

HORRY COUNTY GOVERNMENT
REASSESSMENT
PROGRAM 2014
A CITIZENS' GUIDE



COUNTY ADMINISTRATOR'S MESSAGE

Dear Citizens,

A state-mandated, countywide reassessment of all real properties located in Horry County has occurred for tax year 2014, based on values as of December 31, 2013. Horry County's last reassessment determined the fair market value of real properties as of December 31, 2008, and the amounts of real estate (property) tax paid on those values through tax year 2013.

Properties will fluctuate in value with general market conditions such as supply and demand, home sales prices, and the state of the economy independent of a valuation date. A reassessment ensures that property taxes are paid on updated values and not past fair market values of properties. The Horry County Assessor's Office conducted the reassessment, which appraised all property values at fair market value as of December 31, 2013, and will affect property tax bills issued by Horry County in October 2014. These tax bills will reflect the newly appraised property values.

Horry County values over 250,000 parcels. Our county has the largest number of parcels of any county in South Carolina. This reassessment process has been a very time consuming task, and I thank the Assessor's Office for their efforts.

This guide has been designed to strengthen your understanding of the county's 2014 reassessment program and provide pertinent information, which may be useful to you. Thank you in advance for your cooperation as we work to ensure fairness and equity in our local taxation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Eldridge', written in a cursive style.

Chris Eldridge
Horry County Administrator

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SOUTH CAROLINA LAW

South Carolina Code of Laws 12-43-217(A)

Notwithstanding any other provision of law, once every fifth year each county or 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 every taxpayer of any change in value or classification if the change is one thousand dollars or more. In the fifth year, the county or State shall implement the program and assess all property on the newly appraised values.

ROLE OF THE ASSESSOR'S OFFICE

An important role of the Horry County Assessor's Office is to establish fair market value for all real property in Horry County, which helps to ensure that the property tax burden is shared fairly and equally. To this end, the Assessor's Office is responsible for conducting a countywide reassessment of all real property within its jurisdiction once every five years, as prescribed by State law.

In performance of its duties, the Assessor's Office has three main goals:

- First, to achieve accuracy in property tax assessments. The Assessor's Office appraises all property at 100% fair market value, which enables property owners to evaluate the accuracy and fairness of their assessments in a straightforward manner. If assessments differed significantly from market values, property owners would have difficulty comprehending and determining the fairness of their assessments.
- Second, to achieve equity in the property valuation process so that the Assessor's Office sees that all properties are assessed in a similar manner.
- Third, to achieve fairness in property tax distribution. The Assessor's Office ensures that property owners' share of the total property tax in Horry County is the same as their share of the total value of taxable property.

Key Services of the Assessor's Office

- Appraises and revalues all real property in Horry County once every five years and the year following a property sale, non-exempt ownership transfers, or new construction.
- Keeps records for all real property in Horry County to include descriptions, ownership, sales, and location data.
- Provides information, education, and assistance to Horry County real property owners.
- Annually certifies the taxable appraised and assessed valuations to the Horry County Auditor.
- Administers and provides information for 4% primary resident special assessment ratio, agricultural use, homeowners' association special valuation, developer multiple lot discount, assessable transfer of interest, and builder unsold/unoccupied single family residential tax exemption applications.
- Updates and maintains tax maps.

*Transparency in government is essential for building public trust and is one of Horry County's top priorities.
Information regarding Horry County real property and financials can be found online at*

www.horrycounty.org

REASSESSMENT 101

The South Carolina Code of Laws requires that once every five years all real property in every county within the State will be reappraised and adjusted to current fair market value as of December 31 of the year prior to implementing the reassessment. Only real property is appraised during a reassessment. Values of personal property, such as cars and boats, are adjusted on an annual basis and kept current through the Horry County Auditor's Office at the direction of the South Carolina Department of Revenue. The purpose of a reassessment is to equalize the valuations of all real property in a county. The five-year reassessment cycle in South Carolina is an appraisal freeze, only broken on property sale or change to a property.

The fair market value of real property is constantly changing due to factors such as location, market demand, the age and physical condition of a neighborhood, and the state of the economy. As a result, non-uniformity in values occurs within tax jurisdictions whether or not property values increase or decrease. For example, comparable houses are now selling for less than prior to the recent recession. The reassessment process ensures that all houses, which have similar characteristics, are valued consistently; the property values are equalized allowing property tax to be redistributed on a more equitable basis. Although properties are appraised at fair market value, the properties are taxed based on their taxable value. Taxable value is based on state law, which imposes a cap on how much the taxable value can increase.

Property owners will pay no more or less than their fair share of the property tax burden. Reassessment results indicate that residents west of Conway may share a greater burden of the property tax due to a shift in market value away from properties east of the Intracoastal Waterway. See "Changes Assessed Values" on page 5 for further explanation.

How is property reassessed? The Horry County Assessor's Office maintains a database of the physical characteristics for over 250,000 properties within Horry County. The data includes information such as heated square footage, garages, decks, pools, type and quality of construction, land area, water features, and several other attributes required for the mass appraisal process. Properties are then grouped into one of 2,622 appraisal models based on similar market characteristics.

Licensed staff appraisers determine land values for each of the appraisal models based on analysis of vacant and improved property sales. Structural improvements to the land are valued using the Marshall and Swift building cost data, modified for Horry County sales statistics. The valuations produced for each appraisal model are tested for accuracy using actual market sales. After testing,

the result of the mass appraisal model for Horry County is then measured against statistical standards of the International Association of Assessing Officers.

If a model fails the required standards, further review and refinements are necessary before acceptance. Commercial properties may be evaluated on rental income streams, operating expenses, and what kind of investment return can be reasonably expected. Subsequent to the valuation processes and testing, the reappraisal results must be submitted to the South Carolina Department of Revenue for further statistical testing and State approval. The Horry County Assessor is then notified of the approval and program implementation to the taxpayer.

Schedule of Activity

June 30, 2014	Sales data to SC Department of Revenue
July 15, 2014	Feedback from SC Department of Revenue
August 1, 2014	Assessment notice production
October 1, 2014	Mandatory date for mailing assessment notices to Horry County property owners

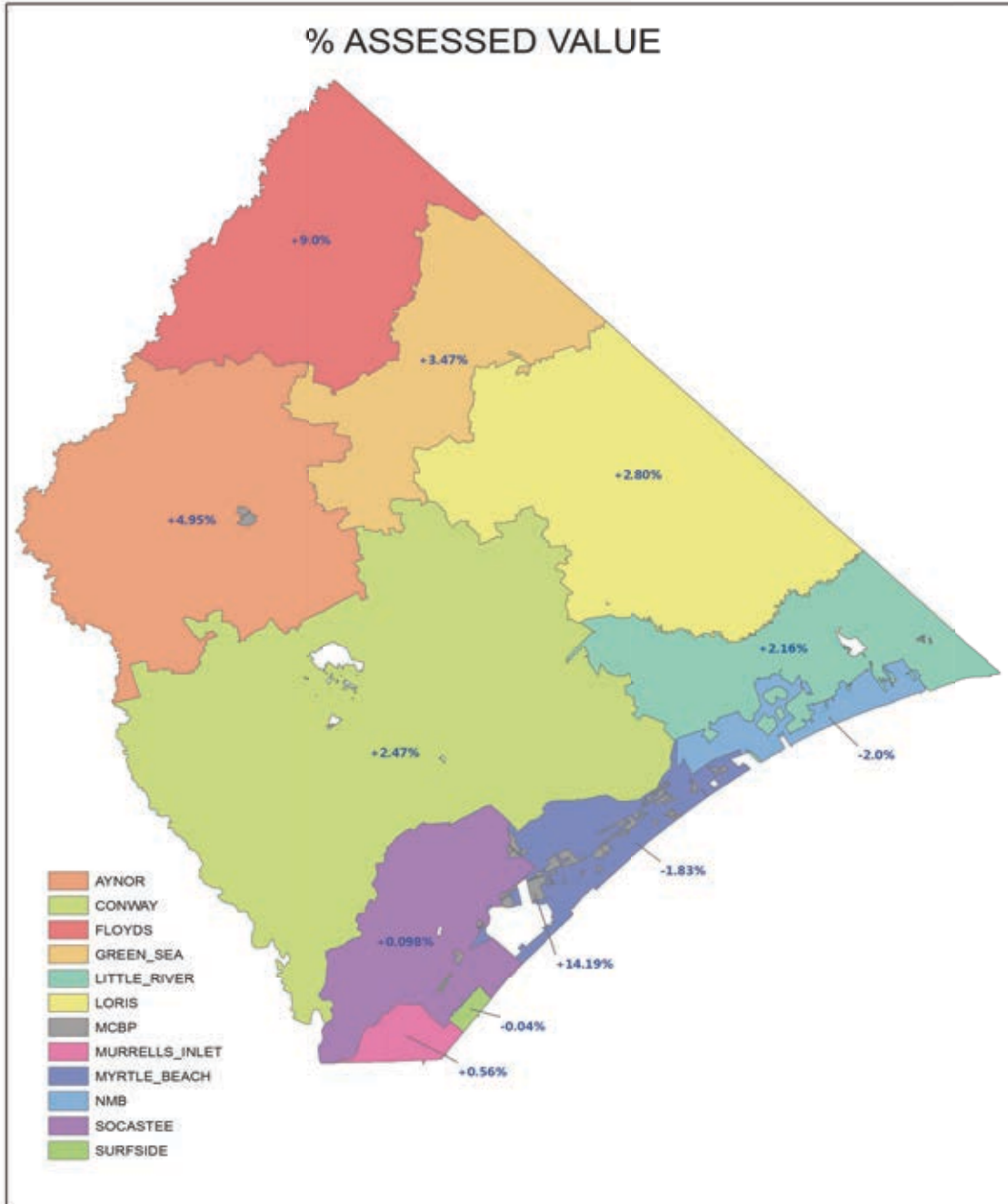
Property Tax

Real property is appraised and taxed at 100% of fair market value or at the taxable capped value. In South Carolina, property tax is the primary source of revenue for local government entities. Many people believe that the county keeps all property taxes, since the county issues tax bills, and collects payments; however, this is not true. To streamline the tax billing and collecting process, most taxing entities, such as the school district, municipalities, and special tax districts, choose to let the county bill and collect taxes. Once the taxes are collected, the county disperses the money to the respective taxing entities. By simplifying the process this way, property owners receive only one property tax bill a year instead of several. Those taxing entities, not Horry County Council, determine how much is needed to pay for non-county government services through their budgeting process. Once the budgets have been adopted, the amount of taxes to be collected is certified by the Auditor's Office. All property owners' pay a fair share of property taxes based on the taxable value of property they own. The county and other taxing entities utilize property tax revenue to provide important services that help to sustain the quality of life in Horry County.

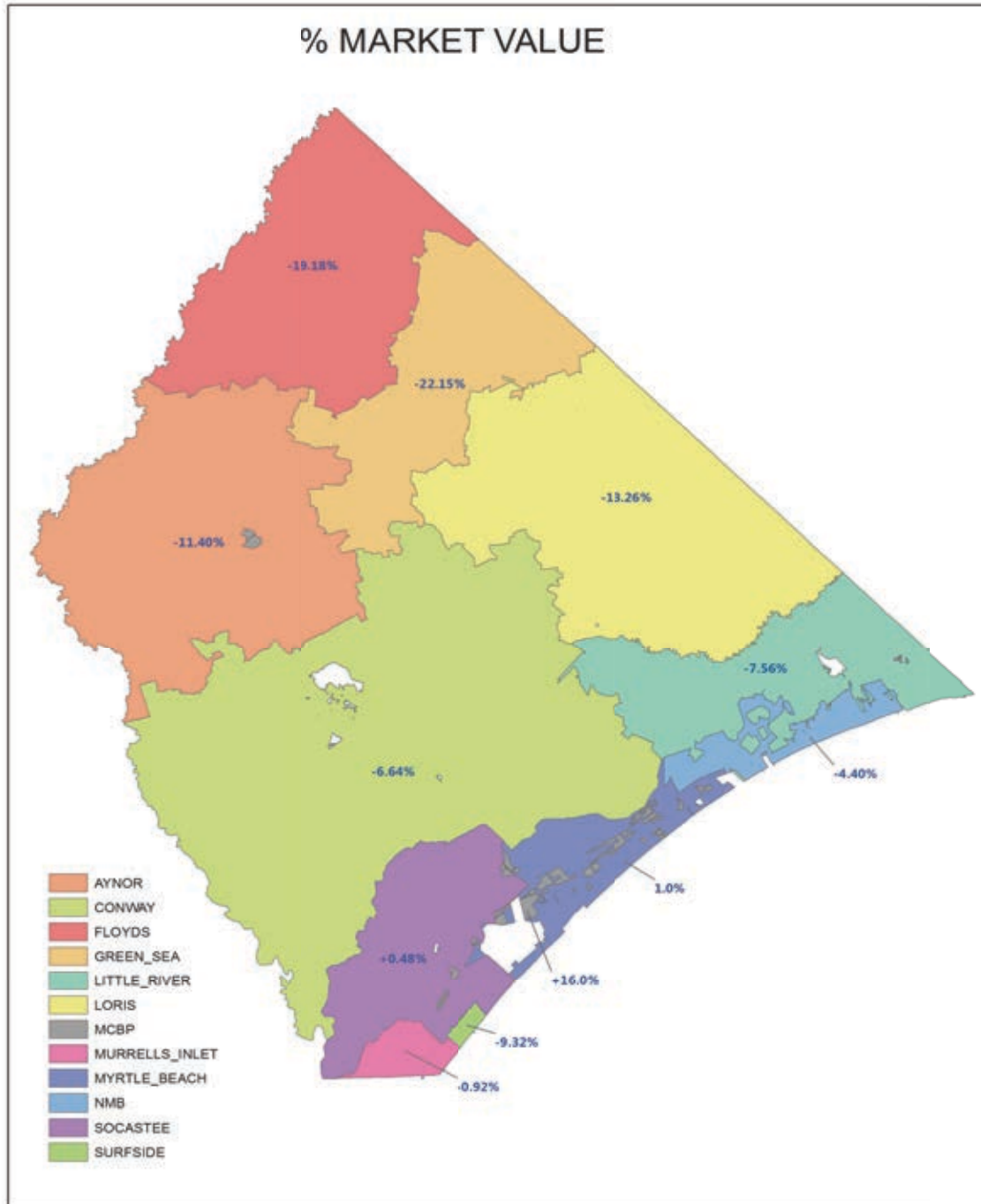
Forecast changes in market and assessed values

Some real property in Horry County has lost value since the last reassessment in 2010. Values for the 2010 reassessment were based on the Assessor's determination of market value as of December 31, 2008. For the 2014 reassessment, market values are determined as of December 31, 2013. As a result of the five-year interval, the Assessor's reassessment values show an average loss of 2.87% in market value from \$41 billion in 2008, to \$39.8 billion in 2013. The market value decline in Horry County from 2009 to 2013 is not uniform, as some areas of the county dropped in market value more than other areas. These changes also impact the assessed values that will be used for property tax calculations in 2014. As a result, some areas in the county may pay a greater share of the tax burden while other areas may pay less. This occurs on every reassessment. Properties located west of Conway could pay a greater share of the property tax burden than in 2013, and property located east of the waterway could pay a smaller share.

COUNTYWIDE .47% DECLINE IN ASSESSED VALUE



COUNTYWIDE MARKET VALUE LOSSES BETWEEN REASSESSMENTS 2008-2013



THREE KEY POINTS

An increase or decrease in the appraised value of a property does not predict whether the tax bill for that property will increase, decrease, or remain the same. Here are three key points:

1. You may pay higher taxes on a market value that is lower than the previous market value of your property. Taxable value (which could differ from market value) is used to calculate the property tax bill. What some find confusing is that the value is only one part of the equation for computing property tax. The other variable used to compute property taxes are the millage rates, which are based on the budgets established by the taxing entities to cover their expenses. Those expenses are apportioned among all property owners according to the percentage of ownership they have in the total property values of the county. Thus, a tax bill is dependent on both the amount of all the taxing entities' millages and the proportion of the individual value to the total value of property in the community. If you own 1% of the property value in a community, then you will pay 1% of the tax levy. The proportion of your value to the total value of the community affects your tax bill, not the value number itself – the county must collect a certain amount for each taxing jurisdiction, no more, no less. The property taxes to be collected (known as the property tax levy) are divided among all owners in proportion to the value of property they own. This is the concept of uniformity and the basis for South Carolina property tax law.

2. A neighboring foreclosure is not an indicator that an assessment should be lowered. Foreclosed properties are marketed under duress and frequently sell at discount prices. While there have been more foreclosure-related sales in recent years than any time during the past 20 years, foreclosure sales have always been part of the market. Just as foreclosure-related sales are frequently not an indicator of market value when values are rising, they are not necessarily an indicator of value in a declining market and are not normally considered by the Assessor's Office when determining the market value of property in a community. In fact, under State law appraisal standards, one of the most important of these criteria are whether the sale occurred under duress (such as a forced sale) and whether the property had adequate market exposure. For example, a property that sells two weeks after it is listed may have sold quickly because it was underpriced. This may be an indication of a duress situation, requiring closer review by the Assessor's Office to verify whether it was an "arm's length transaction". In most cases, looking at non-foreclosure sales is the most reliable way to gauge what is actually happening with neighborhood values. There are times when the majority of houses that are selling in a neighborhood tend to be around the same price as foreclosure-related sales. In this case, those sales may represent a reasonable picture of market value.

3. If home value has decreased, total property taxes may not necessarily go down depending on the millage rate set by each taxing entity. For example, if the property tax base in the Town of Tinyville consists of three houses. In 2013, the value of each house is \$100,000, so the total size of the tax base is \$300,000. The 2013 tax levy in Tinyville is \$3,000. The 2013 property tax rate in Tinyville would be determined as follows:

$$\text{Property tax levy (appraised value} \times \text{millage)} / \text{property tax base} = \text{Property tax rate or } \$3,000 / \$300,000 = .01 \text{ or } 1\%$$

The 2013 taxes on the houses would each be equal to the tax rate (1%) multiplied by the taxable value of (\$100,000 for each of the three houses). Each homeowner would pay \$1,000 in property taxes (1% X \$100,000). The total paid by all three homeowners would be \$3,000, which is equal to the property tax levy of Tinyville. In 2014, the values of two of the houses decrease to \$90,000, while the value of the third house falls to \$70,000. The total tax base of Tinyville would then be \$250,000 (\$90,000 + \$90,000 + \$70,000). The 2014 property tax levy in Tinyville remains unchanged at \$3,000. Thus, the 2014 property tax rate in Tinyville would be determined as follows:

$$\text{Property tax levy} / \text{property tax base} = \text{Property tax rate or } \$3,000 / \$250,000 = .012 \text{ or } 1.2\%$$

While the values of all three houses decreased, the tax rate was increased for the Town to collect the same amount of revenue. The final property tax paid by each of the three homeowners would be determined as follows:

Taxable Value	X	Property tax rate	=	Property tax
\$90,000	X	1.2%	=	\$1,080
\$90,000	X	1.2%	=	\$1,080
\$70,000	X	1.2%	=	\$840
\$250,000	X	1.2%	=	\$3,000

The decline in the value of the house decreasing 30% to \$70,000 was so large that it offset the impact of the tax rate increase, so the property tax fell 16% from \$1,000 to \$840; however with the other two houses the value declines were insufficient to offset the tax rate increase, so property tax increased by 8% from \$1,000 to \$1,080. In all, the tax reduction on the house decreasing in value 30% was offset by tax increases on the other two houses, so the total amount of property tax revenue received by the Town of Tinyville remained unchanged.

**This example is solely intended to demonstrate the relationship between property value and tax distribution; it does not reflect the effect of other factors that affect tax amounts such as Property Class, Assessment Ratio, Homestead,*

Agricultural, Property Owners Association, and other exemptions which play a significant role in individual property tax calculations as well with overall tax distribution.

APPEAL PROCESS

All reassessment notices will contain information on appeal procedures, should you disagree with the new value assigned to your property. Appeals will be based on the market value of the property as of December 31, 2013, and not the amount of taxes. Property owners wishing to file an appeal must do the following:

- File a written notice of appeal within 90-days of the assessment notice date with the Horry County Assessor's Office;
- State why you believe the new appraisal is incorrect; and
- Provide supporting documents or facts that substantiate your appeal and support your opinion on the property value questioned.

Upon receipt of the appeal, a staff appraiser will review all submitted information and look for any obvious errors in the record. If no data errors are found, the staff appraiser will review sales of comparable properties in your neighborhood to determine if your market value is reasonable and equitable compared with these sales. The staff appraiser may contact you by phone to answer your questions and discuss the review findings. Should you disagree with the findings, you are entitled to an informal conference by phone or in person at the Horry County Assessor's Office. Horry County staff will schedule this conference for you.

After this review, you will receive by mail a "Notice of Determination" action as the value change or no change. Should you disagree with the determination, you have 30-days from the date on this notice to protest in writing to the Horry County Assessor's Office. Your appeal will continue until resolved. State law requires that penalties be paid for all property tax bills paid after January 15.

If your appeal is pending, you may request in writing to pay a lower amount based upon 80% to 99% of the taxable value. This request must be received by the Horry County Assessor's Office on or before December 31. If your appeal is not successful, you may be charged interest on the amount of the underpayment. Please note that penalties will be assessed for all payments made after January 15, even if revised tax bills are issued after that date.

In 1995, the State Legislature enacted law specific to whom can make a presentation for a taxpayer in the administrative tax review process. The presentation includes preparation and filing of documents, correspondence, communication with local tax authorities, and representation at meetings, hearings, and conferences. Only the following persons can make a presentation on behalf of a taxpayer:

- Taxpayer

- A member of taxpayers' immediate family (providing no compensation is made)
- Taxpayers' full-time employee
- Partner of partnership
- Attorney
- Certified Public Accountant (CPA)
- An Internal Revenue Service enrolled agent (refer to the Internal Revenue Service)
- A real estate appraiser who is registered, licensed, or certified by the South Carolina Real Estate Appraisers' Board

Appeal Supporting Documents Examples:

- An appraisal by a South Carolina certified appraiser that must reflect market conditions as of December 31, 2013.
- Closing statement or sales contract reflecting an "arm's length transaction" on the open market.
- Recent comparable sales of similar houses in the same neighborhood or a comparable neighborhood.
- Estimates for repairs showing structural issues or conditions that affect the market value of the house.
- Photos showing existing structural issues or conditions that a buyer may require a seller to repair prior to closing.
- Statement of construction costs or recent bills demonstrating value of new construction or additions.

Property ownership, assessed valuation, maps and other public information regarding real estate are located in the Horry County Assessor's Office at 1301 2nd Avenue in Conway, Monday through Friday, 8 a.m. to 5 p.m. Searches can also be done online at www.horrycounty.org.

KEY CONTACTS

Horry County Assessor's Office

Horry County Government & Justice Center
1301 Second Avenue
Conway, SC 29526
(843) 915-5040

Olin Blanton Building
1201 21st Avenue North
Myrtle Beach, SC 29577
(843) 915-5040

Horry County Treasurer's Office

Horry County Government & Justice Center
1301 Second Avenue
Conway, SC 29526
(843) 915-5470

Olin Blanton Building
1201 21st Avenue North
Myrtle Beach, SC 29577
(843) 915-5470

South Strand Government Center
9630 Scipio Lane
Myrtle Beach, SC 29588
(843) 915-5470

Ralph Ellis Building
107 Highway 57 North
Little River, SC
(843) 915-5470

Horry County Auditor's Office

Horry County Government & Justice Center
1301 Second Avenue
Conway, SC 29526
(843) 915-5050

Horry County Auditor's Office-Continued

Olin Blanton Building
1201 21st Avenue North
Myrtle Beach, SC 29577
(843) 915-5055

South Strand Government Center
9630 Scipio Lane
Myrtle Beach, SC 29588
(843) 915-5052

Ralph Ellis Building
107 Highway 57 North
Little River, SC
(843) 915-5053

Mailing Addresses:

Horry County Assessor's Office
1301 Second Avenue, Suite 1C08
Conway, SC 29526

Horry County Treasurer's Office
Post Office Box 1236
Conway, SC 29528

Horry County Auditor's Office
Post Office Box 1205
Conway, SC 29528

APPENDIX

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FREQUENTLY ASKED QUESTIONS

What is reassessment? An essential condition for equity in property tax systems is uniform assessment, which helps to ensure that tax liabilities and property values are directly related. The only way to ensure that all properties are valued at the same level of assessment (LOA) is to analyze each value with respect to the current market at a specific point in time (the valuation date), and then to adjust the assessments as necessary to achieve equity and/or a desired LOA; it does not necessarily mean that values will decrease or even be changed. During a reassessment, the Assessor's Office will review the market values of all properties in the county. Based on changes in the real estate market, the Assessor's Office will determine which property values need to be increased or decreased. Only real property is appraised during a reassessment. Real property is land and any improvements on it such as a house, outbuilding, swimming pool, or dock. Values of personal property such as vehicles and boats are kept current through the Auditor's Office at the direction of the South Carolina Department of Revenue.

Are mobile homes included in reassessment? Yes. Mobile homes are classed as real property for property tax purposes and included in reassessment of all real property in the county.

Why is reassessment necessary? Reassessment is mandated by State law with the purpose of equalizing market values that change over time between reassessment.

How often does a reassessment occur? Act 145 of 1995 established the quadrennial reassessment statute 12-43-217 of the South Carolina Code of Laws mandating that once every five years each county of the State shall appraise and equalize those properties under its jurisdiction. In accordance with this mandate, Horry County implemented reassessment programs in tax years 1982, 1987, 1999, 2005* and 2010. (*Horry County Council delayed the 2004 and 2009 programs by one year as allowable by State law.) Horry County is implementing a reassessment in tax year 2014. Reassessments also occur the year following a property sale, non-exempt ownership transfers, and new construction.

Can my land value increase at a faster rate than my house? Yes, if the highest and best use of land as vacant is worth more than the land and improvements together.

Who is responsible for a reassessment? The Horry County Assessor's Office, whose duties are as outlined in South Carolina Code of Laws 12-37-90. Per Code, the Assessor is responsible for the operations of the Assessor's Office and shall do the following:

- Maintain a continuous record of deed sales, transactions, building permits, tax maps, and other records necessary for a continuing reassessment program.
- Diligently search for and discover all real property not previously returned by the owners or their agents or not listed for taxation by the County Auditor, and list such property for taxation in the name of the owner or person to whom it is taxable.
- When value changes, reappraise and reassess real property so as to reflect its proper valuation in light of changed conditions (does not apply to changes in value over time), except for exempt property and real property required by law to be appraised and assessed by the South Carolina Department of Revenue, and furnish a list of these assessments to the County Auditor;
- Determine assessments and reassessments of real property in a manner that the ratio of assessed value to fair market value is uniform throughout the county;
- Appear as necessary before an appellate board to give testimony and present evidence as to the justification of an appeal;
- Perform duties relating to the office of tax assessor required by the laws of this State;
- Be the sole person responsible for the valuation of real property, except that required by law to be appraised and assessed by the South Carolina Department of Revenue, and the values set by the Assessor may be altered only by the Assessor or by legally constituted appellate boards, the Department of Revenue or the courts; and have the right to enter and examine all new non-residential buildings and structures and those portions of an existing non-residential building or structure covered by a building permit for renovations or additions.

How is property reassessed? Countywide reassessment involves the mass appraisal process to determine fair market value. This approach utilizes the analysis of market sales in valuing all property in the county using accepted methods of appraisal that conform to the standards of the Appraisal Foundation and accuracy of the International Association of Assessing Officials and the South Carolina Department of Revenue.

Do I have to let the appraiser into my home? Under State law, residential property owners are not required to invite the Assessor or their designated property appraisers into their home; however, the Assessor or their designated property appraiser is permitted by law to enter commercial buildings.

Will I be notified when my property is going to be reviewed? No. Notification of the change made to the appraisal, property classification, or assessment ratio

is done through a mass mailing of assessment notices to all property owners whose property's market value increases \$1,000 or more.

Will reassessment affect property tax bills? Yes. Assuming a millage rate roll forward, if the assessed value of a home falls greater than the average, the homeowner's tax bill will be less than the previous year. If the assessed value of a home falls at less than the average or grows, the property tax bill will be more than the previous year. If the assessed value of a home falls at the average, there will be no change; however, under a full millage rate roll forward, the total of all the county's tax bills will remain the same. The Horry County Auditor is responsible for setting roll back and roll forward millage rates. Countywide 0.47% Average Decline in Assessed Value map on page 6.

If my taxes are paid through my mortgage escrow, should I do anything with the new assessment? Yes. Once millage rates are certified by the Horry County Auditor, you should notify your mortgage company of your new assessment so the distributions can be adjusted to your escrow account accordingly. Otherwise, your mortgage company will not be notified of any change in your tax amount until they receive the next tax bill. This could create a shortfall in your escrow account balance, potentially affecting your mortgage payment.

How do I correct misspelled names on my tax notice? Refer to your deed. If the names are spelled incorrectly on the deed, you must contact an attorney to record a corrective deed at the Horry County Register of Deeds Office at (843) 915-5430.

What should I do with the tax notice if I no longer own the property? If ownership transferred in the current year, forward the tax notice to the new owner or contact the closing attorney for advice. If ownership transferred after January 1, information for the new owner will be updated with the Assessor's files for the following tax year. If ownership transferred last year, contact the Assessor's Office.

What is millage? Millage is the rate at which property taxes are levied on property. A mil is 1/1,000 of a dollar, therefore 42 mills equals 0.042. Property taxes are computed by multiplying the taxable value of the property by the number of mills levied.

How is property tax calculated? Each class of property is assessed at a ratio unique to that type of property. The assessment ratio is applied to the market or capped value of the property to determine the assessed value of the property. Each county, municipality, unincorporated fire district, school district, and special purpose district then applies its millage rate to the assessed value to determine

the tax due. The millage rate is equivalent to the tax per \$1,000 of assessed value. For example, if the millage rate is 200 mills and the assessed value of the property is \$1,000, the tax on that property is \$200.

What is roll forward versus roll back? A roll forward is when overall taxable assessed values drop and the corresponding millage goes up to create revenue parity. A roll back is when overall assessed values grow and the corresponding millage goes down to prevent a windfall. This occurred in Horry County's 2010 reassessment program. Please note that neither is a tax increase or decrease. Also, please note that the calculation works for the average as a whole. Individuals can see increases or decreases depending on whether their assessed value grows or falls at lower or higher rates than the average. Both are calculated by the South Carolina Code of Laws 12-37-151(E). See the example below for more detail:

Roll back:

Old taxable value = \$1,000

Old millage = 30

New taxable value = \$3,000

New millage = 10

Prior to roll back: $\$1,000 \times 30 / 1,000 = \30.00 tax bill

After roll back: $\$3,000 \times 10 / 1,000 = \30.00 tax bill

Roll forward:

Old taxable value = \$5,000

Old millage = 10

New taxable value = \$4,000

New millage = 12.5

Prior to roll forward = $\$5,000 \times 10 / 1,000 = \50.00 tax bill

After roll forward = $\$4,000 \times 12.5 / 1,000 = \50.00 tax bill

A roll forward or roll back is designed to collect the same amount of taxes as the prior year, not more or less.

How might reassessment affect county revenues? If overall taxable values are higher than the previous tax year, a roll back is necessary to generate the same amount of property tax revenue. If overall taxable values are lower than the previous tax year, a roll forward is necessary to generate the same amount of property tax revenue. The roll back/roll forward calculations prevent windfalls or revenue losses as a result of reassessment.

How will I be advised of my 2014 reassessment? A notice of reassessment will be mailed in August 2014, to all property owners whose property's market value increases \$1,000 or more as a result of reassessment.

When will property owners know more about what will happen with their taxes? When final millage rates are approved and tax bills are mailed in the October 2014 timeframe.

What is the difference between reassessment notice and property tax bill? A reassessment notice is issued by the Horry County Assessor's Office and is notification of the appraisal, classification and assessment of the property. Reassessment notices are mailed to all property owners whose property's market value increases \$1,000 or more as a result of reassessment the year the reassessment is implemented. In non-reassessment years, notices are mailed to property owners when a change in appraisal, classification or assessment occurs. Property tax bills are mailed annually by the county and reflect property tax amounts associated with a specific tax year. See the sample reassessment notice on page 24.

When will my tax bill be mailed? The county will mail tax bills in the October 2014 timeframe. These bills are payable to the Horry County Treasurer's Office without penalty by the following January 15.

If I do not receive my property tax bill, whom do I contact? Contact the Horry County Assessor's Office. See the "Key Contacts" section on page 13.

What if I disagree with the value placed on my property? The reassessment notices will contain information on appeal procedures should you disagree with the value. Should you not receive an assessment notice, a letter mailed to the Horry County Assessor's Office prior to January 15, 2015, will allow you appeal rights.

What is appraised value? Appraised value is defined as the opinion of a qualified appraiser, based on knowledge, experience, and analysis of a property. A thorough property appraisal generally scrutinizes factors beneficial for the homeowner to understand. These factors include the current market value for the same type of home, in the same condition, and in the neighborhood of the homeowner's property. Fluctuations in the real estate market and the demand for housing of that type at that particular moment must be considered.

What is assessed value? Assessed value is the taxable value multiplied by the assessment ratio. Taxable value is the lower of the market value or the previous market value plus the 15% cap upward, if applicable.

How does appraised value affect taxes? Residential property that is the owner's primary residence is assessed at 4% of its taxable value, providing proper application has been made to the Assessor's Office. All other residential and commercial property is assessed at 6%. Industrial property, which is appraised by the South Carolina Department of Revenue, is assessed at 10.5%. To calculate taxes on a property, the taxable value is multiplied by the millage rate to arrive at the assessed value. The assessed value is then multiplied by the millage rate to arrive at the amount of taxes. Keep in mind that 4% properties are exempt from the school operations millage.

What is use value? Use value only applies to agricultural land and is an assessment based on the value of property as it is currently used, not its market value.

What is market value? Market value is the most probable price real estate should bring when offered for sale by a person who is willing, but not obligated to sell it, and is bought by a person who is willing to purchase it, but is not forced to do so (as per the market value on December 31 of the tax year preceding the reassessment).

How does the Assessor estimate market value? The Assessor's Office estimates market value using a mass appraisal process. The mass appraisal process involves the analysis of sales that have taken place in the county and the collection of the physical features of each property in the county. The Assessor's Office also analyzes information on construction costs, rent of each property, and many other financial considerations affecting market value, such as the current rate of interest charged for borrowing money to buy or build properties in the county. Using these facts, the Assessor's Office can determine property value using a sales comparison, cost, or income approach. After the analysis of factors, the Assessor's Office appraisal staff makes a determination of the market value of a property.

What factors are weighed when determining the new taxable value of properties? Act 388 of 2006 established definitions of market value for ad valorem tax purposes. The 2014 reassessment taxable value will be either the fair market value of the property as of December 31, 2013, or the limited (capped) value of no greater than 15% of the 2013 taxable value.

What is Act 388? Simply put, Act 388 of 2006 exempts owner-occupied homeowners from paying school operations taxes. Act 388 increased sales tax by one cent to fund the school operating exemption. It also required reassessment of property value the year following a property sale, non-exempt ownership transfer and new construction, and capped market values at a 15% increase over previous five-year reassessment market values. For more

information, please contact the Horry County Assessor's Office at (843) 915-5040.

Does the estimated market value change at the same rate on all properties? No. There are differences between individual properties and between neighborhoods. In one area the sales may indicate a large decrease in value in a given year. In another neighborhood there may be less of a decrease than other areas of the county. Properties within the same neighborhood may show different value changes. There are numerous factors to be considered in each property, which will cause value changes to differ. Some of the factors that can affect value are location, condition, size, number of baths, pools, garages and economic conditions.

What will happen to my estimated market value if I improve my property?

Generally speaking, improvements that increase the market value of a property will increase the Assessor's estimated market value. The following are typical improvements that will increase the estimated market value of property:

- Additions
- Substantial modernization of kitchens or baths
- Central air conditioning
- Fireplaces
- Extensive remodeling

Will my estimated market value go up if I repair my property? Not necessarily; however, a combination of several of these items could result in an increase in estimated market value. Good maintenance will help retain the market value of your property, but generally will not lead to substantial value increases. Individual improvements, such as those listed below, will probably not result in any change in your property value:

- Replacing water heater
- Repairing roof
- Repairing porches or steps
- Repairing original siding
- Painting/decorating
- Replacing plumbing or electrical fixtures

What can I do if I think the estimated market value for my property is incorrect? You have the right to appeal the estimated market value. See the "Appeal Process" section on page 11.

How can a property be assessed for more than its purchase price? Real estate may be assessed for more or less than the purchase price because assessment reflects "fair market value". Fair market value is not necessarily the price paid for a piece of real estate, but rather, what it is worth on the real estate

market at the date of measurement. Since the market value is determined at a place in time, market values continue to change after a sale takes place. Values also change, and the property value may have gone up or down since the purchase. This is especially true if a piece of real estate was purchased several years ago, or if a person happened to get a good buy because of a distress sale condition. Assessed value should represent fair market at the time of the reassessment, which may or may not be the same as purchase price or a real estate sales price.

Where can I research my property data? Property ownership, assessed valuation, maps, and other public information regarding real estate are located in the Assessor's Office, Conway location, Monday through Friday, 8 a.m. to 5 p.m. Searches can also be done online at www.horrycounty.org to view tax information, payment histories, property descriptions, legal descriptions, and other data as it relates to the offices of the Assessor, Auditor and Treasurer.

What is the Homestead Exemption Program? The Homestead Exemption Program is a state program and is a complete exemption of taxes on the first \$50,000 in fair market value of a legal residence for homeowners over age 65, totally and permanently disabled, or legally blind. In 2007, legislation was passed that completely exempts from qualifiers' tax bill all taxes levied for school operating purposes on the value of their legal residence. This credit continues to completely exempt the value of \$50,000 for all purposes except for school operating purposes (already exempted by the new 2007 legislation).

What is the assessment ratio for properties transferred into trusts? The 4% special assessment ratio will be removed from properties transferred into a trust; however, the state law provides that if residential real property is held in a trust and the income beneficiary of the trust occupies the property as their primary residence, the property may qualify for the 4% assessment ratio. For properties recently transferred into a trust, a new application is required to be reconsidered for the 4% assessment ratio for tax year 2014, unless this has already been submitted. Additionally, all applicants must show proof to the Assessor's Office that they are the income beneficiaries to the trust by submitting the trust for review. It is the owner's responsibility to make sure the initial application and future applications are filed on time. State law permits Horry County Council to extend the filing deadline if an owner can show good and reasonable cause for filing late. The late application must be filed with a petition stating "satisfactory" reason and "reasonable cause" for not filing by January 15 of the year following the tax year.

What is an assessment ratio? The percentage applied to the taxable value of the property that is subject to taxation. For example, the assessment ratio of residential property in Horry County is 4% or 6%. Multiply the taxable value of your home by the assessment ratio of 4% to determine assessed value.

What are the various assessment classifications for property? See table below:

ASSESSED VALUES

Primary Residence	4% of Market Value
Rental & Secondary Property	6% of Market Value
Agricultural Real Property (privately owned)	4% of Market Value
Agricultural Real Property (corporate owned)	6% of Market Value
Commercial Real Property	6% of Market Value
Manufacturing Real & Personal Property	10.5% of Market Value
Utility Real & Personal Property	10.5% of Market Value
Personal Property (other than airplanes & boats)	10.5% of Market Value
Airplanes	4% of Market Value
Boats	6% of Market Value
Personal Vehicles	6% of Market Value

Is there a tax break for agricultural property? Yes. South Carolina Law provides for a substantial tax break on agricultural real property, which is actually used for a bona fide agricultural use. There are two parts to this benefit. First, if qualified, the property’s taxable value is based on use value, which is less than the property’s market value. The use value is based on the productive capability of the soil type or types of the property. Second, the assessed value is 4% of the use value unless the property is owned by a corporation with 10 or more stockholders, then the applicable ratio is 6%. To get this tax benefit, the owner must file an application with the Assessor’s Office. The filing period is January 1 through January 15 of the following year. Once the initial application is filed, it will automatically be renewed each year until there is a change in the property use or a change in title. Owners are responsible for ensuring that applications are filed in a timely manner.

