

How to Estimate Real Estate Taxes

Assessment Ratio defined by the SC Code of Law is:

1. If it is a residence domiciled by the property owner, the assessment ratio is 4%. The property owner has to apply for this special assessment ratio under "Primary Residence". Please call the Assessor's Office to obtain an application form or download the form on the county web site www.yorkcountygov.com.
2. All other properties will be assessed at 6%, except for manufacturing properties which are assessed at 10.5%.

Tax Amount is the final dollar amount that appears on your real estate tax bill.

Appraised Value x Assessment Ratio x Millage Rate = Taxes

Following are examples of how to estimate taxes:

(A) All properties that qualify for the 4% owner occupied/legal residence rate. Multiply the appraised value by 4% to determine the assessment. Then multiply the assessment by the millage rate for total taxes.

Example: \$100,000 property in the City of Rock Hill
\$100,000 x 4% x 0.2130 = \$852.00

(B) All other properties (except manufacturing). Multiply the appraised value by 6% to determine the assessment. Then multiply the assessment by the millage rate for total taxes.

Example: \$100,000 property in the City of Rock Hill
\$100,000 x 6% x 0.3809 = \$2285.40

YORK COUNTY 2009 MILLAGE RATES

		2007	* 2007 (4%) Owner	2008	* 2008 (4%) Owner	2009	* 2009 (4%) Owner
	DIST.	6% Prop	Occupied Rates Only	6% Prop	Occupied Rates Only	6% Prop	Occupied Rates Only
UNINCORPORATED	1	326.0	153.4	332.2	153.6	338.2	153.6
INCORPORATED	1X	316.6	144.0	322.6	144.0	328.6	144.0
BETHEL	1BE					340.7	156.1
BETHESDA	1BS	329.9	157.3	336.1	157.5	342.1	157.5
NEWPORT	1NP	329.2	156.6	335.6	157.0	341.6	157.0
OAKDALE	1OK	331.0	158.4	337.2	158.6	343.2	158.6
UNINCORPORATED	2	278.4	113.4	290.6	119.6	296.6	119.6
INCORPORATED	2X	269.0	104.0	281.0	110.0	287.0	110.0
BETHEL	2BE					299.1	122.1
NEWPORT	2NP	281.6	116.6	294.0	123.0	300.0	123.0
UNINCORPORATED	3	284.4	125.5	294.0	132.1	295.5	127.6
INCORPORATED	3X	275.0	116.1	284.4	122.5	285.5	118.0
BETHESDA	3BS	288.3	129.4	297.9	136.0	299.4	131.5
LESSLIE	3LS	285.9	127.0	295.5	133.6	297.0	129.1
NEWPORT	3NP	287.6	128.7	297.4	135.5	298.9	131.0
OAKDALE	3OK	289.4	130.5	299.0	137.1	300.5	132.6
RIVERVIEW	3RV	289.4	130.5	299.0	137.1	300.5	132.6
UNINCORPORATED	4	277.0	119.6	293.6	130.2	315.0	146.6
INCORPORATED	4X	267.6	110.2	284.0	120.6	305.4	137.0
FLINT HILL	4FH	280.8	123.4	297.6	134.2	319.0	150.6
RIVERVIEW	4RV	282.0	124.6	298.6	135.2	320.0	151.6

* THE OWNER OCCUPIED RATES ARE TO BE USED FOR PROPERTIES THAT QUALIFY FOR THE 4% SPECIAL ASSESSMENT AS LEGAL RESIDENCE CLASSIFICATION ONLY. ALL OTHER PROPERTIES USE THE REGULAR 2009 MILLAGE RATES

** ROCK HILL SPECIAL LANDSCAPE DIST.

CITIES	CITY	SCHOOL	COUNTY	2009	* 2009(4%) Owner
	LEVY	LEVY	LEVY	Total Levy	Occupied Rates Only
CLOVER	110.0	221.0	66.0	397.0	220.0
FORT MILL	86.0	239.4	66.0	391.4	223.0
HICKORY GROVE	36.0	262.6	66.0	364.6	180.0
ROCK HILL (RH)	95.0	219.9	66.0	380.9	213.0
ROCK HILL (RL)**	98.7	219.9	66.0	384.6	216.7
SHARON	30.0	262.6	66.0	358.6	174.0
TEGA CAY	86.0	239.4	66.0	391.4	223.0
YORK	115.0	262.6	66.0	443.6	259.0