State Provisions for Property Reassessment

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**Fiscal Fact No. 223**

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Property taxes represent the lion's share of local government tax revenue, with local governments raising nearly $400 billion per year from this source to fund services. Property taxes are a type of ad valorem tax, calculated as a percentage of the assessed value of the taxed property. Generally an assessment of the property is made by determining how much similar property can be sold for on the market at that time, with some states discounting the market value by a certain percentage.

But property values—such as home prices—are not static. Over time the market value of property will change, and not in a uniform pattern. That is, even in the same county, some property will appreciate rapidly while values elsewhere may stagnate or even drop. These variations in market value necessitate regular *reassessment* of the property in order to levy an equitable property tax. Usually assessors hired by local governments do the work.

Infrequent reassessments can result in significant over- or underpayment of property taxes. If one's property has decreased dramatically in value—which has been the case for many American homeowners since 2006—a property tax using the old higher value for the property would not be correct. Of course, governments have the choice to increase property tax rates as values decrease in order to maintain or increase revenue. Conversely, in good times, many governments keep property tax rates constant or cut tax rates as property values rise.

The combination of infrequent reassessment with rate increases shifts the property tax burden away from those whose property has been appreciating onto those whose property values have been declining.

States have different requirements for how frequently reassessments are conducted. Nine states do not have state provisions for when reassessments take place. Most states follow an annual to five-year schedule. A few states do not require reassessments for up to 10 years.

Following is a summary of state statutes, where they exist, of property reassessment schedules:

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| **Table1 State Laws Governing Reassessment of Real Estate for Tax Purposes** | | | | |
| **State** | **Frequency of Reassessment Required** | | | **Statute** |
| Ala. | At least once every 3 years | | | Alabama Appraisal Manual, Ch. 2 (Administration and Organization) |
| Alaska | Annually | | | AS 29.45.160, AS43.56.090; AS 29.45.150 |
| Ariz. | Annually | | | Sec. 42-15101, A.R.S.; Sec. 42-13051, A.R.S; Sec. 42-13052, A.R.S. |
| Ark. | At least every 3 years (1) | | | Sec. 26-26-1902(a) and (b), A.C.A |
| Calif. | Usually whenever a "change of ownership" occurs or new construction is completed | | | Sec. 75.10, Rev. & Tax. Code, Reg. 463.500, 18 CCR; Sec. 62, Rev. & Tax Code |
| Colo. | Every 2 years | | | Sec. 39-1-104(10.2), CRS |
| Conn. | Prescribed schedule. At least every 10 years following reappraisal | | | Sec.12-62(a) and (b), G.S. |
| Del. | No provision | | | Sec. 8317, Tit. 9, Code |
| Fla. | At least every 5 years | | | Sec. 193.023(2), F.S. |
| Ga. | Annually | | | Reg. Sec. 560-11-2.28 |
| Hawaii | No specific requirements | | | |
| Idaho | At least every 5 years | | | IC Sec. 63-314 |
| Ill. | Every 4 years. Cook County is assessed triennially | | | 35 ILCS 200/9-215 |
| Ind. | Every 5 years | | | IC 6-1.1-4-4 |
| Iowa | Every odd-numbered year except for property of public utilities, which is assessed annually | | | Sec. 428.4, Code of Iowa; Sec. 434.1, Code of Iowa |
| Kans. | Dependent on county | | | Sec. 79-1476, K.S.A., Sec. 79-1478, K.S.A. |
| Ky. | At least every 4 years | | | Sec. 132.690, KRS |
| La. | Real property at least every 4 years. Annually for personal property | | | Sec.18(f), Art. VII, 1974 La Const., Reg. 105, LAC, Reg. 121, LAC; Sec.47:2331, La R.S. |
| Maine | At least every 4 years | | | Sec. 328, Tit. 36, M.R.S.A. |
| Md. | Every 3 years | | | Sec. 8-104, Prop. Tax Art |
| Mass. | Annually, certified by state every three years | MGL ch. 40 § 56, MGL § 2A | | |
| Mich. | Annually | | MCL 211.10 | |
| Minn. | At least every 4 years | | | Sec. 273.08, Minn Stats |
| Miss. | No provision | | | Miss Code Ann. Sec. 21-35-29 |
| Mo. | Every 2 years | | | Sec. 137.115, RSMo.; Sec. 137.115, RSMo. |
| Mont. | Annual assessment mostly | | | MCA 15-7-111;ARM 42.20.516 |
| Nebr. | Annually | | | Sec. 77-1201, R.S., Sec.77-1301, R.S. |
| Nev. | At least every 5 years (4) | | | NRS 361.260 |
| N.H. | No provisions | | | RSA 71-B:16 |
| N.J. | When improvements are made | | | Sec. 54:4-23, R.S. |
| N.M. | At least every 2 years | | | NM Stat Ann Sec. 7-38-7; NM Stat Ann Sec. 7-36-16; 3 NMAC6.5.23 |
| N.Y. | No provision | | | |
| N.C. | (2) | | | Sec. 105-286, G.S.; Sec. 105-287, G.S. |
| N.D. | Annually | | | Sec. 57-02-11, NDCC |
| Ohio | At least once every 6 years | | | Sec. 5713.01, Ohio R.C., Rule 5705-302, Ohio Admin. Code; Sec. 5715.33, Ohio R.C. |
| Okla. | Every 4 years | | | Sec. 2820, Tit. 68, ).S. |
| Ore. | No provisions | | | |
| Pa. | Annually | | | 72 P.S. 5341.7, 72 P.S. 5347, 72 P.S. 5354.601 |
| R.I. | Every 10 years | | | Sec. 44-5-11, G.L. |
| S.C. | Every 5 years | | | Sec. 12-43-217, Code |
| S.D. | No provision | | | |
| Tenn. | Every 6 years | | | Sec. 67-5-1601, T.C.A. |
| Tex. | At least every 3 years | | | Sec. 25.18, Tax Code |
| Utah | At least every 5 years | | | Sec. 59-2-303.1, Utah Code Ann. |
| Vt. | (3) | | | Sec. 4041a, Tit. 32, V.S.A. |
| Va. | Every 2 years in cities and every 4 years in counties (5) | | | Sec. 58.1-3250, Code; Sec. 58.1-3252, Code |
| Wash. | At least every 4 years | | | RCW 84.41.030 |
| W.Va. | Annually | | | Sec. 11-1c-7, Code |
| Wis. | At least every 5 years | | | Sec. 70.05(5)(b), Wis. Stats. |
| Wyo. | At least every 4 years | | | Rule Ch.9, Sec. 3, WY DR |
| D.C. | At least every 3 years | | | Sec. 47-820, D.C. Code |
| (1) Arkansas counties that completed reappraisal between 2002 and 2004 have a 5-year reappraisal cycle.  (2) North Carolina counties with population of 75,000 or greater must reassess real property within 3 years if the county's sales assessment ratio is less than .85 or greater than 1.5, or if no change, within 8 years of county's last reassessment. All other counties: every 8 years.  (3) In Vermont, state assessors calculate current fair market value for all properties each year, whether or not they have been reassessed locally. When the aggregate assessment of property in any township is less than 80% of the state-level "equalized" assessment," the locality must reassess all of its properties.  (4) All counties are moving to a system of annual reappraisal.  All counties reappraise land every year and Clark County reappraises both land and buildings annually.  (5) Virginia makes an exception for some counties that allows them to have up to 6 years between reassessments. (Alleghany, Amelia, Amherst, Appomattox, Bath, Brunswick, and Buchanan County to name a few.)  Source: Tax Foundation, Commerce Clearing House. | | | | |