

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 0.2142 = \$856.80

(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 0.3916 = \$2,349.60

YORK COUNTY 2014 MILLAGE RATES

| | | 2010 | 2011 | 2012 | 2013 | * 2013 (4%) Owner | 2014 | * 2014 (4%) Owner |
|------------------|---------|-------|-------|-------|---------------|---------------------|---------------|---------------------|
| | DIST. | | | | 6% Properties | Occupied Rates Only | 6% Properties | Occupied Rates Only |
| UNINCORPORATED | 1 | 343.2 | 344.5 | 350.5 | 357.5 | 151.9 | 365.7 | 156.1 |
| INCORPORATED | 1X | 333.6 | 335.1 | 341.1 | 348.1 | 142.5 | 356.3 | 146.7 |
| BETHEL | 1BE | 345.7 | 346.6 | 352.5 | 359.5 | 153.9 | 367.7 | 158.1 |
| BETHESDA | 1BS | 347.1 | 348.3 | 354.3 | 361.3 | 155.7 | 369.5 | 159.9 |
| FISHING CREEK/BS | 1FCWSBS | | 349.9 | 355.9 | 362.9 | 157.3 | 371.1 | 161.5 |
| FISHING CREEK/NP | 1FCWSNP | | 349.6 | 355.8 | 362.9 | 157.3 | 371.2 | 161.6 |
| FISHING CREEK/YR | 1FCWSYR | | 346.1 | 352.1 | 359.1 | 153.5 | 367.3 | 157.7 |
| NEWPORT | 1NP | 346.8 | 348.0 | 354.2 | 361.3 | 155.7 | 369.6 | 160.0 |
| OAKDALE | 1OK | 348.2 | 349.5 | 355.5 | 362.5 | 156.9 | 370.7 | 161.1 |
| UNINCORPORATED | 2 | 301.6 | 298.9 | 298.9 | 296.9 | 97.9 | 307.1 | 102.1 |
| INCORPORATED | 2X | 292.0 | 289.5 | 289.5 | 287.5 | 88.5 | 297.7 | 92.7 |
| BETHEL | 2BE | 304.1 | 301.0 | 300.9 | 298.9 | 99.9 | 309.1 | 104.1 |
| NEWPORT | 2NP | 305.2 | 302.4 | 302.6 | 300.7 | 101.7 | 311.0 | 106.0 |
| UNINCORPORATED | 3 | 299.0 | 295.3 | 295.3 | 297.3 | 125.9 | 307.5 | 130.1 |
| INCORPORATED | 3X | 289.4 | 285.9 | 285.9 | 287.9 | 116.5 | 298.1 | 120.7 |
| BETHESDA | 3BS | 302.9 | 299.1 | 299.1 | 301.1 | 129.7 | 311.3 | 133.9 |
| FISHING CREEK/BS | 3FCWSBS | | 300.7 | 300.7 | 302.7 | 131.3 | 312.9 | 135.5 |
| FISHING CREEK/LS | 3FCWSLS | | 298.4 | 298.5 | 300.6 | 129.2 | 310.9 | 133.5 |
| FISHING CREEK/NP | 3FCWSNP | | 300.4 | 300.6 | 302.7 | 131.3 | 313.0 | 135.6 |
| FISHING CREEK/OK | 3FCWSOK | | 301.9 | 301.9 | 303.9 | 132.5 | 314.1 | 136.7 |
| LESSLIE | 3LS | 300.5 | 296.8 | 296.9 | 299.0 | 127.6 | 309.3 | 131.9 |
| NEWPORT | 3NP | 302.6 | 298.8 | 299.0 | 301.1 | 129.7 | 311.4 | 134.0 |
| OAKDALE | 3OK | 304.0 | 300.3 | 300.3 | 302.3 | 130.9 | 312.5 | 135.1 |
| RIVERVIEW | 3RV | 304.0 | 300.3 | 300.3 | 302.3 | 130.9 | 312.5 | 135.1 |
| UNINCORPORATED | 4 | 321.0 | 317.3 | 317.8 | 344.3 | 159.4 | 354.5 | 163.6 |
| INCORPORATED | 4X | 311.4 | 307.9 | 308.4 | 334.9 | 150.0 | 345.1 | 154.2 |
| FLINT HILL | 4FH | 325.2 | 321.5 | 322.2 | 348.9 | 164.0 | 359.3 | 168.4 |
| RIVERVIEW | 4RV | 326.0 | 322.3 | 322.8 | 349.3 | 164.4 | 359.5 | 168.6 |

* 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 2014 MILLAGE RATES

** ROCK HILL SPECIAL LANDSCAPE DIST.

| CITIES | CITY | SCHOOL | COUNTY | 2014 | * 2014 (4%) Owner |
|------------------|-------|--------|--------|------------|---------------------|
| | LEVY | LEVY | LEVY | Total Levy | Occupied Rates Only |
| CLOVER | 120.2 | 229.0 | 68.7 | 417.9 | 212.9 |
| FORT MILL | 86.0 | 276.4 | 68.7 | 431.1 | 240.2 |
| HICKORY GROVE | 37.0 | 287.6 | 68.7 | 393.3 | 183.7 |
| ROCK HILL (RH) | 93.5 | 229.4 | 68.7 | 391.6 | 214.2 |
| ROCK HILL (RL)** | 100.6 | 229.4 | 68.7 | 398.7 | 221.3 |
| SHARON | 32.0 | 287.6 | 68.7 | 388.3 | 178.7 |
| TEGA CAY | 89.0 | 276.4 | 68.7 | 434.1 | 243.2 |
| YORK | 117.2 | 287.6 | 68.7 | 473.5 | 263.9 |