	Not Required	Yes	Yes	No

* [Note: Local assessors appraise property at 100%. State rollbacks are then applied with Commercial at 90% and Multi-Family at 86.25%]

** Note: Local assessors appraise property at 100%. The State Department of Revenue performs a ratio study and publishes their results on each individual tax bill. The majority of jurisdictions are actually between 90-100%.

J. Joseph Consulting provides no assurances of the accuracy of these profiles as regulations and laws within states may change without notice. Please consult your state controller's office to verify information.