

**PUBLISHER'S AFFIDAVIT**

STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

IN RE: Oconee County 2022 Meetings

**BEFORE ME** the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 01/08/2022 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



\_\_\_\_\_  
Hal Welch  
General Manager



\_\_\_\_\_  
Jessica Wells  
Notary Public  
State of South Carolina  
My Commission Expires November 13, 2030

Subscribed and sworn to before me this  
01/08/2022



Jessica Lee Wells  
NOTARY PUBLIC  
State of South Carolina  
My Commission Expires  
November 13, 2030



### ROOM FOR RENT

to Clemson Univ. student.  
14 miles (20) minutes from campus, this semester. WIFI, fridge, microwave, washer, dryer, den, Dish TV, downstairs. I'm retired, I live upstairs, my greatroom and BR, and kitchen are there. I only come downstairs to wash cloths. Fully furnished. Very nice safe neighborhood. No lease required. Prefer female or grad student.  
**\$600 bucks.**  
**864-710-1704.**

### REAL ESTATE SALES

#### HOUSES

#### PUBLISHERS NOTICE

ALL real estate advertising in this newspaper is subject to Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitations or discrimination" based on race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preference, limitation or discrimination." This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

### ANNOUNCEMENTS

#### ANNOUNCEMENTS

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Easy, One Day Updates!

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## Classifieds Work

complex in the Seneca area. If you are looking for a great place to live, Springbrook is the place! We would love to show you around. Credit and background check required. Units designed for persons with disabilities subject to availability. Rental assistance available. Come visit us at **115 Dalton Rd. or call (864) 882-5932 or TDD# (800) 735-2905** for more info. Equal Housing Opportunity. Managed by Partnership Property Management, an equal opportunity provider and employer.  
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**NOW AVAILABLE!!** Large 1BR & 2BR energy-efficient apartment homes, cable-ready, water included in rent. Credit and background check required. Section 8 welcome. Units designed for persons with disabilities and/or rental assistance subject to availability. Located at **100 Sunshine Circle in Westminster.**  
Call **(864) 647-8093** or **TDD#: (800)735-2905** for more info. Equal Housing Opportunity. Managed by Partnership Property Management, an equal opportunity provider and employer.  
**Apply TODAY!**

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### REAL ESTATE SALES

#### BUSINESS PROPERTY

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15. October 9, 2022  
16. October 17, 2022  
17. November 7, 2022  
18. November 21, 2022  
19. December 5, 2022  
20. December 19, 2022  
21. January 16, 2023

The Oconee County Council will meet in 2022 at 6 p.m. on the first and third Tuesday of each month with the following exceptions:

July & August meetings, which will be only on the third Tuesday of each of these months;

December meeting, which will be only the first Tuesday of the month.

All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina.

Oconee County Council will also hold a Planning Retreat beginning at 9:00 a.m. on Friday, February 18, 2022 in Council Chambers to establish short and long term goals.

Oconee County Council will also meet on Tuesday, January 3, 2023 in Council Chambers at which point they will establish their 2023 Council and Committee meeting schedules.

Oconee County Council will also hold a Budget workshop on Friday, March 18, 2022 in Council Chambers.

Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.

Oconee County Council Committees will meet in 2022 prior to County Council meetings on the following dates/times in Council Chambers located at 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following dates: February 15, April 5, July 19, & September 20, 2022.

The Transportation Committee at 4:30 p.m. on the following dates: February 15, April 19 [4:00 p.m.], July 19, & September 20, 2022.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: March 15, May 17, August 16, & October 18, 2022.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: March 15, May 17, August 16, & October 18, 2022.

The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 18 [Strategic Planning Retreat] & March 18 [Budget Workshop] and 4:30 p.m. on the following dates: March 1, April 19, & May 3, 2022.

## U-STOR-IT

### Mini Warehouse

Inside • Outside • No Cameras  
Fenced • Not Gated • Lighted  
Old Clemson Hwy.

**654-1000**



## Oconee County Council

Oconee County  
Administrative Offices  
415 South Pine Street  
Walhalla, SC 29691

Phone: 864-718-1023  
Fax: 864 718-1024

E-mail:  
[jennifercadams@oconeesc.com](mailto:jennifercadams@oconeesc.com)

John Elliott  
Chairman  
District I

Matthew Durham  
District II

Paul A. Cain  
Vice Chairman  
District III

Julian Davis, III  
Chairman Pro Tem  
District IV

J. Glenn Hart  
District V



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## OCONEE CODE OF ORDINANCES

### Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety. The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not pre-empted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

*Facility* means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

*Meeting* means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility. The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting, or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.
- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.

**PUBLISHER'S AFFIDAVIT**

**STATE OF SOUTH CAROLINA COUNTY OF OCONEE**

**OCONEE COUNTY COUNCIL**

**IN RE: Millage Workshop**

**BEFORE ME** the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 08/30/2022 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

---

Hal Welch  
General Manager



Subscribed and sworn to before me this  
08/30/2022

---

Jessica Wells  
Notary Public  
State of South Carolina  
My Commission Expires November 13, 2030



Jessica Lee Wells  
NOTARY PUBLIC  
State of South Carolina  
My Commission Expires  
November 13, 2030



Plaintiff is seeking foreclosure of its judgment liens and asking that the Court apply the sale proceeds to the sums owed under the judgments as described in the Order of Foreclosure, the bidding will remain open thirty days after the date of sale. Purchaser shall pay for preparation of deed, documentary stamps on the deed, and recording of the deed. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 8% per annum. The sale shall be subject to assessments, Oconee County taxes, easements, easements and restrictions of record, the remaining interest of the Defendant Donald R. Sears in the subject premises, and other senior encumbrances.

s/Ryan J. Patane

Ryan J. Patane  
S.C. Bar No. 103116  
Benjamin E. Grimesley  
S.C. Bar No. 70335  
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& Grimesley, LLC  
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[JUDGE'S SIGNATURE PAGE TO FOLLOW]

The Oconee County Council will hold a Millage Workshop on Tuesday, September 13, 2022 at 11 a.m. in Oconee County Council Chambers, 415 S. Pine Street, Walhalla.

The City of Westminster is add-



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You Need!**

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CLASSIFIEDS**

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**U-STOR-IT**

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Inside • Outside • No Cameras

Fenced • Not Gated • Lighted

Old Clemson Hwy.

**654-1000**

## Mailroom: Help Wanted

Monday through Friday, day and nights available.

Job involves standing for hours,  
sorting newspapers, inserting;  
some lifting required.

Pre-employment drug screen required.

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Apply in person

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**EDWARDS**

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*Maid to Shine*

2023 Fiscal Year  
2022 Tax Year  
Oconee County  
Millage Workshop

Christy W. Hubbard  
Oconee County Auditor

# Who does What?

## **Operational Millage set by county council – County and School**

The county auditor, after receiving, the appropriate information from the SC DOR and other offices, will propose/recommend a millage that will cover budgets previously adopted by county council.

However, the authority to set a levy belongs to the county governing body.

During the year reassessment is implemented a millage calculation must be used. S.C. Code Ann. Section 12-39-180 (Supp.1999) 6-1-320 (A)(1); Lee County v. Stevens (S.C.1982) 277 S.C. 421, 289 S. E. 2d 155.

## **Bond Millage set by the county Auditor – County and School**

The auditor calculates and determines the revenues needed for the payment of principal and interest (amortization/debt service) on bonds. S.C. Code Ann. Sections 4-15-150 (Supp.1999), 59-71-150(Supp.1999), 11-23-40 (Supp. 1999), 4-19-140 (1976).



## 2022 Tax Year / 2023 Fiscal Year is a Year of Reassessment for Oconee County

### What is Reassessment?

Reassessment is the process of revaluing all the property in a county to assign new values for tax purposes.

### How Often Does Reassessment Occur?

Reassessment is required every five years by South Carolina state statutes. South Carolina Code of Laws 12-43-217(A)

Reassessment was delayed 1 year per County Council – should have implemented in 2021



## Millage in a reassessment year

State law requires counties to adjust their millage after reassessment of property values to ensure that local governments receive the same amount of taxes as they did the year before. This is done to prevent a windfall (positive or negative). This year sets the new millage base until the next reassessment year. Millage can be increased above this if needed by using the growth base or the increase allowance from CPI and Population Growth.

SECTION 6-1-320 (A)(1) Notwithstanding Section 12-37-251(E), a local governing body may increase the millage rate imposed for general operating purposes above the rate imposed for such purposes for the preceding tax year only to the extent of the increase in the average of the twelve monthly consumer price indices for the most recent twelve-month period consisting of January through December of the preceding calendar year, plus, beginning in 2007, the percentage increase in the previous year in the population of the entity as determined by the Office of Research and Statistics of the State Budget and Control Board. If the average of the twelve monthly consumer price indices experiences a negative percentage, the average is deemed to be zero. If an entity experiences a reduction in population, the percentage change in population is deemed to be zero. However, in the year in which a reassessment program is implemented, the rollback millage, as calculated pursuant to Section 12-37-251(E), must be used in lieu of the previous year's millage rate.

### The calculation for millage reassessment per SC Code is:

SECTION 12-37-251. Calculation of rollback millage; adjustments to assessed value.

