

The background is a dark grey chalkboard with various white chalk sketches. On the left, there's a large sketch of a microscope. Above it, a globe of the Earth is drawn. Below the microscope, there are sketches of a stack of books and a hand holding a pen. On the right side, there are sketches of a percentage sign, an exclamation mark, and a right-angle symbol. The overall theme is education and science.

# 2025 PROPERTY REASSESSMENT

EVERYTHING YOU NEVER WANTED TO KNOW

# COUNTYWIDE REASSESSMENT 2025

- REQUIREMENT
- METHOD
- PROCESS
- APPEALS PROCESS
- LIMITATION ON INCREASE
- IMPACT TO TAXPAYER

## REASSESSMENT IS REQUIRED BY STATE LAW

- **SECTION 12-43-217(A)** The South Carolina Dept. of Revenue requires each county to conduct a countywide reassessment every 5 years using the comparable sales from the 4<sup>th</sup> year to establish the market values for real estate property.  
Georgetown County will implement this reassessment in 2025.

## METHOD FOR REASSESSING PROPERTY

- Properties are compared to similar properties that were sold in the 2024 market.
- This information is used in a mass appraisal format with considerations for age, size, condition, location and other elements that affect the value.

# REASSESSMENT PROCESS

## Step 1- Value Property

- Each property is reviewed
- New value assigned

## Step 2- Send Notices

- Reassessment notices mailed for all properties that change in value by \$1,000 or more

## Step 3- Receive Appeals

- Property owners have 90 days to appeal the new value
- Appeal form is on the reassessment notice

## Step 4- Issue Findings on Appeals

- Staff will issue their ruling on each appeal
- If property owners are not satisfied with staff response, they can go to the Appeals Board

## APPEALS PROCESS

- *As defined in SECTION 12-60-2510(A)(3)* The Assessment notice comes with the option and form to appeal if you choose to do so. If you receive an assessment notice you will have 90 Day deadline stated on the notice in which to submit the appeal and any evidence to support your opinion of value. Use the Informal Appeal Form on the bottom of the notice and submit it to the Assessor's Office. You may also call or come by the Assessor's Office to discuss the value. **No appraiser or agent is necessary to do this and is at no cost to the owner.**

# APPEAL FORM INCLUDED ON THE NOTICE

GEORGETOWN COUNTY ASSESSORS' OFFICE  
 PO BOX 421270  
 129 SCREVEN STREET  
 GEORGETOWN SC 29442



**ASSESSMENT NOTICE**  
**THIS IS NOT A TAX BILL**

JOHN DOE  
 123 AVERAGE AVE  
 GEORGETOWN, SC 29440

Date of Notice:  
 1/29/2025

**Appeal Deadline Date:**  
**4/29/2025**

PHONE: 843-545-3014  
 843-545-3017  
 FAX: 843-545-3156  
 www.georgetowncountysc.org

2025 TAX YEAR Acct# 123

NOTICE OF CLASSIFICATION, APPRAISAL & ASSESSMENT OF REAL ESTATE							
CLASSIFICATION	LOI(S) ACRES	MARKET VALUE	TAXABLE VALUE	RATIO	ASSESSMENT	TAX MAP NUMBER	
* Owner Occupied Residential	1.00	360,600	315,215	0.04	12,609	01-0101-100-00-00	
* Other Property	0.00	0	0	0.00	0		
Market Value-Agricultural	0.00	0	0	0.00	0		THE TOTAL MARKET VALUE ESTIMATE *
* Use Value-Agricultural	0.00	0	0	0.00	0		IS 360,600
<b>TOTAL ASSESSMENT</b>					<b>12,609</b>		

PROPERTY LOCATION - SUBDIVISION - LEGAL DESCRIPTION 123 AVERAGE AVE GEORGETOWN 29440 ST HWY #1 LOT 1 WHITEHALL ESTATES	CHANGE REASON: REASSESSMENT	TOTAL TAXABLE CAPPED VALUE <b>315,215</b>
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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.

\*TOTAL MARKET VALUE MAY BE HIGHER THAN TAXABLE VALUE BECAUSE TAXABLE VALUE IS BASED ON SECTION 12-37-3150.

