

MISSISSIPPI DIVISION OF MEDICAID

Eligibility Policy and Procedures Manual

CHAPTER 300 - Resources

Page | 3052

301.01.07 EVIDENCE OF REAL PROPERTY OWNERSHIP

Property ownership must be verified. Obtain a copy of the official document used to verify ownership and file it in the case record. The following official records may be used to establish real property ownership:

- **Current Deed** – If the client does not have a copy of the current deed, a copy may be obtained from records in the Chancery Clerk’s office in the county where the property is located. A deed must be recorded in the appropriate county office to be considered a true deed documenting ownership
- **Tax Assessment Notice or Most Recent Tax Receipt** – Tax records and receipts describe the property. Phrases such as “Et al” and “Et ux” beside the name on a tax receipt indicate joint or common ownership in some form.
- **Current Mortgage Statement** – Mortgages are recorded in the Chancery Clerk’s office; however, the name of the mortgage holder must be known.
- **Report of Title Search**
- **Wills, Court Records or Relationship Documents** – Which show rights of an heir to the property after death of the former owner.

301.01.08 VERIFYING CURRENT MARKET VALUE (CMV)

Once ownership or ownership interest of property has been verified, determine the current market value of the client’s ownership interest.

To establish CMV, obtain a knowledgeable source estimate.

Knowledgeable sources include, but are not limited to, the following:

- Real estate brokers;
- Local office of the Farmer’s Home Administration (for rural land);
- Local office of the Agricultural Stabilization and Conservation Service (for rural land);
- Banks, savings and loan associations, mortgage companies, and similar lending institutions;

MISSISSIPPI DIVISION OF MEDICAID

Eligibility Policy and Procedures Manual

VERIFYING CURRENT MARKET VALUE (CMV) (Continued)

- An official of the local property tax jurisdiction (be sure to obtain the individual's estimate rather than the office's assessment)
- County Agricultural Extension Service; and
- Bureau of Land Management, the US Geological Survey or any mining company that holds leases (such as for CMV of mineral rights)

Information to be Included in the Estimate

The knowledgeable source estimate must provide the following information:

- The estimated value;
- The name of the person providing the estimate;
- The name, address and telephone number of the business or agency for whom the person providing the estimate works;
- The basis for the estimate, to include such things as a description of the property and its condition and, where appropriate, the value of similar property in the same area); and
- The period to which the estimate applies (which corresponds to the period for which it is being requested).

Telephone Documentation

Assistance must be provided if the client is incapable of obtaining the estimate. If the estimate is obtained by telephone, the specialist must record the required information in the case record. If the validity of an estimate provided by the client is questionable, an additional estimate must be obtained from another knowledgeable source.

301.01.08A CMV REBUTTAL

If the individual disagrees with the CMV evidence he has submitted or the specialist has obtained, and the difference impacts eligibility, prepare a rebuttal determination.

The determination must take into account: