



York County Government

Office of the Assessor

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How to Estimate Real Estate Taxes

- 1. Property Tax Value-** property tax value or capped value is the value determined at the last reappraisal. A parcel's property tax value may be located on the Assessor's GIS Mapping Search website.
- 2. Assessment Ratio-** The percentage of the property's value which is subject for taxation. The South Carolina Constitution allows all Real Property and Mobile Homes (excluding manufacturers, utilities or railroad properties) to be classified with a 6% assessment ratio. **However, if you apply to the Assessor and your property is designated as your "Primary Legal Residence"; then 4% assessment ratio is used.** Please call the Assessor's Office to obtain an application form or download the form on from the County Assessor's website.
- 3. Millage-** tax rate or tax levy as set by the schools, county, or city districts expressed in mills (per 1,000). Tax year Millage is found in the table below.

To calculate tax estimate:

6% property – (1)Property Tax Value x (2)Assessment Ratio = Assessed Value x (3)Millage = Estimated Tax Amount

4% property – (1)Property Tax Value x (2)Assessment Ratio = Assessed Value x (3)(Millage – School Operations millage) = Estimate Net Tax Due

Examples:

6% Property located in City of Rock Hill property tax value \$150,000

$$\$150,000 \times 0.06 = 9,000 \times 0.4181 = \$3,850.20$$

4% Property located in District 1 Newport property tax value \$150,000

$$\$150,000 \times 0.04 = 6,000 \times 0.1758 = \$1,054.80$$

TAX YEAR 2018 MILLAGE RATES

		2018 6% Properties	* 2018(4%) Owner-Occupied
	DISTRICT	Total millage Rate	Less School Oper. millage
UNINCORPORATED	1	397.8	171.2
INCORPORATED	1X	387.8	161.2
BETHEL	1BE	400.2	173.6
BETHESDA	1BS	401.7	175.1
FISHING CREEK/BS	1FCWSBS	403.3	176.7
FISHING CREEK/NP	1FCWSNP	404.0	177.4
FISHING CREEK/YR	1FCWSYR	399.4	172.8
NEWPORT	1NP	402.4	175.8
OAKDALE	1OK	402.8	176.2
UNINCORPORATED	2	344.0	117.2
INCORPORATED	2X	334.0	107.2
BETHEL	2BE	346.4	119.6
LAKE WYLIE RECREATION/BETHEL ***	2LKWBE	350.9	124.1
LAKE WYLIE RECREATION/CLOVER***	2LKWCL	348.5	121.7
LAKE WYLIE RECREATION/NEWPORT***	2LKWNP	353.1	126.3
NEWPORT	2NP	348.6	121.8
UNINCORPORATED	3	334.6	145.2
INCORPORATED	3X	324.6	135.2
BETHESDA	3BS	338.5	149.1
FISHING CREEK/BS	3FCWSBS	340.1	150.7
FISHING CREEK/LS	3FCWSLS	340.8	151.4
FISHING CREEK/NP	3FCWSNP	340.8	151.4
FISHING CREEK/OK	3FCWSOK	341.2	151.8
LESSLIE	3LS	339.2	149.8
NEWPORT	3NP	339.2	149.8
OAKDALE	3OK	339.6	150.2
RIVERVIEW	3RV	340.6	151.2
UNINCORPORATED	4	433.4	211.2
INCORPORATED	4X	423.4	201.2
FLINT HILL	4FH	443.0	220.8
RIVERVIEW	4RV	439.4	217.2

* THE OWNER OCCUPIED RATES ARE USED FOR PROPERTIES THAT QUALIFY FOR THE 4% SPECIAL

ASSESSMENT AS LEGAL RESIDENCE ONLY. ALL OTHER PROPERTIES USE THE 6% RATES

** ROCK HILL SPECIAL LANDSCAPE DIST.

*** NEW FOR 2017, LAKE WYLIE RECREATION DIST. ALL WERE PREVIOUSLY TAXED IN 2BE, 2, & 2NP

CITIES	2018 (6%) Properties	* 2018 (4%) Owner Occupied
CLOVER	460.2	233.4
FORT MILL	509.4	287.2
HICKORY GROVE	427.8	201.2
ROCK HILL (RH)	418.1	228.7
ROCK HILL (RL)**	425.2	235.8
SHARON	423.8	197.2
TEGA CAY	512.4	290.2
YORK	512.4	285.8