



**CITY OF CLEMSON
AD VALORUM PROPERTY TAX
NET TAX LIABILITY FOR RESIDENTIAL PROPERTY**

To determine a homeowner's monthly Property Tax Liability for the City of Clemson, follow these steps:

| <u>Steps</u> | <u>Example</u> |
|--|--------------------------------|
| • Identify the Market Value of your Home. | Market Value = \$200,000 |
| • To compute the Assessed Valuation multiply the Market Value by 4%. | \$200,000 x .04 = \$8,000 |
| • To compute your Property Tax Bill , multiply the Assessed Valuation by a levy rate of 78.8 mills. | \$8,000 x .0788 = \$630.40 |
| • To determine your Local Option Sales Tax Credit , multiply your Market Value by the Credit Factor of .00097. | \$200,000 x .00097 = \$194.00 |
| • To determine your Net City Tax Liability , subtract the Local Option Sales Tax credit from the Property Tax Credit. | \$630.40 - \$194.00 = \$436.40 |
| • To find your Monthly Tax expense For city Services , take your Net City Tax Liability and divide by 12. | \$436.40/12 = \$36.37 |

VALUE OF YOUR CITY OF CLEMSON TAX DOLLAR

The following list represents a sampling of the services in which the City provides for your Monthly Net City Tax Liability

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|----------------------------------|------------------------------------|
| Police Protection | Free Mulch |
| Street Maintenance/Repair | Fire Protection |
| Trash Disposal Subsidy | Traffic Control and Street Marking |
| Emergency Dispatch Service | Transit Service |
| Municipal Improvements | Park Maintenance |
| Legal Counsel | Leaf & Brush Pick-Up |
| Recreational Programs/Facilities | Mosquito Fogging |
| City Administration | Community Planning |
| Animal Control Service | Recycling Service |
| Building Inspection | Engineering Service |
| Zoning/Land-Use Administration | Snow Removal |
| Bond Debt Service Payments | |

A homeowner having a house valued at \$200,000 receives all of the above services for only \$36.37 per month. By way of comparison, the following items denote common monthly expenses for a family living in Clemson:

- A 16-gallon tank of self-service gas at \$2.30 gallon costs \$36.80.
- Expanded Basic cable television package with no pay movie channels will cost \$59.27 per month. (Varies between TV packages)
- The monthly cost of homeowners insurance for a \$200,000 house is approximately \$46.66 for a standard protection policy.

All businesses and residences within the city of Clemson enjoy a low Class 2 fire rating. On average, most businesses and homes in the areas surrounding Clemson have a Class 6 or higher rating. The better fire rating enjoyed by residents of Clemson can result in significant savings on a homeowner's premium. For instance, a home insured for \$200,000 with a standard insurance package would cost a Clemson resident approximately \$560 per year. The same house in other areas (Class 6) with equivalent coverage would cost about \$710 in annual premiums. The savings of \$150 in premiums account for about 31% of your Net City Property Tax Liability on a residential property.