What is the “multiple lot discount”? There is a discount available for subdivided land, when certain qualifications are met. This discount is known as the “Multiple Lot Discount” or the “Developer Discount”. To qualify, the original plat must have contained at least 10 lots. Any lots applied for must be unsold or unimproved as of January 1 of the tax year in which the discount is sought. There are specific exceptions on sold lots that may result in a continuation of the discount. Legislation signed in 2014 provides for an additional one-year extension on lots that previously qualified on December 31, 2011; this is in addition to any remaining years left under the five-year program. Also, if 10 or

more lots are sold to persons in the business of real estate development, the remaining tax year's discount will transfer to them upon application to the Assessor's Office. Holders of a South Carolina residential or commercial building license may also qualify for three years of lot discount eligibility, again on application to the Assessor's Office. Applications must be received on or before May 1 of the tax year in which the discount is to apply. Late applications are accepted within 30-days of the mailing of tax notices and must include a \$100.00 late penalty fee payable to the Horry County Treasurer.

Why do we pay property tax? Property taxes are the largest source of revenue to fund services that Horry County citizens rely upon daily. When you call the police or fire department, enjoy park amenities, or check out a book at the library, you are using services paid for by your property taxes. Your taxes also pay for services to educate children as well as programs to repair and build roads and much more.

TERMS

Ad Valorem Tax

The term ad valorem is derived from the Latin ad valentiam, meaning “according to the value.” An ad valorem tax is a property tax based on the assessed value of the property, which is not necessarily equivalent to its market value. Ad valorem tax is used for real estate, imports, or other goods in which the property of value changes hands and is based on the assessed value of the good. Real property taxes that are imposed by counties and cities are the most common type of ad valorem taxes.

Appraisal Model

This is a grouping of property with similar characteristics (neighborhood) analyzed by appraisal staff, including property sales transactions within that grouping to determine appraisal factors or rates that are then applied to all properties within that group. All appraisal models must meet or exceed South Carolina Department of Revenue criteria for accuracy. The Horry County Assessor’s Office currently employees approximately 2,622 appraisal models to value over 250,000 parcels of real estate within the county.

Appraised Value

Also known as “market value”, this is the value as determined by the Assessor’s Office before any modifiers or exemptions are applied. Appraised Value is the most probable price that the property would sell for in an open market between a willing buyer and seller on the valuation date. The valuation date for the 2014 reassessment is December 31, 2013.

Arm’s Length Transaction

A transaction in which the buyers and sellers of a product act independently and have no relationship to each other. The concept of an arm’s length transaction is to ensure that both parties in the deal are acting in their own self-interest and are not subject to any pressure or duress from the other party.

Assessable Transfer of Interest

An assessable transfer of interest is a transfer of an existing interest in real property that subjects the property to appraisal. The date of the appraisal is December 31st of the year of transfer and represents the fair market value for property tax purposes following December 31st. Examples include conveyance by deed, by land contract, distribution from a trust, or under a will.

Assessed Value

The dollar value assigned to a property for purposes of measuring applicable taxes. Assessed Value equals an appraisal or fair market value of real or personal property multiplied by the appropriate corresponding ratio. Assessed

Value multiplied by the millage rate equals the amount of property tax due. Stormwater fees or applicable public utility assessments are added to this amount.

Assessment Ratio

The percentage applied to the taxable value of the property that is subject to taxation. For example, the assessment ratio of residential property in Horry County is four or six percent (4% or 6%). Multiply the taxable value of your home by the assessment ratio of 4% to determine assessed value.

Capped (Limited) Value

Also known as “reassessment cap”, this limits the amount that a property’s taxable value can increase; it is the limited value upon which modifiers or exemptions are applied. In Horry County, a property may not increase more than 15% of its prior year appraised value at reassessment. In a declining market, appraised value and capped value could be the same.

Cost Approach

The Assessor’s Office can use the value of your property based on how much money it would take, at current material and labor costs, to replace your property with a similar one. If your property is not new, the cost of constructing a new building is depreciated to estimate the value of a building with your building’s age. The land value is added to this amount.

Date of Market Value

The date, as required by law, in which to determine market value. For example, the date of market value for Horry County’s 2014 Reassessment is December 31, 2013. Horry County implemented its last reassessment in 2010 the date of market value was December 31, 2008, because the 2010 reassessment was delayed by one year.

Deed

A deed is a written, legal instrument that conveys interest in real property when executed and delivered.

Fiscal Year

A period of time used for accounting purposes and preparing financial statement. Horry County’s fiscal year is July 1 to June 30.

Grantee

A grantee is a person to whom property is transferred by deed or to whom property rights are granted by a document.

Grantor

A person who transfers property by deed or grants property rights through a document.

Income Approach

The Assessor's Office can estimate how much income a property would produce if it were rented as an apartment, house, a store, or a factory. Operating expenses, typical vacancy, insurance, and maintenance costs are considered to estimate how much net income the property could generate. This net income is compared with how much income most people would expect to earn on other types of investments to estimate the value of your property.

Joint Tenancy

Joint tenancy is joint ownership by two or more persons that may include the right of survivorship.

Legal Description

A legal description is a narrative of land that identifies the real estate according to a system established by law; an exact description that enables the real estate to be located and identified.

Legal Owner

The owner of title, as distinguished from the holders of other interests, such as beneficial interests.

Market Value

Fair market value is the price that property would sell for on the open market; it is the price that would be agreed on between a willing buyer and a willing seller, with both having a reasonable knowledge of pertinent facts and not acting under any compulsion and are willing to do business.

Marshall & Swift

Considered the authority on the cost approach and provides building data needed for real estate cost valuations.

Mil Levy

A mil levy is the assessed property tax rate used by local governments to raise revenue to cover annual expenses. The mil levy is calculated by determining how much revenue each taxing jurisdiction needs for the upcoming year, then dividing that projection by the total assessed value of the property within the area, and finally adding up the rate from each jurisdiction to get the mil levy for the entire area. There can be several taxing authorities in one region, which would include school, county, and municipal districts. For example, suppose the entire property value in the area is \$1 billion-the school district needs \$100 million

in revenue, the county needs \$50 million, and a town needs \$10 million. The tax levy for the school district would be \$100 million divided by \$1 billion (0.10); the tax levy for the county would be \$50 million divided by \$1 billion (0.05); and the tax levy for the town would be \$10 million divided by \$1 billion (0.01). Add all the tax levies up to get the mil levy of 0.16 (or 160 mills since 1 mil is equal to 0.001).

Millage

Millage is the amount per \$1,000 that is used to calculate taxes on property, where the expressed millage rate is multiplied by the total assessed value of the property to arrive at the property taxes due. One mil equals 1/1000 of a dollar or 1/10 of a cent. For example, if the tax rate is 256 mills, multiply 0.256 by the assessed value to determine the amount of property tax.

Notice of Classification, Appraisal and Assessment

The Assessor must notify property owners of any changes in taxable or assessed value or classification. Notices are mailed yearly if changes occur and provide the property owner with the opportunity to appeal the value. Notice is commonly referred to as an assessment notice.

Owner of Record

The owner of title to a property as indicated by public records.

Parcel

A parcel is a piece of land of any size in one ownership.

Parcel Number

A parcel number is a unique code number that serves as an abbreviation of a parcel's legal description also used to store data in an information system.

Plat

A plat is a plan, map, or chart of a jurisdiction indicating the location and boundaries of individual properties.

Personal Property

Personal Property is generally considered to be all property that is not real property and is easily moved. Some examples include furniture, fixtures and leasehold improvements.

Property Class Code

These codes describe by type the primary use of each parcel of real property on assessment rolls that are subject to appraisal, assessment and taxation.

Property ID

The tax parcel map number as shown on tax maps.

Real Estate

Property that is attached directly to land, as well as the land itself. Real property includes buildings and other structures, rights and interests, and whatever is beneath the surface of the land, like minerals, natural gas, and oil. Real property can be either commercial or residential.

Real Property

Real property is all interests, benefits, and rights inherent in the ownership of physical real estate; the bundle of rights with which the ownership of the real estate is endowed.

