



Cost Comparison - 2017 Tax Year (Estimate)

For Homeowners or Owners of Residential Rental Properties (1- and 2-Family)

Real Estate Taxable Value:	\$150,000	<i>Taxable value from your tax bill or Assessor's Office</i>		
Is This Your Legal Residence?	Yes	<i>More Information (County Assessor)</i>		
Do You Qualify for the Homestead Exemption?	No	<i>More Information (County Auditor)</i>		
Net Taxable Value:	\$150,000	<i>Net Value = (Taxable value - Homestead Exemption)</i>		
Personal Vehicle Value:	\$17,000	<i>Find on your tax bill (Avg. value approx. \$8,500/car)</i>		
Are You A Columbia Water Customer?	Yes	<i>Enter Yes if you are <u>or will be</u> a customer</i>		
Are You A Columbia Sewer Customer?	Yes	<i>Enter Yes if you are <u>or will be</u> a customer</i>		
Your Average Monthly Water Consumption:	8	Unit(s) of water (8 is avg.; 1 unit = 100 cu. ft.)		
<i>Approximate avg. total Monthly Water & Sewer Bill (Out-of-City Rates):</i>	\$103	\$67 <i>Estimated Bill (In-City Rate)</i>		
Your Average Monthly Electric & Gas Bill:	\$148	<i>Average monthly electric & gas bill is approx. \$148</i>		
Your Current Tax District:	1LR - Richland One, Lower Richland			
Tax District if Annexed:	1CC - Richland One, City of Columbia			
Estimated Total Annual SAVINGS if Annexed: <i>(Based on the values entered above)</i>	\$418			
	1LR (Unincorporated)	1CC (City of Columbia)	Difference If Annexed From Unincorporated Area to City of Columbia	
	Annual Amount	Annual Amount	Annual Amount	%
a- Total Millage of Tax District	469.0	547.6	78.6	16.8%
b- School Tax Credit (legal residences only)	257.6	257.6	No Change	No Change
c- LOST Credit Factor	0.001465	0.003674	0.002209	150.8%
Total Estimated Annual Cost or Savings includes the bills below:	1LR	1CC	(Negative numbers below mean SAVINGS if annexed)	
1- Estimated Real Estate Tax Bill:	\$1,297.65	\$1,188.90	-\$108.75	-8.4%
1a- Real Estate Taxes	\$1,048.65	\$1,188.90	\$140.25	13.4%
1b- Solid Waste Fee	\$249.00	\$0.00	-\$249.00	-
2- Estimated Personal Vehicle Tax Bill:	\$453.48	\$496.09	\$42.62	9.4%
3- Estimated Columbia Water & Sewer Bill:	\$1,241.76	\$800.88	-\$440.88	-35.5%
3a- Estimated Columbia Water	\$394.20	\$231.72	-\$162.48	-41.2%
3b- Estimated Columbia Sewer	\$727.56	\$427.56	-\$300.00	-41.2%
3c- Stormwater Fee	\$0.00	\$141.60	\$141.60	-
3d- Fire Hydrant Charge	\$96.00	\$0.00	-\$96.00	-
3e- Fire Protection Charge	\$24.00	\$0.00	-\$24.00	-
4- Estimated Annual Electric & Gas Bill:	\$1,776.00	\$1,864.80	\$88.80	5.0%
4a- Estimated Electric & Gas Franchise Fees	\$0.00	\$88.80	\$88.80	-
TOTAL Estimated Annual Cost - Based on Your Entries	\$4,768.89	\$4,350.67	-\$418.21	-8.8%

While every attempt has been made to ensure that this table accurately and comprehensively reflects the annual cost or savings in taxes and fees for a typical homeowner, this table is for ILLUSTRATIVE PURPOSES ONLY and is not intended as legal or financial advice. This table reflects the 2017 Millage Schedule for Richland County. Other fees and rates are current as of the revision date of this table but are subject to change.

Instructions: Answer the questions and enter the value of your home, car(s), and bills for an estimate of your annual cost or savings if you annex your property.

For additional guidance: [Cost Comparison Guide - Annexation](#)

Questions? annexation@columbiasc.net
www.columbiasc.net/annexation

803-545-3217



Cost Comparison Guide - Annex From Unincorporated Areas to City of Columbia

Below is some additional information to help you with the Cost Comparison Worksheet tool.

As a reminder, this tool provides an estimate only!

