













### **C. Limits in a Reassessment Year**

Section 12-37-3140(B) of the S.C. Code of Laws limits reassessment increases in value to 15% within a five (5) year period.

However, under section 12-37-3130(1) additions and improvements are exempt from the 15% cap and will be added at the current market value. Some common additions and improvements are:

1. New construction.
2. Reconstruction.
3. Major additions to the boundaries of the property or a structure on the property.
4. Remodeling.
5. Renovation and rehabilitation including installation.

Additions or improvements do not include minor construction or ongoing maintenance and repair of existing structures.

The repair or reconstruction of a structure damaged or destroyed by a disaster, to include, but not limited to construction defects, defective materials, fire, wind, hail, flood and other acts of God, is not an addition or improvement to the extent that the structure as repaired or reconstructed, is similar in size, utility and function of the structure damaged or destroyed and the rebuilding or reconstruction is begun within eight years after determination of the damage or destruction.

Construction of facilities in a home that makes the home handicapped accessible is not an addition or improvement if the utility and function of the structure remains unchanged.

Reassessment tables should be used to value all new houses built, additions and improvements for the reassessment period. Exception: If new construction is combined with an ATI in the same year, the assessor will use market value as of December 31 of that year.

## **Classification of Real Property**

The County Assessor is charged by South Carolina Law (Act 208 of 1975 as amended) with classifying real property for assessment purposes. All property appraised by the Lexington County Assessor has been classified into four categories depending on whether an application has been made for either legal residence and/or agricultural use value. Below, you will find a brief explanation as to the meaning of each of the four classes and the appropriate assessment ratio associated with each class.

### **1. LEGAL RESIDENCE**

Legal Residence refers to the special 4% assessment ratio for owner-occupied homes. This results in a tax savings of more than one-third of the tax bill compared to the 6% ratio if application for the special assessment is not made.

#### **A. Definition of Legal Residence:**

For property tax purposes the term "Legal Residence" shall mean the permanent home or dwelling place owned by a person and occupied by the owner thereof.

It shall be the place where he intends to remain permanently for an indefinite time even though he may temporarily be living at another location. However, the same shall not include a residence maintained principally for vacation, recreational purposes or rental property.



#### **B. Qualification Requirement for Legal Residence:**

To qualify for the special property tax assessment ratio allowed by this item, the owner-occupant must have actually owned and occupied the residence as his legal residence and been domiciled at that address for some period during the applicable tax year and remain in that status at the time of filing the application required by this item.

The owner must have title (deed or will) or bond for title recorded in the Register of Deeds Office or have an equity interest (Contract for Sale); and the property must be occupied by the owner as his legal residence. The property can include not more than five acres contiguous thereto and be owned totally or in part in fee or by life estate, but shall not include any portion which is not owned and occupied for residential purposes.











## Explanation of the Reassessment Notice

An explanation of the first nine (9) items also appears on back side of appraisal/assessment notice.

→ 3  
DOE, JOHN M.  
36 DIVISION ST  
ANYTOWN, SC 29000



**NOTICE OF CLASSIFICATION, APPRAISAL & ASSESSMENT OF REAL ESTATE      2010      TAX YEAR**

CLASSIFICATION	ACRES/LOTS	TAXABLE VALUE *	X	RATIO	=	ASSESSMENT	TAX MAP NUMBER
OWNER OCCUPIED RESIDENTIAL			X		=		004320-07-001
OTHER PROPERTY		→ 4 115,000	X	.06	=	→ 6 6,900	TAXABLE VALUE 115,000
MARKET VALUE AGRICULTURAL			X	↑ 5	=		MARKET VALUE 125,000
USE VALUE AGRICULTURAL			X		=		PREVIOUS TAXABLE VALUE 100,000
→ 7 TOTAL TAXABLE VALUE		115,000				TOTAL ASSESSMENT (NOT TAX AMOUNT) 6,900	→ 8
PROPERTY LOCATION - SUBDIVISION - LEGAL DESCRIPTION				REASON FOR CHANGE RE-APPRAISAL OF COUNTY			
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	→ 1 DATE OF NOTICE 6-14-2010
							→ 2 LAST DAY TO APPEAL 9-12-2010

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



Date notice is printed for mailing.



The last day to appeal the property value.



The owner's name as of December 31 as required by law. The mailing address is taken from the owner's deed or from the latest information provided by the owner.



The actual Assessor's taxable value (market value or Agricultural Use Value if applicable) as of December 31<sup>st</sup>, for each of the four classes of property described on the notice. This value includes the land and any structure including pools, sheds, tennis courts, etc. An explanation of the four classes is provided in the box below (Item 9).



The assessment ratio as prescribed by law for each of the four classes of property.



The assessment is the value obtained by multiplying the appraised value (Item 4) by the appropriate assessment ratio (Item 5). This assessment will be used by taxing authorities when levying taxes. The "total assessment" is the "taxable assessment" and is a combination of classification lines 1, 2 & 4. The "total assessment" is then multiplied by the "millage rate" to produce the "tax amount." Example of computing assessment and taxes:

- There are currently twenty-HLJW(2) tax districts in Lexington County. The tax district is shown in the above example is tax district 2DP in tax year 2007 and is the net millage for an owner-occupied property (4% ratio). 2007 was the first year that owner-occupied properties (4% ratio) were exempted from the school operations portion of the total millage. The County Auditor's Office

can provide the current millage rate for the district. **IMPORTANT:** The millage rate usually changes from year to year; if the rate for this year has not been set, any taxes that are computed should be considered only an estimate.

-  7. Total taxable value.
-  8. Total market value.
-  9. Previous taxable value.

<b>Class</b>	<b>Assessment Ratio</b>	<b>Meaning</b>
Owner-Occupied Residential	.04	That portion of real estate used as the owner's legal residence to include up to 5 acres of land. An initial application to receive this rate must be made by the property owner.
Other Property	.06	All other real property appraised by the Lexington County Assessor's Office not classified at either the "owner-occupied residential" class or the "use value-agricultural" class. This includes idle or vacant land, residential property either non-owner occupied or rental, and all commercial property appraised by the Lexington County Assessor's Office.
Market Value Agricultural	.06	The market value of land being used for agricultural purposes. Taxes on this value are not paid until the use of the property changes from an agricultural use. The assessed value from this class, less the assessed value from the "use value-agricultural" class below, generates the rollback assessment. This rollback assessment will have millage applied against it to produce the rollback taxes for the year the use changes and up to 5 previous years the property received the use value. See the section on rollback taxes for a further explanation of rollback taxes.
Use Value-Agricultural	.04 or .06	The agricultural value of land being used for agricultural purposes. The land in this class is the same property as in the "market value-agricultural" class above. An initial application to receive this use value classification must be made by the property owner. As long as the property continues to be used for agricultural purposes, taxes will be based on this value. The 4% ratio applies to privately owned property and the 6% ratio applies to corporate owned property not qualifying for the 4% ratio.

## **How to Calculate a Tax Estimate**

Please utilize our "Real Property – Tax Estimator" online at <http://www.lex-co.com/scripts/cgiip.exe/WService=wsTaxBill/TaxEst/rTaxEst.html>.