



The following reference information should not be used to determine legal compliance requirements. Consult with a Vantage One Tax professional or your state official today. www.vantageonetax.com

Guidelines - General	Mississippi (MS) Summary Calendar
General Information	General Information
Lien Date:	January 1
Assessment Notice Date:	July 1
Valuation Methodology:	True Value
State websites:	http://www.mstc.state.ms.us/
How often is the reassessment:	Every 3 or 4 years (by county)
Real Property Information	Real Property Information
Taxable:	Yes
Assessment Ratios:	15% Class II
Real Estate Rendition Due:	
Omitted Real Property:	N/A
Construction Work in Progress Taxable:	A newly constructed home remains exempt from property tax until it is first leased, rented, sold or occupied.
Assessment Phase-In Provisions:	None
Pollution Control Taxable:	No specific provision.
air	
water	
Personal Property Information	Personal Property Information
Taxable:	Yes, absent a specific exemption. Specified household goods are exempt.
Assessment Ratios:	15% Class III
Personal Property Rendition Due:	April 1
Extension allowed (length and how file):	No
File Rendition With:	County
Inventory Taxable:	Yes
raw materials	Yes
work in progress	Yes
finished goods	Yes
Freeport Exemption:	Exemption from state, county , and municipal taxes for commodities that are: (1) in transit; (2) assembled or stored on wharves, in railway cars, or in warehouses at ports of entry designated by the federal government; and (3) intended for import or export into, through, or from Mississippi. At the discretion of a county or municipality, exemption for personal property from local taxes for property that is (1) moving in interstate commerce through the state or (2) consigned or transferred to a licensed free port warehouse in the state for storage in transit to a final destination outside the state.



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Freeport Exemption Application Deadline:	
Licensed Motor Vehicles Taxable:	No
Licensed Motor Vehicles Reported on Rendition:	No
Unlicensed Motor Vehicles Taxable:	Yes
Unlicensed Motor Vehicles Reported on Rendition:	Yes
Leased Equipment Taxable:	Yes
Software Taxable:	No
Abatements/Exemptions:	One to Ten Years for New Factories/Enterprises (Subject to County Board of Supervisors' and Municipal Authority Approval)
Intangible Property Taxable:	Money on hand and evidence of indebtedness bearing interest in excess of the maximum rate allowed by law is taxable.
Omitted Personal Property:	If Omitted or escaped property is discovered the municipality can go back 7 years. 10% penalty for each year plus 6% annum calculated from the 1st day of February when the taxes should have been paid.
Construction Work in Progress Taxable:	A newly constructed home remains exempt from property tax until it is first leased, rented, sold or occupied.
Pollution Control Taxable:	No specific provision.
air	
water	
Relevant citations for landmark property tax decisions:	
Tax Bill Payment Information	Tax Bill Payment Information
Payment Dates:	Payment is due February 1
Discounts	None
Payment Options	No
Appeal Information	Appeal Information
Dates Notice of Values typically mailed:	Tax Roll is published July 1
Appeal Deadlines (received or postmarked):	Written objections to a municipal or county tax assessment must be filed with the governing body of the municipality or county board of supervisors during the August annual meeting.