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Office of the Commissioner
Media Affairs Section
50 North Ripley Street
Post Office Box 327001
Montgomery, Alabama 36132-7001
For Immediate Release

*For More Information Contact:
Carla A. Snellgrove
or Carolyn Blackstock
Telephone: (334) 242-1390
FAX: (334) 242-0550*

Marshall County Tax Valuation Notices to be Mailed Dec. 30

MONTGOMERY, Dec. 22, 1998—Marshall County Tax Assessor Bryan Waldrop and State Revenue Assistant Commissioner George E. Mingledorff III announced today that valuation notices are scheduled to be mailed to property owners on Dec. 30, 1998.

“Marshall County originally was ordered to reappraise in 1995 and collect on the new values beginning Oct. 1, 1997. The reappraisal period was extended over into 1998 to ensure that all parcels of property were properly reviewed and accurate market values were assigned. Every improvement to property, every home and every commercial structure were reviewed. Careful scrutiny was given to all property improvements, commercial properties, and land in assigning values throughout 1998. We have diligently worked hand-in-hand with the county assessor’s office over the last year to ensure that accurate values have been assigned,” said Mingledorff.

State analysts and county appraisers will be on hand to meet with any property owners who have concerns about their new valuations beginning Jan. 4, 1999, at the Marshall County Courthouse in Guntersville. Once the informal hearings are completed, any property owner who is still not satisfied with his or her 1998 values may appeal to the county board of equalization. Once hearings are concluded, property tax bills will be prepared and mailed to property owners.

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“We do anticipate some protests. No one likes to hear that values have increased; but the fact is, values have increased in most Alabama counties. New values have not been assigned in Marshall County since 1991. That fact—coupled with increased market demand of certain properties, increases in construction and building costs over the last seven years, commercial land prices, and residential home prices—has prompted increases in market values, whether the values are assigned to commercial, land, or residential properties,” explained Mingledorff.

“We have worked very hard and committed many man-hours and other resources to ensure that the appraisal is a fair and good appraisal based on sound methodologies and accurate reviews,” said Mingledorff.

Alabama remains under a 1971 federal court order to ensure that all property in the state is assessed at its current market value. Currently, 37 counties are undergoing reappraisal: 29 were ordered in 1997 and will collect on the new values beginning Oct. 1, 1999; eight were ordered in 1998 and will collect on the new values, Oct. 1, 2000.