Further explanation of the information located above is found on the back of this notice as well as the Georgetown County website [www.georgetowncountysc.org](http://www.georgetowncountysc.org)

For an estimate of taxes please go to <https://www.gtcounty.org/385/Property-Tax-Calculator>

Detach and return completed form if you wish to appeal or visit [www.georgetowncountysc.com](http://www.georgetowncountysc.com) and appeal on-line

**INFORMAL APPEAL FORM**

PLEASE COMPLETE FORM FOR EACH PARCEL YOU WISH TO APPEAL

Acct# 123

TAX MAP#: 01-0101-100-00-00

OWNER:  
 JOHN DOE  
 RATIO:

GEORGETOWN COUNTY ASSESSOR'S OFFICE  
 PO BOX 421270  
 GEORGETOWN, SC 29442

Number bedrooms \_\_\_ Number full baths \_\_\_ Number half/baths \_\_\_  
 Year Built \_\_\_ Heated Living Area Square Footage \_\_\_  
 Basement \_\_\_ Finished \_\_\_ Un finished \_\_\_  
 Central Heat/Air \_\_\_ Number of Fireplaces \_\_\_ Vent-less \_\_\_  
 Garage or Carport \_\_\_ Single \_\_\_ Double \_\_\_ Other \_\_\_  
 Room Over Garage \_\_\_ Finished \_\_\_ Un finished \_\_\_  
 Number Type Detached Buildings \_\_\_  
 Is this your full time legal residence? \_\_\_  
 Is any portion of this property used as a business? \_\_\_

**GROUNDS 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) \_\_\_\_\_

DAYPHONE \_\_\_\_\_ EVENING PHONE \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Please visit the Georgetown County web site at [www.georgetowncountysc.org](http://www.georgetowncountysc.org) for additional information.



# INCREASES ARE LIMITED

STATE LIMITS THE TAXABLE INCREASE TO 15%

# TAXABLE LIMIT REFERRED TO AS “THE CAP”

## WHAT IS “THE CAP”

- Capped market value
- *As defined in SECTION 12-37-3140 (B)* Any increase in the fair market value due to the reassessment is limited to fifteen percent within a five-year period, unless there was change to the property.

## HOW TO DETERMINE IF YOUR PROPERTY IS “CAPPED”

- There are two values shown on the reassessment notice
  - Total Market Value
  - Total Taxable Capped Value

# WHERE TO FIND CAP INFORMATION

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## EXAMPLE OF “CAP” CALCUALTION

### Example

*Assume a property is valued at \$100,000 from the last reassessment of 2020 and there have been no changes to the property other than the market value has increased to \$175,000 for the property in the 2025 Reassessment. This property will be capped at a 15% increase*

*Market Value \$175,000*

*Taxable value \$100,000 X 1.15% = \$115,000.*

## THE CAP DOES NOT APPLY TO ALL PROPERTY

*Assume the same property but it was sold in 2024.*

*The property is an ATI (Automatic transfer of interest) and the cap is removed. This property will not be capped and the taxable value will be \$175,000.*

# IMPACT TO THE TAXPAYER

Little to no impact on taxpayer

Millage is reduced or “rolled back” by the percentage increase in value of property countywide

**SECTION 12-37-251.** Calculation of rollback millage; equivalent millage.

(E) Rollback millage is calculated by dividing the prior year property taxes levied as adjusted by abatements and additions by the adjusted total assessed value applicable in the year the values derived from a countywide equalization and reassessment program are implemented. This amount of assessed value must be adjusted by deducting assessments added for property or improvements not previously taxed, for new construction, for renovation of existing structures, and assessments attributable to increases in value due to an assessable transfer of interest.

# HOW THE CALCULATION WORKS

## Millage Rollback Calculation Example (Not actual figures. For example only)

2024 Assessed Value	\$ 1,000,000.00
Millage	0.050
<b>2024 Property Taxes Levied</b>	<b>\$ 50,000.00</b>

## Rollback Calculation 2025

Prior year property taxes levied	\$ 50,000.00
Divided by Reassessed Value	\$ 1,150,000.00
2025 Rollback Millage	0.043
<b>2025 Propert Taxes Levied</b>	<b>\$ 50,000.00</b>