



*York County Government*  
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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

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

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

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

TAX YEAR 2020 MILLAGE RATES			
		2020	* 2020(4%) Owner
	DISTRICT	6% Properties	Occupied
UNINCORPORATED	1	395.7	171.1
INCORPORATED	1X	385.1	160.5
BETHEL	1BE	398.1	173.5
BETHESDA	1BS	399.6	175.0
FISHING CREEK/BS	1FCWSBS	401.2	176.6
FISHING CREEK/NP	1FCWSNP	402.1	177.5
FISHING CREEK/YR	1FCWSYR	397.3	172.7
NEWPORT	1NP	400.5	175.9
OAKDALE	1OK	400.7	176.1
UNINCORPORATED	2	329.8	105.8
INCORPORATED	2X	319.2	95.2
BETHEL	2BE	332.2	108.2
LAKE WYLIE RECREATION/BETHEL ***	2LKWBE	337.2	113.2
LAKE WYLIE RECREATION/CLOVER***	2LKWCL	334.8	110.8
LAKE WYLIE RECREATION/NEWPORT***	2LKWNP	339.6	115.6
NEWPORT	2NP	334.6	110.6
UNINCORPORATED	3	331.0	139.1
INCORPORATED	3X	320.4	128.5
BETHESDA	3BS	334.9	143.0
FISHING CREEK/BS	3FCWSBS	336.5	144.6
FISHING CREEK/LS	3FCWSLS	337.5	145.6
FISHING CREEK/NP	3FCWSNP	337.4	145.5
FISHING CREEK/OK	3FCWSOK	337.6	145.7
LESSLIE	3LS	335.9	144.0
NEWPORT	3NP	335.8	143.9
OAKDALE	3OK	336.0	144.1
RIVERVIEW	3RV	336.8	144.9
UNINCORPORATED	4	405.5	172.1
INCORPORATED	4X	394.9	161.5
FLINT HILL	4FH	415.5	182.1
RIVERVIEW	4RV	411.3	177.9

\* 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	2020 (6%) Properties	* 2020 (4%) Owner Occupied
CLOVER	444.2	220.2
FORT MILL	470.1	236.7
HICKORY GROVE	424.1	199.5
ROCK HILL (RH)	413.9	222.0
ROCK HILL (RL)**	420.5	228.6
SHARON	422.1	197.5
TEGA CAY	483.9	250.5
YORK	496.1	271.5