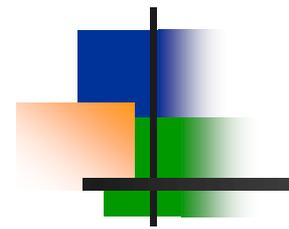




York County 2015 Reassessment Program

York County Assessor's Office
18 W. Liberty St
York SC 29745
803-684-8526
803-628-3936 fax

Re-Assessment

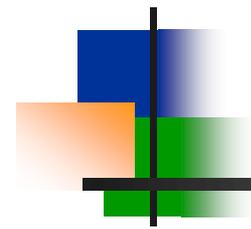


The Reassessment Program Act 208:

Act 208, as passed by the General Assembly in 1975, provides that all real property will be valued at its current market value (the price your property would sell for in the open real estate market). Act 208 also provides for the classification of all real property for assessment purposes and provides that all real property be assessed at one time.

The new reassessment is part of a continuing reassessment program designed to equalize property values, redistributing the tax on real property on a more equitable basis.

In 1999, the legislature passed Code of Laws of S.C. 12-43-217(a), “Notwithstanding any other provisions of law, once every fifth year each county of the State shall appraise and equalize those properties under its jurisdiction. Property valuation must be complete at the end of December of the fourth year and the county or State shall notify taxpayer of any change in value or classification if the change is \$1,000 or more.”

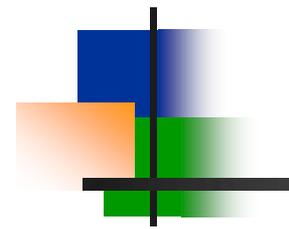


Mass Appraising

- The appraisal method used by the Assessor's Office is mass appraising which is the process of valuing a group of like properties as of a given date, using standard methods, employing common data, and allowing for statistical testing.

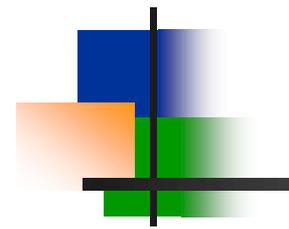
(The Assessor's office does not do individual parcel appraisal's as a Fee Appraiser would.)

WHY IS CURRENT MARKET VALUE IMPORTANT?



The market value of property will continue to change. Unfortunately, property values do not all change at the same rate; some increase or decrease at a faster rate due to location, desirability of the neighborhood or property, age and physical condition, etc. The key word in the reassessment program is accuracy. Taxes cannot be levied fairly unless the true value of each property is known. Correct assessments are not possible unless correct appraisals of property are made in light of present value, not what it was worth in past years. This is the most important function of a continuing assessment equalization system.

TRUE VALUE



- All property shall be valued for taxation at its true value in money which in all cases shall be held to be the price which the property would bring following reasonable exposure to the market, where both the seller and the buyer are willing, are not acting under compulsion, and are reasonably well informed as to the uses and purposes for which it is adapted and for which it is capable of being used.

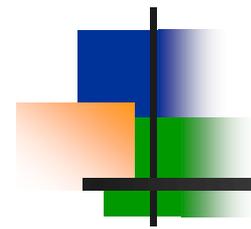
Ratio Study

A ratio study is the relationship between appraised or assessed values and market values.

(Our value divided by the consideration paid equals the ratio.)

SECTION 12-43-250. Sales ratio studies; reassessment or remapping.

- The department shall make sales ratio studies in all counties of the State and when, in the judgment of the department, a county needs to reassess or remap property, the department shall make application to the circuit court in which the county is located for a determination of whether or not the county shall be required to commence reassessment or remapping. If the circuit court determines that the county needs reassessment or remapping, such county shall be required to commence the reassessment or remapping within thirty days of such determination.

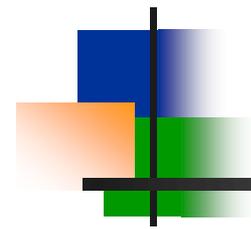


Act 388

Real Property Tax Reform Bill

The voters of South Carolina passed Act 388 the “Real Property Tax Reform Bill” in 2006. This bill caps the increase in value on a property at 15% over a five year period unless there is an “Assessable Transfer of Interest”.

Beginning in 2007 all properties that sold during a given year and were determined to be an ATI, were brought up to market value the following year.

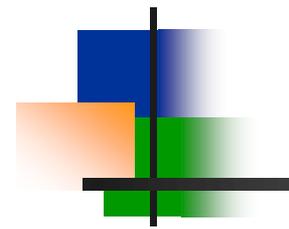


The “SC Real Property Valuation Reform Act of 2006” Act 388

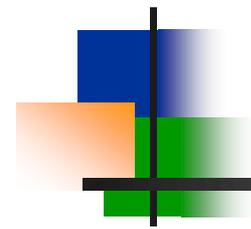
- Exempts legal residence from school operating millage.
- Reimburses school districts for the tax revenue exempted.
- Increases state sales tax by 1%.
- Reduces state sales tax on unprepared food to 0% effective 11-1-07.
- Caps county and school millage by CPI and population growth.
- Caps increases in value of all property to 15% during the five year reassessment cycle.
- Created what is called an “Assessable Transfer of Interest (ATI)”. An ATI is defined as a transfer of an existing interest in real property that subjects the real property to appraisal. There are specific requirements of defining an Assessable Transfer of Interest.

