BROCHURE

Baldwin County Revenue Commission

Baldwin County Millage Rates

1 mill is 1/10 of a cent = .001 (for example 1 mill of \$1,000 = \$1)

State Rates		County Rates	
General	2.5 mills	General	5.0 mills
Soldier	1.0 mills	Road/Bridge	2.5 mills
School	3.0 mills	Fire	1.5 mills
Total State	6.5 mills	Health	0.5 mills
		Total County	9.5 mills
District 1 School Rate		District 2 School Rate	
County-Wide	4.0 mills	County-Wide	4.0 mills
School Special	5.0 mills	School Special	5.0 mills
District 1	1.0 mills	District 2	3.0 mills
Total	10.0 mills	Total	12.0 mills

Total State, County & School Rates for District 1 = 26.0 mills

Total State, County & School Rates for District 2 = 28.0 mills If located in North Baldwin Hospital District, add 2.0 mills

Non-Municipal Fairhope & Spanish Fort Public School Feeder Pattern add 3 mills for a total of 31.0 mills

Municipality Millage Rates

Incorporated areas of the county add 28 mills (state, county & school) to the rates listed below for the total millage rate applied to your property tax.

Bay Minette (03H)*	14.5 mills
Daphne (04)	15.0 mills
Elberta (05)	5.0 mills
Fairhope (06)	15.0 mills
Fairhope (06-3)**	3.0 mills
Foley (07)	5.0 mills
Gulf Shores (08)	5.0 mills
Loxley (09)	6.0 mills
Loxley (09H)*	8.0 mills
Robertsdale (10)	5.0 mills
Silverhill (11)	10.0 mills
Summerdale (12)	5.0 mills
Orange Beach (13)	4.0 mills
Spanish Fort (14)	5.0 mills
Spanish Fort (14H)*	7.0 mills
Spanish Fort (14-4)**	3.0 mills
Magnolia Springs (15)	5.0 mills
Perdido Beach (16)	4.0 mills

^{*}Plus two (2) mills for Hospital

Calculating Your Property Taxes

You need the following 3 factors to determine your taxes:

1. The Assessment Rate or Ratio

AL Legislature established the following ratios:

Class I: 30% Assessment Rate - Public Utilities Class II: 20% Assessment Rate - All other Properties not included in Class I or III (includes apartments, commercial, industrial and multifamily properties).

Class III: 10% Assessment Rate - Single family, owner- occupied homes or condos, farm and timber properties

Class IV: 15% Assessment Rate - Motor Vehicles

- 2. The Taxation (millage/levy) Rate in Your Area.
- 3. The Tax Credit for Exemptions, if eligible.

Exemptions must be claimed through the Revenue Commission Assessment Department.

Formula

Step 1: Market Value x Assessment Rate % = Value

Step 2: Value x Millage/Levy = Tax

Step 3: Tax – Exemption = *Property Tax*

(The formula above does not apply to farm or forest lands receiving benefit of "Current Use" values)

Formula Example

Market Value = \$50,000

Class III Assessment Rate = 10%

Millage/Levy = 28 mills (.028)

Regular Homestead Exemption = \$45 (based on % of assessed property)

Step 1: \$50,000 x 10% = \$5,000

Step 2: \$5,000 x .028 = \$140.00

Step 3: \$140.00 - \$45.00 = \$95.00

Total Property Tax = \$95.00

^{**}Plus three (3) mills for School

Property Taxes Support:

- Baldwin County
- State of Alabama
- Baldwin County Public Schools
- Hospitals
- Fire Departments
- Municipalities

Mission Statement

The Baldwin County Revenue Commissioner's Office is dedicated to providing efficient, convenient, and professional service to the taxpayers of Baldwin County.

Responsibilities

The Revenue Commissioner's Office is responsible for mapping, appraising and assessing each parcel of property and then collecting tax based upon each parcel's assessed value.

Contact Information

Bay Minette Main Office

1705 U.S. Highway 31 South P. O. Box 1389 Bay Minette, AL 36507

Phone: (if calling from the following areas)
North Baldwin (251) 937-0245
South Baldwin (251) 972-6819
Eastern Shore (251) 990-4627

Robertsdale Central Annex Office

22251 Palmer Street Robertsdale, AL 36567

Phone: (if calling from the following areas)
North Baldwin (251) 937-9561
South Baldwin (251) 943-5061
Eastern Shore (251) 928-3002

Foley Satellite Courthouse Office

201 East Section Avenue Foley AL 36535

Phone: (251) 943-5061

Fairhope Satellite Courthouse Office

1100 Fairhope Avenue Fairhope, AL 36532

Phone: (251) 928-3002

BALDWIN COUNTY ALABAMA

REVENUE COMMISSION

Property Tax Information



Revenue Commissioner

Teddy J. Faust, Jr.

Baldwin County Revenue Commission

New Property Owners

If you have purchased new property please take the following steps to ensure your property is properly assessed and you receive the appropriate exemptions:

- Step 1: Record your deed in the Probate Office.
- Step 2: Bring a copy of the recorded deed to the Revenue Commissioner's Office to claim any exemptions for which you may be entitled.
- Step 3: Report all ownership and/or address changes promptly to the Revenue Commission.
- * Tax bills for property purchased during the year will usually be in the previous owner's name, due to taxes being assessed a year in arrears (the year prior). The current property owner is responsible for paying taxes on all property, regardless of who the bill is addressed

Physical Changes to Property

The law requires the owner, or their agent, must come to the Revenue Commissioner's Office no later than December 31st, to sign a new assessment officially reporting any improvements made to or removed from their property on or before October 1st of that year.