(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.

$$\frac{\text{Prior year taxes levied (adjusted for abatements and additions)}}{\text{Adjusted total assessed value}} = \text{Base Millage}$$



## How are the numbers calculated for the formula?

Prior year taxes levied = total tax dollars charged for Tax Year 2021

Adjusted total assessed value = 2022 assessed values minus growth

Growth = Adjustments to new total assessed value as a result of reassessment.

Examples of adjustments are:

Subtract assessments for property (real and personal) or improvements not previously taxed

Subtract assessments for new construction

Subtract assessments for renovation of existing structures

Subtract assessments attributable to an assessable transfer of interest



# Assessments used to calculate/determine base millage



## 2022 Assessed Values Used:

- Real Estate (from Assessor)
- Aircraft
- Boats/Motors/Documented Vessels
- Business Personal Property (SC DOR)
- Manufacturing (SC DOR)
- Utilities (SC DOR)
- Rail Road (SC DOR)
- Vehicles
- Manufacturing Abatement (SC DOR)
- Legal Residential Assessment (Estimated)





# Calculate Growth

- School Growth:  
17,663,891 or 4.20%
- County Growth:  
18,305,741 or 3.3%
- Growth is removed from the assessed value to ensure that the new millage base will produce the same amount of dollars collected in the prior year.
- These numbers are the difference in the 2022 beginning assessed values and the year end assessed values from 2021 and/or a percentage of.
- Growth can be added to the millage base as well as the CPI and population allowance per Act 388.

# County Operations calculated for reassessment millage

## County Operational

County Operations		
Value of a 2022 Mill	\$636,834	
Prior Year Taxes charged	\$44,790,127.45	
Current Year Assessed Value	636,834,423	
Less Growth	23,654,657	
Total assessed value to use	613,179,766	
2022 Millage Base:	0.073	73.05
Growth Dollars	\$1,727,870.30	
Growth Mills	2.71	
If Growth is Used Millage Can Be:		75.76



# School Operations calculated for reassessment millage

## School Operational

School Operations		
Value of a 2022 Mill	\$482,452	
Prior Year Taxes Charged	\$53,052,926.96	Less Tier Dollars
	\$53,052,926.96	
Current Year Assessed Value	482,452,163	
Less Growth	4,649,145	
Total assessed value to use	477,803,018	
Millage Base	0.111	111.04
Growth Dollars	\$516,218.45	
Growth Mills	1.07	
Total Reassessment		
If Growth is Used Millage Can Be:	112.11	

# 2022 Tax Year Assessments for Millage purposes

- County Operations/Bonds/TCTC – 602,892,445  
Mill Value \$602,892 (2021 was \$586,604)
- School Operational – 448,510,185  
Mill Value \$448,510 (2021 was \$422,809)
- School Bonds – 650,510,185  
Mill Value \$650,510 (2021 was \$622,809)

Mill values vary because of different abatements/reductions from each entity

# **County Council Approved Budget amounts to fund for millage purposes:**

Oconee County – \$41,000,000 – approved  
Dollar amount to set operational millage on \$36,731,514\*

SDOC- \$70,981,677 – approved  
Dollar amount to set millage on \$50,062,676\*

\* Dollar Amount to set millage on is: Dollar amount approved less: FILOT, state reimbursements, tier dollars and designated county mills per ordinance 2022-01



# Dollar amounts for debt service payments

- ◎ County - \$1,464,785
- ◎ SDOC - \$18,294,581
- ◎ The amounts listed above are for payments due from October 2022 – October 2023.
- ◎ Payments due through September 30, 2022 were accounted for in bond millage for the 2021 tax year.

# Millage Recommended to fund Approved Budgets

- County Operations/TCT – 74.3 mills (decrease of 3.0 mills)
- School Operations – 111.6 mills (decrease of 4.1 mills)
- County Bonds - 2.0 mills (no change)
- School Bonds – 30.0 mills (decrease of 1.0 mill)
  
- Total millage for 22/23 – 217.9
  
- **Overall recommended millage is a decrease of 8.1 mills**

## 2021 millage vs 2022 recommended millage

County Vehicle								
Tax Year	Vehicle Value	Ratio	Assessment	Millage	Taxes	Less School Operating Millage	Homestead Exemption	Estimated Tax Due
2021	\$ 25,000.00	6%	\$ 1,500.00	226.0	\$ 339.00	-	-	\$ 339.00
2022	\$ 25,000.00	6%	\$ 1,500.00	217.9	\$ 326.85	-	-	\$ 326.85
<b>DIFFERENCE (INCREASE (DECREASE) IN TAX)</b>				(8.1)				<b>\$ (12.15)</b>

County Vehicle								
Tax Year	Vehicle Value	Ratio	Assessment	Millage	Taxes	Less School Operating Millage	Homestead Exemption	Estimated Tax Due
2021	\$ 50,000.00	6%	\$ 3,000.00	226.0	\$ 678.00	-	-	\$ 678.00
2022	\$ 50,000.00	6%	\$ 3,000.00	217.9	\$ 653.70	-	-	\$ 653.70
<b>DIFFERENCE (INCREASE (DECREASE) IN TAX)</b>				(8.1)				<b>\$ (24.30)</b>