15% Cap on Property Values

SECTION 12-37-3140 (B)



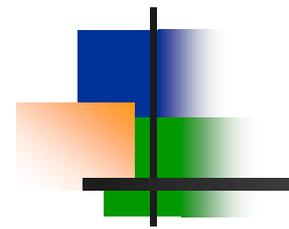
- (B) Any increase in the fair market value of real property attributable to the periodic countywide appraisal and equalization program implemented pursuant to Section 12-43-217 **is limited to fifteen percent within a five-year period** to the otherwise applicable fair market value. However, this limit does not apply to the fair market value of additions or improvements to real property in the year those additions or improvements are first subject to property tax, **nor do they apply to the fair market value of real property when an assessable transfer of interest occurred in the year that the transfer value is first subject to tax.**



Who Determines the Property Values?

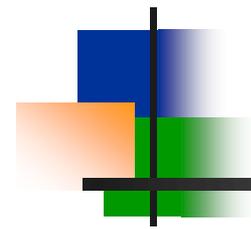
- The Assessor's office is responsible for appraising all real property (including mobile homes) except for manufacturing and utilities which are appraised by the SC Department of Revenue.
- The Auditors office values all personal property (vehicles, airplane, boats etc...) except for business personal property which is valued by the SC Department of Revenue.

Will Taxes Increase Due to Reassessment?

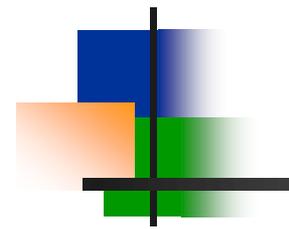


- Some property owner's will notice a decrease in taxes, some will stay the same and some will pay more taxes. Reassessment was not created to raise taxes. It is intended to distribute the taxes collected more fairly among all property owners.
- Our last reassessment was implemented until 2011. The effective date of appraisal was December 31, 2009 and the actual reassessment year was 2010. Although, Council passed an ordinance to postpone for one year, it did not affect the schedule of the appraisal and equalization program required by law.
- There has been five years since the last reassessment, values are based on sales between 2010 and 2014. Our effective date of appraisal for our 2015 reassessment is December 31, 2014.

How Millage Rates Are Set



- All Taxing Entity's (County, Cities, Special Purpose District's and School District's) prepare a budget.
- Budgets are approved by the County Council, City Council and School Board members.
- The assessed (taxable) value of property within the taxing entity is determined. This includes all real property, personal property and property assessed by the SC DOR.
- The Assessors office and Auditors office furnish the County, School Districts and Municipalities with the total assessments each year.
- The budget divided by the taxable value of property equals the millage rate required to be set or levied.
- The millage rates are approved by County Council, City Council and School Board members based on the funds needed for the budgets.

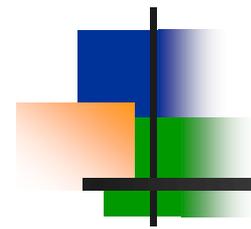


How Taxes are Calculated

$$\begin{aligned} & \text{Appraised /Taxable Value} \\ & \times \text{Assessment Ratio (as set by SC Law)} \\ & \hline & = \text{Assessment} \end{aligned}$$

$$\text{Assessment} \times \text{Millage Rate} - \text{Exemptions} = \text{Taxes}$$

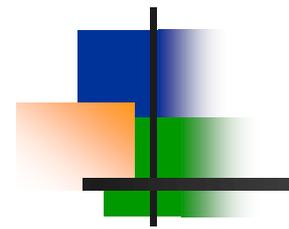
Reassessment Timeline



- Notice of Assessments will be mailed to all taxpayers the first week in May.
- The notice will have instructions on the appeal process as allowed by Section 12-60-2520 of the SC Code of Law.
- The taxpayer will have 90 days from the date of the notice to object to the value.
- Tax notices for the 2015 tax year are mailed out in October and are due by January 15th, 2016 without a penalty.

Taxpayer's Right to Appeal Value

SC Code of Law Section 12-60-2510 (3)



- “In years when there is a notice of property tax assessment, the property taxpayer, within ninety days after the assessor mails the property tax assessment notice, must give the assessor written notice of objection to one or more of the following: the fair market value, the special use value, the assessment ratio, and the property tax assessment.”

In a reassessment year, all property owners (approximately 115,000 including mobile homes) are mailed a notice of assessment.