

PROPERTY TAX FACTS



*Dedicated to serving the people of
Madison County*

Cliff Mann
Tax Assessor

This booklet contains valuable information for
Madison County, Alabama Property Owners.

Dear Property Owner,

Please find in this booklet information regarding Alabama Law concerning property tax, exemptions, property ownership in Madison County and answers to frequently asked questions. It is your responsibility as a property owner to ensure that the tax data on any property that you own is current. You may access and check your property tax records at www.taxassessor.madisoncountyal.gov.

In Madison County, the responsibility to assess and collect taxes is handled by two offices. I am the tax assessor and Lynda Hall is the tax collector.

I sincerely hope you find this brochure informative. If you have further questions, please do not hesitate to call or come by my office, located on the 5th floor of the Madison County Courthouse. It is indeed a privilege to serve you.

Sincerely,

Cliff Mann
Tax Assessor, Madison County

MISSION STATEMENT

To serve the public in a friendly and courteous manner and to administer the property tax laws fairly and correctly.

TABLE OF CONTENTS

Property Tax.....	4
When You Buy Property.....	4
Assessment of Property.....	5
Homestead Exemption.....	5
Over 65 Years Old Exemption.....	5
Disability Exemption.....	6
Ad Valorem Exemptions.....	6
Property Classification.....	6
Madison County Millage Rate.....	7
Business Personal Property.....	8
Manufactured Homes.....	8
Current Use.....	9
Appraisal Department.....	9
Tax Mapping Department.....	9
Adding or Removing Improvements.....	10
Appeals Process.....	10
Frequently Asked Questions.....	11
Tax Assessor's Office/Satellites.....	Back Cover

PROPERTY TAXES

Property (Ad Valorem) Taxes are taxes on Real and Business Personal Property. Ad valorem means “according to value”. Real Property includes land and improvements (buildings). Business Personal Property refers to furniture, fixtures, tools and equipment used in the operation of a business. These are items that are moveable or not permanently affixed to the land. Airplanes are included whether or not used in a business.

WHEN YOU BUY PROPERTY

New property owners often rely on their title company, real estate agent or other representative to properly record and assess their property. **However, the responsibility is yours, as the owner, to take all of the necessary steps to record and assess your property. The steps are as follows:**

1. Record your deed in the Probate Office.
2. Assess the property in the Tax Assessor’s Office and claim any exemptions entitled to you prior to December 31st for property purchased on or before October 1.
3. If the mortgage company has agreed to pay your taxes, mail a copy of your assessment to the mortgage company.
4. Report any change of address promptly to the tax assessor and tax collector.

ASSESSMENT OF PROPERTY

Code of Alabama 1975, §40-7-1

Each taxpayer is required by Alabama Law (Code §40-7-1) to provide a complete list of all property owned. The person acquiring property is responsible for reporting to the Tax Assessor a complete legal description of the property. All assessments are based upon ownership and status as of October 1 of each year.

HOMESTEAD EXEMPTION

Code of Alabama 1975, §40-9-19

A homestead exemption is a tax break a property owner may be entitled to if he or she owns a single-family residence and occupies it as his/her primary residence on October 1 of the tax year for which the property owner is applying. In addition to placing the property in a 10% tax class, the owner receives approximately a \$48 per year savings.

OVER 65 YEARS OLD EXEMPTION

Code of Alabama 1975, §40-9-21

If you are sixty-five years old or older, you are entitled to an exemption from the STATE portion of your property taxes. You may also be entitled to additional exemptions if the income of the person claiming the exemption and that of his or her spouse is twelve thousand dollars (\$12,000) or less. For more details, contact the Tax Assessor's office at (256) 532-3350.

DISABILITY EXEMPTION

Code of Alabama 1975, §40-9-21

If you are totally and permanently disabled, you are entitled to an exemption regardless of income or age. For more information on needed documentation, please contact the Tax Assessor's office at (256) 532-3350.

AD VALOREM EXEMPTIONS

Code of Alabama 1975, §40-7-10

....If on October 1 of any year any exempted property shall become subject to taxation, it shall be the duty of the person or persons who are liable for the tax on such property to notify the tax assessor prior to January 1 of that tax year that the property is no longer subject to the exemption, and the tax assessor shall list the property for taxation...

