

## Real Estate Alert - "Understanding Your South Carolina Property Tax Bill and Deciding Whether to Appeal"

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Understanding South Carolina's real and personal property tax structure involves a trip back to your high school algebra class. Essentially, the amount of tax you owe depends upon three variables:

- (i) your taxable value
- (ii) your assessment ratio
- (iii) your millage rate



The equation is as follows:

$$\text{Tax} = \frac{\text{Taxable Value}}{\text{Assessment Ratio}} \times \text{Millage Rate}$$

When deciding whether or not to appeal, or how to otherwise lower your property taxes, the first step is to determine which of these three variables, if any, could be lowered in your favor.

To properly make such a determination, you must consider the following questions:

- What is the date of valuation?
- When was the last countywide reassessment?
- Has an Assessable Transfer of Interest (ATI) Occurred?
- Has the property been improved?
- Is the county assessor's fair market value of my property reasonable?
- Is my property entitled to any cap limiting an increase in its taxable value?
- Is my property entitled to any exemptions?
- Did the assessor correctly value my personal property and is the value being depreciated appropriately?
- Am I being assessed at the most favorable assessment ratio?
- How is my millage rate determined and will it go up?

For more information on how to determine whether you can lower your property taxes, [click here](#) to read an article prepared for property owners by Nexsen Pruet.