How to Answer the Worksheet Questions:

Real Estate Taxable Value: Enter your property's taxable value, which can be found on your most recent tax notice and will be identified as "Taxable Value". If you are tax exempt, enter "0". *If you do not have your tax notice, Richland County has a Property Value and Tax Estimate Inquiry tool on the web.*

[Richland County - Taxes](#)

[Richland County Property Value & Tax Estimate](#)

[Find Your Tax Bill - Richland County](#)

Is This Your Legal Residence? If this is your Legal Residence, enter "Yes". South Carolina State Law allows owners to request a special property tax assessment ratio of 4% for their principal residence. *For more information and to apply for this assesment, please contact your County Assessor.*

[Richland County Assessor- Legal Residence Clarification](#)

phone: 803-576-2640

Do You Qualify for the Homestead Exemption? If you qualify for a Homestead Exemption (over 65, disabled, or blind), enter "Yes". This will subtract the value of the Homestead Exemption (\$50,000) from the taxable value. *For more information on tax exemptions, contact your County Auditor.*

[Richland County Auditor- Tax Exemptions](#)

phone: 803-576-2610

Personal Vehicle Value: Enter the value of your vehicles registered at this property. This value can be found on your most recent Vehicle Tax Notice, and identified as the Appraised Value. If you do not have your Tax Notice, you may enter an estimate of the fair market value of your vehicle(s). **The average appraised value of a vehicle in Richland County is about \$8,500.** The value you enter should NOT include Boats/RVs/Airplanes. Because Boats/RVs/Airplanes may be assessed at 10.5%, 6%, or even 4% of their market value based upon your personal circumstances, this category of personal property is beyond the scope of this calculator. If you have a Boat, RV, or Airplane, please contact us for further assistance.

[Find Your Tax Bill - Richland County](#)

[Richland County Personal Vehicle Tax Estimator](#)

Are You a Columbia Water Customer? If you are a customer of Columbia water services at this property (or will be a customer), enter "Yes". Enter "No" if your property is served by another water provider, or if your property is a rental property and you do not pay the bill. If you are a Columbia water Customer and annex into the City, you will see a reduction in your monthly bill. You may be a water customer or a sewer customer, or both.

www.columbiascwater.net

[Columbia Water- Customer Care Center](#)

phone: 803-545-3300

Are You a Columbia Sewer Customer? If you are a customer of Columbia sewer services at this property (or will be), enter "Yes". Enter "No" if your property is served by another sewer provider, or if you have a septic system in good repair and do not intend to connect to city sewer, or if your property is a rental property and you do not pay the bill. If you are a Columbia sewer customer and annex into the City, you will see a reduction in your monthly bill. You may be a water customer or a sewer customer, or both.

www.columbiascwater.net

[Columbia Water \(and Sewer\)- Customer Care Center](#)

phone: 803-545-3300

Your Average Monthly Water Consumption: Enter your average monthly water consumption, measured in units. A unit is equal to 100 cubic feet, and **the average residential customer uses 8 units/month.** For a handy point of reference, an estimate of the average monthly bill based on your entry is provided on the line below this field. *If you do not know your average water consumption, consult your water bill or visit the Water & Sewer Bill Estimator linked below.*

[City of Columbia Water & Sewer Bill Estimator](#)

phone: 803-545-3300

[Columbia Water Online Customer Web Access](#)

Your Average Monthly Electric and Gas Bill: Enter your average monthly electric & gas bill, in dollars. **The monthly bill of a typical SCE&G residential customer (using 1000 kWh/mth) was \$148** as of November 2017. *You may find your information on your most recent bill- or contact your utility provider.*

[South Carolina Electric & Gas \(SCE&G\)](#)

phone: 800-251-7234

Tax District: Select your current Tax District. There are 18 unique Tax Districts in Richland County. If you have a copy of your tax notice, the tax district is identified on the notice or you can search for your property's tax district through one of the links below. **If your tax district is not available to select in this calculator, please contact us!**

[Richland County Property Value & Tax Estimate](#)

[Richland County GeoInfo Internet Mapping](#)

[Find Your Tax Bill - Richland County](#)

[Richland County Maps](#)



Cost Comparison Guide - Annex From Unincorporated Areas to City of Columbia

More Information on Taxes, Fees, and Bills:

Annexation of a property will affect certain taxes, fees, and bills you pay on a monthly or annual basis. For non-commercial residential properties with homes, the four bills detailed below will likely change. One other bill may change but is beyond the scope of this calculator- *if you own a boat, RV, or airplane*, please contact us for additional assistance. The items below are calculated based on the values you enter into the calculator.