Reassessment

The process of redetermining the value of real estate parcels for property tax purposes. A reassessment is done to determine the property tax bills, which are based on both the assessed value of the property and the property tax rates. A reassessment usually causes an increase or decrease in property tax bills. Horry County provides a systematic reevaluation of all county properties as of a specific date. A “countywide” reassessment is State-mandated and performed on a five-year cycle, unless delayed by county ordinance.

Sales Comparison Approach

Each year the Assessor’s Office analyzes all sales of property in the county. State law provides guidelines of sales to be used for assessment purposes. Only good sales, or arm’s length transactions, are used in determining estimated market value. This approach compares the property characteristics of a property to a sold property with similar characteristics; adjustments are made for differences to arrive at an estimate of what the property would sell for if sold on the open market on the December 31, 2013, date of valuation.

Tax District

A political subdivision of one or more assessment districts where a governmental unit has the authority to levy taxes.

Taxing Entity

Political subdivision of the state with power to levy tax on property that lies within its geographical boundaries.

Tax Year

The tax year is any 12-month period during which a government calculates one’s tax liability.

Taxable Value

Taxable value is the lower of the market value or the previous market value plus the 15% cap upward, if applicable.

REASSESSMENT NOTICE SAMPLE



Horry County Government
 Assessor's Office
 1301 Second Avenue
 Conway, South Carolina 29526



PHONE: 843-915-5040
 FAX: 843-915-6040

THIS IS NOT A TAX BILL

NOTICE OF CLASSIFICATION, APPRAISAL & ASSESSMENT OF REAL ESTATE						TAX YEAR
CLASSIFICATION	ACRES/LOTS	TAXABLE VALUE *	X	RATIO	=	ASSESSMENT
OWNER OCCUPIED RESIDENTIAL			X		=	
OTHER PROPERTY			X		=	
MARKET VALUE AGRICULTURAL			X		=	
USE VALUE AGRICULTURAL			X		=	
		TOTAL TAXABLE VALUE				TOTAL ASSESSMENT (NOT TAX AMOUNT)
PROPERTY LOCATION - SUBDIVISION - LEGAL DESCRIPTION						
IF YOU DISAGREE WITH THE APPRAISAL AND/OR ASSESSMENT, YOU MUST FILE A WRITTEN OBJECTION WITH THE ASSESSOR WITHIN 90 DAYS OF DATE OF NOTICE.						TAX DISTRICT
						DATE OF NOTICE
*TOTAL MARKET VALUE MAY BE HIGHER THAN TAXABLE VALUE BECAUSE TAXABLE VALUE IS BASED ON SECTION 12-37-3150.						LAST DAY TO APPEAL

IMPORTANT REASSESSMENT INFORMATION: *2010 TAXES BASED ON TAXABLE VALUE* **KEEP TOP PORTION FOR YOUR RECORDS**
 Under the South Carolina Real Property Valuation Reform Act of 2006, the assessor is now required in reassessment years to notify property owners of both market and capped (limited) valuations. The maximum capped (limited) value is a 10% increase from the previous tax year valuation. Exceptions to the limited value increase are: 1. Determination by the assessor that the market value is less than the 15% increase. 2. An Assessable Transfer of Interest (Point of Sale). 3. New Construction and property first subject to taxation in tax year 2014. Further explanation of the information located above is found on the back of this notice as well as the Horry County website www.horrycounty.org/depts/finance/assessor.asp.

Detach and return completed form if you wish to appeal

INFORMAL APPEAL FORM

PLEASE COMPLETE FORM FOR EACH PARCEL YOU WISH TO APPEAL.

Horry County Government
 Assessor's Office
 1301 Second Avenue
 Conway, SC 29526

USE CODE	DATE OF NOTICE
	LAST DAY TO APPEAL

TAX MAP#:
 OWNER:
 RATIO:

If this is a Commercial Property, please include the following:

- Three-year income and expense history starting with current year. Separate expense items paid by tenant and or landlord.
- Rental schedules for all rented space including square footage, tenant expense, length of lease, escalation clauses, etc.
- Rental schedules for all vacant space including square footage, tenant expenses, length of lease, escalation clauses, etc.
- Four-year history of capital expenditures starting with current year. (This information can be attached on a separate sheet.)

GROUND'S FOR APPEAL:
 (ATTACH SHEET IF NECESSARY)

PLEASE CORRECT YOUR NAME AND/OR MAILING ADDRESS:

OWNER'S ESTIMATE OF VALUE _____

I understand that I must provide the assessor with documented information to support my estimate of market value (please initial) _____

DAY PHONE _____ EVENING PHONE _____ CELL _____

SIGNATURE _____ DATE _____

Please visit the Horry County web site at www.horrycounty.org/depts/finance/assessor.asp for additional information.

IF YOU WISH TO APPEAL THE ASSESSMENT ON YOUR PROPERTY:

If you disagree with the Assessor's appraisal of your property and wish to appeal state law provides the following procedure in Section 12-60-2520 of the 1976 Code of Laws, as amended:

1. Within ninety (90) days after dated notice of reassessment, the property owner or his agent must file a written objection with the assessor.
2. If upon examination of the property taxpayers written objection the County Assessor agrees with the taxpayer, the County Assessor will correct the error and notify the taxpayer of the results.
3. If upon examination, the County Assessor does not agree with the taxpayer, a conference will be scheduled. The Assessor in turn, will request that you provide additional data to help determine the value of your property.
4. After the conference has been completed, the Assessor will notify you in writing of his finding. If you still disagree with the assessment, you have thirty (30) days to file a written objection of your request to appeal your assessment to the Board of Assessment Appeals.
5. State law requires that you must pay 80% of tax generated on the proposed assessment if it appears that the appeal will not be settled by December 31 of the tax year in question. A taxpayer may pay more than 80% if agreed to in writing by the taxpayer.

→ DOE, JOHN M.
36 DIVISION ST
ANYTOWN, SC 29000



NOTICE OF CLASSIFICATION, APPRAISAL & ASSESSMENT OF REAL ESTATE 2014 TAX YEAR						
CLASSIFICATION	ACRES/LOTS	TAXABLE VALUE *	X	RATIO	ASSESSMENT	TAX MAP NUMBER
OWNER OCCUPIED RESIDENTIAL			X			004320-07-001
OTHER PROPERTY		→ 115,000	X	.06	→ 6,900	TAXABLE VALUE 115,000
MARKET VALUE AGRICULTURAL			X	↑		MARKET VALUE 125,000
USE VALUE AGRICULTURAL			X			PREVIOUS TAXABLE VALUE 100,000
→ TOTAL TAXABLE VALUE		115,000		TOTAL ASSESSMENT (NOT TAX AMOUNT)	6,900	→
PROPERTY LOCATION - SUBDIVISION - LEGAL DESCRIPTION						
IF YOU DISAGREE WITH THE APPRAISAL AND/OR ASSESSMENT, YOU MUST FILE A WRITTEN OBJECTION WITH THE ASSESSOR WITHIN 90 DAYS OF DATE OF NOTICE					TAX DISTRICT 09	DATE OF NOTICE 6-14-2014
*TOTAL MARKET VALUE MAY BE HIGHER THAN TAXABLE VALUE BECAUSE TAXABLE VALUE IS BASED ON SECTION 12-37-3150						→ LAST DAY TO APPEAL 9-12-2014

1. DATE OF NOTICE
2. LAST DAY TO APPEAL
3. NAME OF OWNER AS OF DECEMBER 31 AS REQUIRED BY LAW
4. TAXABLE VALUE OR AGRICULTURAL USE VALUE IF APPLICABLE AS OF DECEMBER 31
5. ASSESSMENT RATIO AS PRESCRIBED BY LAW
6. ASSESSMENT WHICH WILL BE USED BY TAXING AUTHORITIES WHEN LEVYING TAXES
7. TOTAL TAXABLE VALUE
8. MARKET VALUE
9. PREVIOUS YEAR TAXABLE VALUE

SEE INFORMAL APPEAL FORM ON REVERSE IF YOU WISH TO APPEAL THE ASSESSMENT ON YOUR PROPERTY.

