2023 ADOR Sales Ratio Study for Covington County 2024 Tax Collection

The State of Alabama Department of Revenue property division notified the Covington County Revenue Commissioner that the 2024 Equalization Sales Ratio Study (2023 real estate sales in Covington County) for collection beginning October 1, 2024 has been completed. Land and home appraised value by neighborhood code were changed according to the study based on recorded neighborhood real estate sales in Covington County during 2023 for 2024 tax year.

The following reflects the change in appraised property value according to the 2024 Equalization Sales Ratio Study by the Alabama Department of Revenue for Covington County:

 Improvements Land Neighborhood Code

Andalusia 8% 0% 44R001

Opp 17% 15% 33R001

Florala 16% 0% 77R001

County 8% 22% 11R001

Gantt 0% 0% 8W001

Point A 0% -18% 9W001

The above percentages will be applied to current appraised property values for the 2024 tax year for collection beginning October 1, 2024. Property values will change from an increase of 22% to -18% based on 2023 real estate sales by neighborhood code. For example, county neighborhood code 11R001 land only property taxes will increase 14.5% (based on millage rate for county at .027) due to the 22% appraised value increase.

The current use land values set by the Alabama Department of Revenue property division for acreage in 2024 will be as follows:

 Productivity Rating 2024 2023 Per Acre Tax

Row Crop Good $532 $532 $1.62

Pasturelands Good $532 $532 $1.62

Timberlands Good $816 $805 $2.16

Current use is applied to parcels greater than five unimproved acres by application made by the landowner.

The Board of Equalization tax notices will be mailed out June 17th with the new appraised values. Any 2024 valuation questions can be addressed with the Board of Equalization by appointment. Date will be published on Covington County website for Board of Equalization hearings.

Currently the State of Alabama has two bills to be signed by the Governor that will affect the revenue department. The bills are HB270 and HB335. If signed, HB270 will put a 7% yearly cap on property tax increase. Bill HB335 will amend the tax lien sale law.

Please contact the Covington County Revenue Commissioner’s office at 334-428-2540 for questions. We want property owners to understand their property values.