

HOW TO APPEAL YOUR PROPERTY ASSESSMENT

Wilson County, Tennessee · 2026

If the value on your 2026 Assessment Change Notice does not reflect what your property would actually sell for, or if it is out of line with comparable nearby homes, you have the right to appeal. The process has three steps. Most appeals can be resolved at step one.

An appeal is about your property's value or classification. It is not about the dollar amount of the bill or the tax rate. The rate is set later, by elected officials, in a separate process.

STEP 1: INFORMAL DISCUSSION WITH THE ASSESSOR

When: May 4 through May 29. **How:** Call (615) 444-8661 or visit 228 East Main Street, Room 4, Lebanon. Many issues are resolved on the phone.

What to have ready

- Your notice with parcel ID handy
- List of any factual errors (wrong square footage, missing or extra improvements, wrong classification)
- 3-5 comparable recent sales in your area (Zillow, Redfin, county parcel viewer)
- Photos of any condition issues (foundation, roof, drainage, structural damage)

What to ask

How was this value determined? What comparable sales were used? Are the recorded improvements accurate? Ask the staff to document your call and provide a reference number.

STEP 2: WILSON COUNTY BOARD OF EQUALIZATION

When: Convenes the first business day in June by state law. Stays in session as needed.

How: Request a hearing through the Assessor's office. Meeting dates are published in the local newspaper about 10 days before. You can represent yourself. You don't need a lawyer.

What evidence helps

- Comparable sales of similar nearby properties (most important)
- Photographs of property condition issues
- Documentation of factual errors on the parcel record
- Recent appraisals or your own purchase price (if recent)

STEP 3: TENNESSEE STATE BOARD OF EQUALIZATION

If the County Board doesn't resolve your appeal, you can escalate to the state.

Deadline: August 1 of the tax year, OR 45 days after the County Board's decision is mailed, whichever is later.

Important: To preserve your state-level appeal rights, you must pay either the full tax due or at least the undisputed portion before the delinquency date. If your appeal succeeds, any overpayment is refunded.

KEY CONTACTS

Who to call, where to go, what to know

WILSON COUNTY OFFICES

Assessor of Property	(615) 444-8661 · 228 E Main St, Room 4, Lebanon, TN 37087
Trustee	(615) 444-0894 · 228 E Main St, Room 102, Lebanon, TN 37087
County Mayor	(615) 444-1383 · 228 E Main St, Lebanon, TN 37087
County Commission	Meets 3rd Monday of each month at the Courthouse, 228 E Main St, Lebanon
Find Your Commissioner	wilsoncountyttn.gov/222/County-Commission
Veterans Service Office	(615) 444-2460 · 304 E Main St, Lebanon, TN 37087
County Government	wilsoncountyttn.gov

CITIES WITHIN WILSON COUNTY

City of Lebanon	(615) 443-2839 · 200 N Castle Heights Ave · lebanontn.org
City of Mt. Juliet	(615) 754-2552 · 2425 N Mt Juliet Rd · cityofmtjuliet.org
Town of Watertown	(615) 237-3326 · 108 Depot Ave · watertowntn.com

STATE OF TENNESSEE

Comptroller of the Treasury	(615) 401-7737 · comptroller.tn.gov
Division of Property Assessments	DPA.web@cot.tn.gov · comptroller.tn.gov/pa
State Board of Equalization	Filed via the Comptroller's office

TIPS FOR A SUCCESSFUL APPEAL

- Start early. The window closes faster than you think.
- Be specific. "\$50,000 above three comparable sales on my street" beats "this is too high."
- Bring documentation. Get reference numbers. Follow up in writing.
- Stay polite. The staff is dealing with thousands of frustrated calls. Patience gets more done than anger.
- Remember: an appeal can lower your value, which can affect your bill. The tax rate is a separate decision.

If this guide was useful to you, please share it with a neighbor. The more residents who understand the process, the better the process works for all of us.