



*York County Government
Office of the Assessor
Post Office Box 57, York, S.C. 29745
(803) 684-8526 phone
(803) 628-3936 fax
assessor@yorkcountygov.com*

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 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

$$\$150,000 \times 0.06 = 9,000 \times 0.4139 = \$3,725.10$$

4% Property located in District 2 Newport property tax value \$150,000

$$\$150,000 \times 0.04 = 6,000 \times 0.1106 = \$663.60$$