In August, 1995, the SC Legislature added Section 12-60-90 to the SC Code of Laws. This section effectively specified who can make a presentation for a taxpayer in the administrative tax process. This presentation includes the preparation and filing of necessary documents, correspondence with, and communications to state and local tax authorities, and the representation of a client at conferences, hearings, and meetings.

Only the following can make a presentation for a taxpayer:

- 1) The taxpayer himself.
- 2) A member of his immediate family without compensation.
- 3) The taxpayer's full time employee.
- 4) A partner or partnership.
- 5) An attorney.
- 6) A certified public accountant (CPA).
- 7) An Internal Revenue Service enrolled agent.
- 8) A real estate appraiser who is registered, licensed, or certified by the South Carolina Real Estate Appraiser's Board. Please refer to IRS Code Sections 10.3, 10.7 and United States Treasury Department Circular No. 230 for additional information concerning this topic.

Please visit the Horry County web site at www.horrycounty.org/depts/finance/assessor.asp for additional information.

**SAMPLE TAX CALCULATION WITH 2014 MILLAGE IN THE UNINCORPORATED AREA
ASSUMING A TAXABLE VALUE OF \$150,000**

		Assessment Ratio→	4%	6%	10.5%
		Millage↓	Assuming \$150,000 taxable value:		
			Taxable value * assessment ratio = assessed value shown below		
Millage Description	2014 Millage	Assessed Value			
		\$ 6,000	\$ 9,000	\$ 15,750	
Debt Service	5.0	\$ 30.00	\$ 45.00	\$ 78.75	
General Fund	35.6	\$ 213.60	\$ 320.40	\$ 560.70	
Horry-Georgetown Technical Education College	1.8	\$ 10.80	\$ 16.20	\$ 28.35	
Higher Education Commission	0.7	\$ 4.20	\$ 6.30	\$ 11.03	
Senior Citizens Fund	0.4	\$ 2.40	\$ 3.60	\$ 6.30	
County Recreation	1.7	\$ 10.20	\$ 15.30	\$ 26.78	
Levy for County Purposes (Base Millage)	45.2	\$ 271.20	\$ 406.80	\$ 711.90	
County Fire District (Rural Fire)	19.5	\$ 117.00	\$ 175.50	\$ 307.13	
County Fire Apparatus Replacement	1.7	\$ 10.20	\$ 15.30	\$ 26.78	
Waste Management	6.0	\$ 36.00	\$ 54.00	\$ 94.50	
Total County Taxes for Unincorporated Area (excluding properties in Murrells Inlet/Garden City Fire District and other Special Tax Districts)	72.4	\$ 434.40	\$ 651.60	\$ 1,140.30	
School Operating Fund	123.1	n/a	\$ 1,107.90	\$ 1,938.83	
Board of Education Debt Service Fund	10.0	\$ 60.00	\$ 90.00	\$ 157.50	
Total Levy for School Purposes	133.1	\$ 60.00	\$ 1,197.90	\$ 2,096.33	
GRAND TOTAL	205.5	\$ 494.40	\$ 1,849.50	\$ 3,236.63	
Tax Liability = Assessed Value * (Millage/1,000) - allowable tax credits					

PROPERTY TAX COST OF ONE MIL

Assessment ratio →		4%		6%	10.50%
Taxable value	One Mill	Legal Residence, Airplanes, Qualifying Farmland	Legal Residence with Homestead Exemption	Other Real Estate, Personal Vehicles, RVs, Watercraft	Mfg & Industrial Real/Personal Property, Business Personal Property, Business Vehicles
\$ 5,000	1.0	\$0.20	\$0.00	\$0.30	\$0.53
\$ 10,000	1.0	\$0.40	\$0.00	\$0.60	\$1.05
\$ 20,000	1.0	\$0.80	\$0.00	\$1.20	\$2.10
\$ 50,000	1.0	\$2.00	\$0.00	\$3.00	\$5.25
\$ 100,000	1.0	\$4.00	\$2.00	\$6.00	\$10.50
\$ 150,000	1.0	\$6.00	\$4.00	\$9.00	\$15.75
\$ 200,000	1.0	\$8.00	\$6.00	\$12.00	\$21.00
\$ 250,000	1.0	\$10.00	\$8.00	\$15.00	\$26.25
\$ 300,000	1.0	\$12.00	\$10.00	\$18.00	\$31.50
\$ 350,000	1.0	\$14.00	\$12.00	\$21.00	\$36.75
\$ 400,000	1.0	\$16.00	\$14.00	\$24.00	\$42.00
\$ 450,000	1.0	\$18.00	\$16.00	\$27.00	\$47.25
\$ 500,000	1.0	\$20.00	\$18.00	\$30.00	\$52.50
\$ 750,000	1.0	\$30.00	\$27.00	\$45.00	\$78.75
\$ 1,000,000	1.0	\$40.00	\$36.00	\$60.00	\$105.00
\$ 1,500,000	1.0	\$60.00	\$54.00	\$90.00	\$157.50

Example:

Assumptions: Assume that you own a legal residence in Horry County having a taxable value of \$150,000 and the total millage (after allowable credits) is 82.4 mills (202.6 mills - 120.2 mills ** School Operating Fund millage).

Tax Calculation: \$6 (the cost of one mil for a legal residence with a taxable value of \$150,000) times 82.4 mills equals a tax calculation of \$494.40.

** South Carolina provides a tax credit to properties which qualify for the legal residence exemption

**2014
HORRY COUNTY TAX LEVIES**

DEBT SERVICE.....	5.0
GENERAL FUNDS	35.6
HORRY-GEORGETOWN TECHNICAL EDUCATION COLLEGE	1.8
HIGHER EDUCATION COMISSION.....	0.7
SENIOR CITIZENS FUND	0.4
COUNTY RECREATION.....	<u>1.7</u>
TOTAL LEVY FOR COUNTY PURPOSES	45.2
BOARD OF EDUCATION DEBT SERVICE FUND	10.0
SCHOOL OPERATION FUND	<u>123.1</u>
TOTAL LEVY FOR SCHOOL PURPOSES.....	133.1
TOTAL COUNTY AND SCHOOL PURPOSES.....	178.3

**SPECIAL LEVIES-WATERSHED/FIRE DISTRICTS
WASTE MANAGEMENT**

ARCADIAN SHORES.....	35.0
BUCK CREEK.....	3.2
CARTWHEEL	3.4
COUNTY FIRE DISTRICT.....	19.5
COUNTY FIRE APPARATUS REPLACEMENT	1.7
CRAB TREE	3.2
GAPWAY SWAMP.....	3.1
HIDDEN WOODS ROAD MAINTENANCE	84.6
MT. GILEAD	7.0
MURRELLS INLET – GARDEN CITY FIRE DISTRICTS	10.0
SIMPSON CREEK.....	2.9
SOCASTEE COMMUNITY RECREATION	1.8
TODD SWAMP	3.1
WASTE MANAGEMENT	6.0

MUNICIPALITIES TAX LEVIES

ATLANTIC BEACH	84.5
AYNOR.....	60.8
BRIARCLIFFE	50.8
CONWAY	82.4
LORIS	111.7
MYRTLE BEACH.....	74.5
NORTH MYRTLE BEACH.....	39.3
SURFSIDE	46.2

CERTIFICATION OF HORRY COUNTY 2014 TAX LEVY


M. LOIS EARGLE, AUDITOR

9-25-2014
DATE

A FINAL WORD ON TAXES AND FAIR ASSESSMENT

Not every property will experience the same rate of increase or decrease in property value.

Location, type of property, market activity, and the appraised value prior to reassessment – whether above or below the prescribed assessment ratio all impact the change in value and amount of taxes. In addition, the millage rates set in the future between reassessments to provide revenue needed for local government services will affect the taxes paid by all property owners. The Assessor provides only the information needed by those branches of government, which set the tax rate.

Tax bills are prepared in September/October by the Assessor and mailed by the County Treasurer in October/November.

Tax payment dates for real property are:

Thru January 15	-	no penalty
US postmark between Jan 16 thru Feb 1	-	3% penalty
US postmark between Feb 2 thru Mar 16	-	10% penalty
US postmark after Mar 16	-	15% penalty

In any event through the continual Reassessment Program, each property owner will pay no more or less than his fair share of the property tax burden.