

Shelby County, Tennessee

**Revenue Capacity Information**  
**Assessed and Estimated Value of Taxable Property**  
**Last Ten Fiscal Years**

Fiscal Year	Tax Year	Residential Property	Commercial Property	Personal Property	Public Utilities (b)	Total Taxable Assessed Value (a)	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value (c)
2000	1999	\$ 6,285,898,425	\$ 4,372,146,930	\$ 1,289,019,555	\$ 857,790,565	\$ 12,804,855,475	\$ 3.54	\$ 42,023,145,109	30.47%
2001	2000	6,502,973,185	4,172,329,810	1,278,675,930	875,325,387	12,829,304,312	3.54	42,423,800,004	30.24%
2002	2001	7,679,702,923	5,123,764,525	1,303,138,720	1,013,049,391	15,119,655,559	3.79	49,858,145,639	30.33%
2003	2002	7,779,710,568	5,142,401,180	1,347,626,455	957,048,226	15,226,786,429	3.79	50,347,238,284	30.24%
2004	2003	7,972,813,784	4,958,614,785	1,301,588,530	880,949,964	15,113,967,063	4.04	50,379,365,307	30.00%
2005	2004	8,212,018,085	4,830,896,025	1,232,343,955	910,598,020	15,185,856,085	4.04	50,841,730,464	29.87%
2006	2005	9,425,210,140	5,471,742,335	1,289,881,700	1,033,424,138	17,220,258,313	4.04	57,726,276,478	29.83%
2007	2006	9,695,032,075	5,441,266,015	1,326,178,545	1,040,281,497	17,502,758,132	4.04	58,862,669,304	29.73%
2008	2007	10,018,623,775	5,439,860,370	1,286,578,685	975,529,145	17,720,591,975	4.04	59,900,899,755	29.58%
2009	2008	10,259,997,845	5,530,133,410	1,402,492,320	896,680,554	18,089,304,129	4.04	61,383,315,080	29.47%

- (a) Assessed value is the most current tax year value prepared by the County Property Assessor as of year-end.
- (b) Public Utilities information is based on information received from the State of Tennessee Comptroller of the Treasury Assessments.
- (c) The State of Tennessee tax statutes classify property as follows for computing assessed valuations:
  - Real Estate-Residential and Farms 25% of actual value
  - Real Estate-Commercial and Industrial 40% of actual value
  - Personal Property-Commercial and Industrial 30% of actual value
  - Public Utilities 55% of actual value

Property reappraisals were implemented in FY 1999, 2002 and 2006

**Shelby County, Tennessee**

**Revenue Capacity Information  
Property Tax Rates-Direct and Overlapping Governments  
Last Ten Fiscal Years**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>County Direct Rates</b>										
General Fund	\$ 1.38	\$ 1.31	\$ 1.25	\$ 1.25	\$ 1.43	\$ 1.31	\$ 1.22	\$ 1.22	\$ 1.22	\$ 1.22
Education (a)	1.65	1.69	2.03	2.03	2.03	2.03	2.02	2.02	2.02	2.02
Debt Service	0.51	0.54	0.51	0.51	0.58	0.70	0.80	0.80	0.80	0.80
<b>Total Direct Rate</b>	<b>3.54</b>	<b>3.54</b>	<b>3.79</b>	<b>3.79</b>	<b>4.04</b>	<b>4.04</b>	<b>4.04</b>	<b>4.04</b>	<b>4.04</b>	<b>4.04</b>
<b>Rural School Bonds (b)</b>					0.05	0.05	0.05	0.05	0.05	0.05
<b>City &amp; Town Rates (d)</b>										
Memphis (c)	2.77	3.37	3.23	3.23	3.23	3.23	3.43	3.43	3.43	3.25
Arlington	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Bartlett	1.29	1.29	1.23	1.23	1.23	1.38	1.38	1.38	1.31	1.31
Collierville	1.47	1.47	1.47	1.47	1.47	1.45	1.47	1.47	1.28	1.28
Germantown	1.47	1.47	1.47	1.30	1.30	1.30	1.70	1.54	1.54	1.54
Millington	0.92	0.92	0.92	1.23	1.23	1.23	1.23	1.23	1.23	1.23

Rates are applicable to fiscal year ending June 30.

