

Alabama Department of Revenue

News Release
June 14, 2001

Calhoun County Property Tax Notices Mailed

Montgomery—Calhoun County property owners will soon receive their 2001 property valuation notices in the mail, signaling the completion of the recent countywide reappraisal of all land and real estate property within the county. The first batch of some 70,000 notices will be mailed June 15, 2001, to county property owners, announced State Revenue Commissioner Michael L. Patterson. All remaining notices should be mailed by the end of July 2001. Property taxes on the new values will be collected by the county tax collector beginning Oct. 1, 2001, through Dec. 31, 2001.

Calhoun was one of ten counties ordered by the state to undergo reappraisal in 1999 for collection on the new property values beginning Oct. 1, 2001. The Alabama Department of Revenue routinely orders new appraisals in four-year cycles to ensure that Alabama remains in compliance with a federal court order, requiring all property in the state to be appraised at current or near-current fair market value, following state guidelines. Calhoun County's last reappraisal was in 1995, with values adjusted for the 1997 collection year.

“The reappraisal process is a two-year process that brings the values recorded for tax purposes into line with changing property sales prices of similar property located within the county. All of Alabama's 67 counties must undergo reappraisal at least once every four years; some sooner, if property values fall within certain value ranges,” explained Patterson.

The 2001 valuation notices mailed to Calhoun County property owners will include a listing of the property or properties owned, the new appraised values, and instructions on how to seek appeal, if an owner disagrees with the new values.

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Patterson cautions owners not to wait until the due date of the tax to seek a change in the appraised value. If a property owner has supporting evidence indicating the property value shown on the valuation notice does not reflect the fair and reasonable market value of the property, the owner may request an informal hearing. To schedule a hearing, property owners should contact the Calhoun County Appraisal Office at (256) 241-2870.

Currently, 49 Alabama counties are undergoing reappraisal. Twenty counties were ordered in 2000, and those counties will collect property taxes on the new values beginning Oct. 1, 2002. During 2001, 29 other counties were added to the state's reappraisal list. Taxes on the new property values for those counties will be collected beginning Oct. 1, 2003.

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