Tax Lien Auction

Beginning 2019, a Tax Lien Auction will be held annually for all unpaid taxes. This information will be advertised on our Website prior to auction date. For more information regarding the auction, contact the Collections Department.

Revenue Commission Departments

ASSESSMENTS

The Assessment Department is responsible for assessing property and helping property owners claim proper tax exemptions.

It is very important that property owners follow proper procedures when buying property and making additions to or removal of improvements from property. It is the property owners responsibility to ensure that all information recorded in the tax assessment office is accurate and up-to-date.

APPRAISALS

The Revenue Commissioner is responsible for determining property value (based on guidelines set by the AL Department of Revenue) which must, by law, be set according to "fair and reasonable market value."

The Appraisal Department appraises real property and business personal property annually.

Appraisals are done a year in arrears, meaning appraisals are based on the property the way it was on October 1st of the previous year. (For example, 2018 property appraisals are based on the property as it was October 1, 2017).

Property Appraisal Notices are usually sent to property owners before June 1st. If you disagree with the valuation estimates an appeal can be filed with the Board of Equalization.

PERSONAL PROPERTY

The Personal Property Department is responsible for appraising, assessing and assisting in the collection of personal property taxes.

Personal Property refers to any machinery, equipment, supplies, furniture, and fixtures used in a business. Refer to Website regarding recent changes.

COLLECTIONS

The Collections Department is responsible for the collection of taxes on all property (real and personal) assessed in Baldwin County.

Property Taxes are DUE on October 1st of each year.

- Courtesy notices are sent to property owners prior to October 1st.
- If property taxes are paid through mortgage company, it is the property owners responsibility to ensure taxes have been paid.

Taxes are DELINQUENT after December 31st of each year

- After December 31st penalties and interest will begin to accrue towards the tax amount.
- Property Owners paying delinquent taxes must contact the Collections Department to receive the correct amount that is due.

Property Taxes may be paid in person at any Revenue Commission Location, by Mail with Check (must be postmarked by December 31st), by Phone by calling 1-844-382-4432) or Pay Online (http://baldwincountyal.gov, click on Revenue Commission link at top of page).

MAPPING

The Mapping Department is responsible for maintaining an up-to-date set of tax maps that meet the specifications set by the AL Department of Revenue.

Tax maps are an essential tool in the development and maintenance of an equitable assessment system. They are indispensable in parcel identification and are regularly updated to show changes in parcel boundaries and other physical characteristics.



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TEDDY J. FAUST, JR.

Baldwin County Revenue Commissioner

P.O. Box 1389

Bay Minette, AL 36507-1389 Phone #: 251-937-0245 Fax #: 251-580-1820

VALUATION NOTICE

NOTICE DATE: 04/29/2020

FINAL APPEAL DATE: 05/29/2020

PPIN #:

PARCEL #:

TAX DISTRICT:

Valuation Notice

The Baldwin County Appraisal Department's market value estimate is shown below. Should you determine that this value estimate does not reasonably represent Market Value as of October 1, 2019, you may file an appeal of the County's appraised value and request a hearing for your valuation appeal.

Your appeal must be in written form, must include the PPIN and parcel number, a contact phone number, an email address if possible, and must be filed within 30 days of this notice. Appeals may be filed online or you can download an appeal form on the County's website at www.baldwincountyal.gov. If unable to file online or download a form, please call the Revenue Commission office at (251) 937-0245. The email address is propertyappeal@baldwincountyal.gov, or mail to:

BALDWIN COUNTY BOARD OF EQUALIZATION P. O. BOX 1389 BAY MINETTE, AL 36507

SUGGESTED INFORMATION FOR YOUR APPEAL HEARING:

Upon receipt of your appeal, a County Appraiser will contact you by phone or email. We will not have in-person Informal Interviews as in past years.

Please submit all information and documentation to support your appeal at the time you file your appeal.

Your supporting information might include:

- A. Recent purchase of property
- B. Documented income and expense for commercial properties
- C. Factual error concerning your property value
- D. Photographs, survey, etc., documenting specific issues that affect your property (topography, wetlands, condition of improvements, etc.)

Homestead Exemptions:

New owners or Owner of Homestead if disabled or over 65 may qualify for additional homestead benefits. Please contact our office for information.

IF YOU HAVE ANY QUESTIONS CALL (251) 937-0245 OR EMAIL propertyappeal@baldwincountval.gov

NOTICE DATE: 04/29/2020 FINAL APPEAL DATE: 05/29/2020

PPIN #: PARCEL#: PHYSICAL ADDRESS:

PROPERTY DESCRIPTION:

Last Years Appraised Value

This Years Appraised Value

LAND BUILDINGS ETC.

PERSONAL PROPERTY

TOTAL:

Last Years Assessed Value

Last Years Tax Amount \$0.00

This Years Assessed Value

This Years Estimated Tax \$0.00

THIS IS NOT A TAX BILL. YOUR TAX BILL WILL BE MAILED OCTOBER 1ST. TAXES ARE BASED ON THE ASSESSED VALUE MULTIPLIED BY THE MILLAGE RATE.