- (a) The portion of property taxes designated for education are allocated between the Shelby County Board of Education and the City of Memphis Board of Education based on the average daily attendance.
- (b) Beginning in 2003 an additional \$0.05 tax rate funds only Rural School Bonds and is applied only to taxpayers living outside the City of Memphis.
- (c) Approximately three-fourths of the County's population resides in the City of Memphis.
- (d) The City of Lakeland does not have a city property tax.

Shelby County, Tennessee

**Revenue Capacity Information**  
**Principal Property Tax Payers - Current and Nine Years Ago**  
**June 30, 2009**

Name of Taxpayer	Fiscal 2009 Assessments			Fiscal 2000 Assessments		
	Taxable Assessed Value	Rank	Percentage of Total County Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total County Taxable Assessed Value
Federal Express Corporation	\$ 292,055,300	1	1.61%	\$ 342,631,610	1	2.86%
Galleria at Wolfchase LLC	155,656,600	2	0.86%	45,817,400	4	0.36%
Baptist Memorial Hospital	153,278,600	3	0.85%			
Amisub (SFH) Inc.	143,247,400	4	0.79%	28,740,000	6	0.22%
Cargill Inc.	101,103,700	5	0.56%			
Smith and Nephew	93,120,000	6	0.51%			
Carriage Avenue LLC	89,135,100	7	0.49%			
Kellogg USA Inc.	75,379,400	8	0.42%			
Shopping Center Associates (PSO)	65,146,900	9	0.36%			
IPC Crescent Center LLC	60,441,100	10	0.33%			
Bellsouth Telecommunications				189,941,812	2	1.48%
Belz Enterprises				94,928,550	3	0.74%
Nike Inc.				30,797,490	5	0.24%
United Dominion Realty				27,199,400	7	0.21%
Northwest Airlines Inc.				27,171,392	8	0.21%
Memphis SMSA Limited Partnership				27,095,831	9	0.21%
JMB Group Trust III				25,660,920	10	0.20%
<b>Total Assessed Valuation of Top Ten Taxpayers</b>	<b>\$ 1,228,564,100</b>		<b>6.79%</b>	<b>\$ 839,984,405</b>		<b>6.56%</b>
<b>Balance of Assessed Valuation</b>	<b>16,860,740,029</b>		<b>93.21%</b>	<b>11,964,871,070</b>		<b>93.44%</b>
<b>Total Assessed Valuation</b>	<b>\$ 18,089,304,129</b>		<b>100.00%</b>	<b>\$ 12,804,855,475</b>		<b>100.00%</b>

Source: Shelby County Assessor and Trustee's Offices.

**Shelby County, Tennessee**

**Revenue Capacity Information  
Property Tax Levies and Collections  
Last Ten Fiscal Years**

Fiscal Year Ended June 30,	Tax Year	Original Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Adjusted Tax Levy	Total Collections to Date		
			Amount	Percentage of Original Levy			Amount	Percentage of Adjusted Levy	Percentage of Original Levy
2000	1999	\$ 453,291,684	\$ 412,703,834	91.05%	\$ 21,649,078	\$ 435,350,487	\$ 434,352,912	99.77%	95.82%
2001	2000	454,157,373	427,388,176	94.11%	19,609,943	447,725,995	446,998,119	99.84%	98.42%
2002	2001	573,034,946	523,851,896	91.42%	23,320,774	548,643,308	547,172,670	99.73%	95.49%
2003	2002	577,095,200	526,168,220	91.18%	26,583,158	554,791,974	552,751,378	99.63%	95.78%
2004	2003	610,604,269	570,445,227	93.42%	22,758,503	595,477,849	593,203,730	99.62%	97.15%
2005	2004	613,508,586	577,008,988	94.05%	26,095,239	606,176,172	603,104,227	99.49%	98.30%
2006	2005	698,709,093	645,263,773	92.35%	28,564,227	679,993,511	673,828,000	99.09%	96.44%
2007	2006	707,170,608	666,613,568	94.26%	28,782,789	702,348,035	695,396,357	99.01%	98.34%
2008	2007	718,626,612	676,692,968	94.16%	22,745,454	716,265,684	699,438,422	97.65%	97.33%
2009	2008	748,339,766	684,698,542	91.50%	N/A	730,042,595	684,698,542	93.79%	91.50%

Source: Shelby County Assessor and Trustee Offices.

Note: Property reappraisals were implemented in FY 1999, 2002 and 2006.