



NORMAN A. CANNADY, JR.
TAX ASSESSOR
MADISON COUNTY

CANTON OFFICE
P.O. BOX 292
CANTON, MS 39046-0292
CANTON: (601) 859-1921
FAX: (601) 859-2899
IN STATE: 1-800-428-0584 Ext 1921
NICOLE FLANAGAN, CHIEF DEPUTY

MADISON ANNEX
171 COBBLESTONE DR.
MADISON, MS 39110-9197
MADISON: (601) 856-1796
FAX: (601) 856-1855
WWW.MADISON-CO.COM

November 5, 2025

To: Madison County Board of Supervisors
Greg Higginbotham, County Administrator
Na'Son White, County Comptroller

From: Norman A. Cannady, Jr, Tax Assessor

RE: Tri-State Consulting Services Soil Update

Please review the request for approval of the Tri-State soil update. This project was included in the budget request for the current fiscal year. This is the final phase of the 2024 ortho imagery update in which soils are updated based on the new photography.

TRI-STATE CONSULTING SERVICES, INC

115 Church Ave
Philadelphia, MS 39350
P (601) 656-2569
F (601) 656-6077

PO Box 8485
Gadsden, AL 35902
P (205) 338-1060
F (205) 338-1064

1019 Forrest Ave
Gadsden, AL 35901
P (205) 338-1060
F (205) 338-1064

October 7, 2025

Madison County Tax Assessor
171 Cobblestone Dr
Madison, MS 39110

Tri-State Consulting Services, Inc (TSC) is pleased to provide the following quote to the Madison County Tax Assessor's office for the creation of a cultivatable and uncultivable layer and calculating land use acreage amounts based upon productivity for parcels valued using agricultural values as required by Title 35 and the Mississippi Department of Revenue (MDOR).

1. TSC will delineate the cultivatable and uncultivable lands in Madison County using the 2024 orthophotography flown as part of the Mississippi Digital Earth Model (MDEM) Cadastral Framework Data Layer creation sponsored by Mississippi Department of Environmental Quality (MDEQ). This is a manual process of digitizing the cultivatable and uncultivable lands. All land use categories will be captured as closed polygons and topologically structured to insure no overlaps or gaps.
2. The 2024 digital soil maps from Natural Resources Conservation Service (NRCS) will be added as a layer required by the Mississippi Department of Revenue (MDOR).
3. TSC will group the soils based on productivity provided by MDOR using the 2024 soils chart.
4. Area computations will be generated for all parcels currently valued on an agricultural use basis. The value calculations will be based upon the land schedule provided by MDOR. All land use calculations will be under the supervision of a Mississippi Assessment Evaluator (MAE).
5. TSC will perform a reconciliation of calculated acreages vs land roll acreages. Acreage computations will be adjusted to match land roll acreages. In instances where this difference is more than 5%, the parcels will be identified and provided to the County for further review.
6. TSC will provide the necessary file to be uploaded to the AS400. The file will be uploaded to the appraisal database using software provided by Delta Computer Systems. This upload eliminates much of the need for manual data entry however it will not achieve 100% accuracy. Parcels with small tract value, forced-use, unique market and use in the same parcel and parcels where the largest use category is less than the market area cannot be uploaded—the staff will have to review and enter. TSC will provide a spreadsheet with the area calculations that the county can use to enter these calculations. Any errors occurring during upload will be provided to the county for correction or to manually enter the data.

- 7. TSC will provide the new land use layer to the county’s mapper in AutoCad format to be used for future land use calculations for maintenance.
- 8. The upload will be done for the 2026 land roll.

Total Project Cost \$7,500

Best Regards,
Monica DennisCMS
Vice President
Tri-State Consulting Services, Inc
1019 Forrest Ave
Gadsden, AL 35901
(205) 338-1060
www.tscmaps.com