**2021 millage vs 2022 recommended millage**

**no change  
in values**

**NON-RESIDENTIAL PROPERTY**

Tax Year	Home Value	Non-Residential Ratio	Assessment	Millage	Taxes	Less School Operating Millage	Homestead Exemption	Estimated Tax Due
2021	\$ 250,000.00	6%	\$ 15,000.00	226.0	\$ 3,390.00	-	-	\$ 3,390.00
2022	\$ 250,000.00	6%	\$ 15,000.00	217.9	\$ 3,268.50	-	-	\$ 3,268.50
<b>DIFFERENCE (INCREASE (DECREASE) IN TAX)</b>				<b>(8.1)</b>				<b>-\$121.50</b>

**RESIDENTIAL PROPERTY (NO HOMESTEAD EXEMPTION)**

Tax Year	Home Value	Residential Ratio	Assessment	Millage	Taxes	Less School Operating Millage	Homestead Exemption	Estimated Tax Due
2021	\$ 250,000.00	4%	\$ 10,000.00	226.0	\$ 2,260.00	\$ (1,153.00)	-	\$ 1,107.00
2022	\$ 250,000.00	4%	\$ 10,000.00	217.9	\$ 2,179.00	\$ (1,116.00)	-	\$ 1,063.00
<b>DIFFERENCE (INCREASE (DECREASE) IN TAX)</b>				<b>(8.1)</b>			<b>-</b>	<b>-\$44.00</b>

**RESIDENTIAL PROPERTY WITH HOMESTEAD EXEMPTION**

Tax Year	Home Value	Residential Ratio	Assessment	Millage	Taxes	Less School Operating Millage	Less Homestead Exemption	Estimated Tax Due
2021	\$ 250,000.00	4%	\$ 10,000.00	226.0	\$ 2,260.00	\$ (1,153.00)	\$ (213.20)	\$ 893.80
2022	\$ 250,000.00	4%	\$ 10,000.00	217.9	\$ 2,179.00	\$ (1,116.00)	\$ (212.60)	\$ 850.40
<b>DIFFERENCE (INCREASE (DECREASE) IN TAX)</b>				<b>(8.1)</b>				<b>-\$43.40</b>

increase in  
value of  
homes

## 2021 millage vs 2022 recommended millage

### NON-RESIDENTIAL PROPERTY

Tax Year	Home Value	Non-Residential Ratio	Assessment	Millage	Taxes	Less School Operating Millage	Homestead Exemption	Estimated Tax Due
2021	\$ 250,000.00	6%	\$ 15,000.00	226.0	\$ 3,390.00	-	-	\$ 3,390.00
2022	\$ 262,500.00	6%	\$ 15,750.00	217.9	\$ 3,431.93	-	-	\$ 3,431.93
DIFFERENCE (INCREASE (DECREASE) IN TAX)				(8.1)				\$41.93

### RESIDENTIAL PROPERTY (NO HOMESTEAD EXEMPTION)

Tax Year	Home Value	Residential Ratio	Assessment	Millage	Taxes	Less School Operating Millage	Homestead Exemption	Estimated Tax Due
2021	\$ 250,000.00	4%	\$ 10,000.00	226.0	\$ 2,260.00	\$ (1,153.00)	-	\$ 1,107.00
2022	\$ 262,500.00	4%	\$ 10,500.00	217.9	\$ 2,287.95	\$ (1,171.80)	-	\$ 1,116.15
DIFFERENCE (INCREASE (DECREASE) IN TAX)				(8.1)			-	\$9.15

### RESIDENTIAL PROPERTY WITH HOMESTEAD EXEMPTION

Tax Year	Home Value	Residential Ratio	Assessment	Millage	Taxes	Less School Operating Millage	Less Homestead Exemption	Estimated Tax Due
2021	\$ 250,000.00	4%	\$ 10,000.00	226.0	\$ 2,260.00	\$ (1,153.00)	\$ (213.20)	\$ 893.80
2022	\$ 262,500.00	4%	\$ 10,500.00	217.9	\$ 2,287.95	\$ (1,171.80)	\$ (212.60)	\$ 903.55
DIFFERENCE (INCREASE (DECREASE) IN TAX)				(8.1)				\$9.75

# 2022 TY City Millage

◉ Salem	37.0
◉ Seneca	62.7
◉ Walhalla	84.0
◉ Westminster	99.3
◉ West Union	51.8

No reported changes at this time for towns



# Keowee Fire District Millage

17.5 Mills

**Questions?**