PROPERTY CLASSIFICATION

Code of Alabama 1975, §40-8-1

In Alabama, property is classified as follows:

Class I	Utilities	30%
Class II	All Other Property	20%
Class III	All Agriculture, forest and single-family owner- occupied residential property and historic buildings and sites	10%
Class IV	Motor Vehicles	15%

(Assessed in License Director's Office)

To calculate taxes:

1. Multiply the appraised value by the proper classification percentage to get assessed value.
2. Multiply assessed value by the appropriate millage rate then subtract any applicable exemptions.

Ex: \$100,000 x 10% = \$10,000

\$10,000 x .058 = \$580 - \$48 (homestead) = \$532

**MADISON COUNTY
MILLAGE RATES (MILL = .001)**

<u>Rural Madison Co. (01)</u>	<u>Land</u>	<u>Impr.</u>
State Tax	6.5 Mills*	6.5 Mills*
County Tax	11.0 Mills**	11.0 Mills**
Spec. Vol Fireman Tax		3.0 Mills
School Tax	16.0 Mills	16.0 Mills
TOTAL TAX	33.5 Mills	36.5 Mills
\$3.35 or \$3.65 for each \$100 assessed value		

Huntsville (02)

State Tax	6.5 Mills*
County Tax	11.0 Mills**
City Tax	13.0 Mills
School Tax	27.5 Mills
TOTAL TAX	58.0 Mills
\$5.80 for each \$100 assessed value	

Madison (05)

State Tax	6.5 Mills*
County Tax	11.0 Mills**
City Tax	13.0 Mills
School Tax	27.0 Mills
TOTAL TAX	57.5 Mills
\$5.75 for each \$100 assessed value	

Triana (08)

State Tax	6.5 Mills*
County Tax	11.0 Mills**
City Tax	7.0 Mills
School Tax	25.0 Mills
TOTAL TAX	49.5 Mills
\$4.95 for each \$100 assessed value	

Gurley (07), New Hope (06) , OXR (09)

State Tax	6.5 Mills*
County Tax	11.0 Mills**
City Tax	7.0 Mills
School Tax	16.0 Mills
TOTAL TAX	40.5 Mills
\$4.05 for each \$100 assessed value	

*Mills included in State Homestead Exemption

**Mills included in County Homestead Exemption

BUSINESS PERSONAL PROPERTY

Title 40, Chapter 7, **Code of Alabama 1975**, as amended, requires every business report to the county taxing official each year a complete list of all business personal property owned by the taxpayer on October 1 of the tax year. This itemized list should include all fixed assets used in the operation of the business including but not limited to: furniture, fixtures, computers, printers, purchased software, office equipment, tools machinery, unlicensed motor vehicles, and vehicle add-on equipment.

A business personal property form may be obtained in the Tax Assessor's Office or from our website.

www.taxassessor.madisoncountyal.gov

MANUFACTURED HOMES

The Alabama Manufactured Home Act (91-694) was signed into law July 18, 1991. Under the Act, those manufactured homes located on the owner's property and not held for rental or lease will be carried on the real property tax rolls in the Tax Assessor's Office.

Homestead exemption may be claimed if you own the land and the manufactured home and lived in it as your principal residence on October 1 of the tax year for which you are applying. For more information, please call the Tax Assessor's Office at (256) 532-3310.

CURRENT USE

Code of Alabama 1975, §40-7-25.1 and §40-7-25.2

Owners of farmland, pastureland or timberland may apply for current use valuation of that property, when used only for the purposes specified. Any taxpayer interested must make application with the county assessing official by December 31st of any given year to go into effect the next applicable tax year.

After current use has been granted, the owner who made the application does not have to reapply for current use for subsequent years. If the property owner changes, the new owner will have to file an application for current use or their taxes will be based on fair market value rather than current use value.

If taxable property valued at its current use value is converted to a use not qualified for current use valuation, the property may be subject to a "rollback tax". Contact the Tax Assessor's Office at (256) 532-3350 for additional information.

