

City of Red Bank Receives Incorrect Certified Tax Rate

RED BANK, TN (October 15, 2025) – Officials with the City of Red Bank were recently informed of an error made by Hamilton County Property Tax Assessor's office in the recent calculation of the city's certified tax rate. The certified tax rate is the revenue-neutral property tax rate that is required to be established after a county-wide reappraisal of property values. The initial rate of \$0.8968 was presented to the city after the county's property reappraisals were completed. However, the city was recently notified that a mistake in calculations had been made and the correct certified tax rate should have been \$1.0775.

Due to receiving an incorrect certified tax rate, Red Bank will see a reduction of \$762,286 in property tax revenue for the fiscal year 2025-2026. This revenue is essential for the city's operations.

Hamilton County Property Tax Assessor Marty Haynes said that his office does the calculations for the new certified tax rate following a county wide reappraisal. Those calculations are then sent to the State Board of Equalization for confirmation. The new certified tax rate for each taxing jurisdiction is returned to his office and each taxing jurisdiction in Hamilton County receives the new certified tax rate. It is up to each local government to determine if they want to keep or exceed the certified tax rate.

"Determining the certified tax rate is a math equation and the wrong tax rate was entered into the equation for Red Bank," said Haynes. "It should have been the 2024 tax rate for Red Bank but the 2020 tax rate was entered. This was a human error. It wasn't a software glitch or something else. There are checks and balances in place to try to prevent this from occurring. The State Board of Equalization typically catches and corrects similar type errors, but their processes did not catch the error either."

State law recognizes there can be miscalculations made during this process and provides specific steps to correct the problem. However, once tax bills are mailed, the mistake cannot be corrected until the next tax year.

The Red Bank city commission held a special-called meeting on Tuesday (10.14.2025) with Assessor Haynes, and a thorough discussion took place. The entire meeting can be viewed on the [City of Red Bank's YouTube page](#).

City manager Martin Granum stated that in the coming weeks, he and his staff will work through what impact this will have on the city's current budget execution.

“This unfortunate and impactful mistake was not made by anyone here in Red Bank, but we are committed to mitigating any impacts on those we serve,” said Granum. “Red Bank staff are already working to develop a proactive plan to mitigate the effects on this year’s budget and guide our next steps. The Red Bank Commission and all city staff continue their commitment to delivering the excellent municipal services our residents and businesses have come to expect and rightfully deserve.”

Granum expressed gratitude to the auditors who identified the error and that Red Bank appreciates the Assessor’s acknowledgment of the mistake. He believes the city is committed to maintaining sound fiscal management and upholding the integrity and transparency of Red Bank’s finances as it addresses this unexpected funding shortfall.

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