APPRAISAL DEPARTMENT

This department is responsible for making an on-site review of subdivisions and other lands, to measure and list all improvements, and also calculate values, based on guidelines mandated by the State Department of Revenue.

TAX MAPPING DEPARTMENT

This department is responsible for maintaining maps of property lines based on recorded subdivision plats and recorded deeds. It also maintains records of property ownership by subdivision lots or metes and bounds legal descriptions. Digital maps are available online. Old assessment records and plat books are available for research purposes.

WHAT TO DO IF YOU ADD OR REMOVE IMPROVEMENTS

Code of Alabama 1975, §40-7-1

Alabama law requires that owners, or their agent, must come to the Tax Assessor's Office no later than December 31 to sign a new assessment officially reporting any improvements made to or any removal of structures or additions, swimming pools, extensive repairs, remodeling or renovations; adding a fireplace, extra bath, patio, deck, carport, garage, etc. However, such things as re-roofing, minor repairs, and painting (normal maintenance type items), would not require reassessment.

APPEALS PROCESS

**Code of Alabama 1975,
§40-3-20, §40-3-24 and §40-3-25**

If you believe your property value is too high, you may file a written protest with the Madison County Board of Equalization (BOE). Property owners are given 30 days to file an appeal after receiving written notice of change in value.

Upon your appeal, a county appraiser will contact you to review your valuation, if you are still not satisfied with your valuation, a hearing will be set for you to formally meet with the BOE to present information you believe justifies a change in value.

Following this hearing, the Board of Equalization will notify you of their decision. An appeal of this decision may be made to Circuit Court within 30 days from the adjournment of the BOE .

In order to preserve your right to carry the appeal to Circuit Court, taxes must be paid by December 31 or a bond filed in Circuit Court in double the amount of taxes due.

FREQUENTLY ASKED QUESTIONS

Q: Why does it take so long for the tax bill to reflect the change of ownership from seller to buyer?

A: In Alabama, the tax year is Oct. 1– Sept. 30 and we pay property taxes a year in **ARREARS**. Alabama Law provides that the tax bill due Oct. 1 of any given year must be in the name of the owner on record as of the preceding Oct. 1. It can take as long as two years for the buyer to receive a tax bill in his/her name.

Q: If I make an addition to my home or put a new building on my property, when should the Assessor's office be notified?

A: By the following Dec. 31. By doing so, you will avoid a 10% penalty imposed by law.

Q: If I do not believe that the estimated market value of my home is fair, is there anything I can do?

A: Yes. You can file a written appeal with the Madison County Board of Equalization (BOE) Madison County Courthouse Room 504, 100 North Side Square, Huntsville, AL 35801.

Q. How often will my house be appraised?

A: Alabama Law requires that all real estate in each county be appraised at its fair and reasonable market value. The Alabama Department of Revenue has issued a Directive that Madison County will reappraise all property as of Oct. 1, 2004, and annually thereafter.

Tax Assessor's Office
Madison County Courthouse, Room 504
100 North Side Square
Huntsville, AL 35801
(256) 532-3350

Email: taxassess@madisoncountyal.gov
www.taxassessor.madisoncountyal.gov

Property Assessments (256) 532-3350

Appraisal (256) 532-3736

Business Personal Property (256) 532-3355

Board of Equalization (256) 532-3736

Courthouse Hours: 8:30 - 5:00, Monday - Friday

Satellite Offices

Madison County Taxpayer Service Center
100 Plaza Boulevard
Madison, AL

Flint Crossing Shopping Center, Suite K
(closed mid-May through mid-September)
12290 Hwy. 231-431
Meridianville, AL

Parkway Place Mall
2801 Memorial Parkway
Huntsville, AL

Satellite Hours: 8:30 - 4:30, Monday - Friday
Satellites Closed for Lunch 12:00 - 12:30

Tax Assessor Archives Room

Huntsville/Madison County Public Library, 3rd Floor
915 Monroe Street
Huntsville, AL

Archives Room Hours: 9:00 - 5:00, Monday - Friday