Tax Rate Information

- a- **Total Millage of Tax District:** The taxes you pay on your property depend in part on your Tax District and is shown in this row of the calculator, measured in mills. The total *millage* of your Tax District includes various line items in addition to the County and City operating millage. These items include the taxes paid on your property tax bill that fund Schools, the Library, the Zoo, and other programs and bonds. The City's share of the Total Millage in the 1CC, 2CC, and 6CC Tax Districts is 98.1 mills for the 2017 Tax Year. However, the difference in millage between your current Tax District and the related Tax District in the City is less than the full City millage because some of the line items referenced above do not apply to properties within the City limits.
[Richland County Auditor's Office \(Millage rates are at bottom of the page\)](#)
- b- **School Tax Credit:** Owner-occupied residential properties are exempt from School Operating taxes. Your School District does not change upon annexation.
[More information about the School Tax Credit \(Richland County Assessor's Office\)](#)
- c- **LOST Credit Factor:** **For this line, a positive number means savings!** A portion of the Local Option Sales Tax collected each year is refunded to property owners as a credit against property taxes due. Properties in the City of Columbia receive a larger credit than unincorporated areas.

How Your Bills Change:

1- Estimated Real Estate Tax Bill

Your annual real estate tax bill is generated towards the end of the year and is due in January of the next calendar year (for example, taxes you pay in January 2018 are for the 2017 tax year). In unincorporated areas, this bill includes your real estate taxes and your solid waste fee.

1a- Real Estate Taxes: Real Estate Taxes include total millage and credits within each tax district, but does not include Solid Waste Fee charged to unincorporated households. This estimate of your real estate taxes is based upon the *Real Estate Taxable Value* you have entered and the tax district you have indicated, and includes tax credits you qualify for based upon your entries.

[Find Your Tax Bill - Richland County](#)

[Richland County Property Value & Tax Estimate](#)

1b- Solid Waste : Unincorporated residences pay an additional \$249 solid waste fee for curbside service and added to your tax bill. For properties in the City of Columbia, solid waste collection is included in the basic City millage (98.1 mills for 2017) and so are already included in the number for *1a- Real Estate Taxes*. **Vacant residential lots do not pay an additional solid waste fee; contact us for an adjusted estimate if this applies to you.**

[Richland County Solid Waste](#)

[City of Columbia Solid Waste](#)

- #### **2- Estimated Personal Vehicle Tax Bill** is calculated based upon the Personal Vehicle Value you have entered and includes total millage and credits within the tax districts shown.

[Find Your Tax Bill - Richland County](#)

[Richland County Vehicle Tax Estimator](#)

- Continued -

Questions? Feedback?

More Help:

annexation@columbiasc.net

www.columbiasc.net/annexation
[City Services Guide](#)

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[City of Columbia Website](#)
[Report to the Community](#)



Cost Comparison Guide - Annex From Unincorporated Areas to City of Columbia

3- Estimated Columbia Water & Sewer Bill

While you pay your bill monthly, the numbers provided for this bill in this calculator show an estimate of the annual cost. The average residential customer saves about 35% each year on water and sewer bills if annexed. The actual savings depends on your water (and sewer) use, as there are some fixed costs (stormwater/hydrant/fire fees) in addition to the variable cost of your actual water use.

[City of Columbia Water & Sewer Bill Estimator](#)

[Columbia Water Online Customer Web Access](#)

3a- Estimated Columbia Water: If you are (or will be) a Columbia water customer, your water rates drop by about 41.2% if you annex into the City of Columbia.

3b- Estimated Columbia Sewer: If you are (or will be) a Columbia sewer customer, your sewer rates drop by about 41.2% if you annex into the City of Columbia. Whether you are in the City limits or outside the City limits, there is a 14-unit cap on your summer (April-October) sewer fees if you are a residential customer.

3c- Stormwater: For unincorporated properties, the stormwater fee is a separate millage (3.4 mills in 2016, included in *1a- Real Estate Taxes*). The City of Columbia is upgrading our Stormwater Utility systemwide! Residential customers in the City limits are charged \$11.80/month on water & sewer bills effective 7/1/2017. This rate is scheduled to increase to \$12.54/mth on 7/1/18, \$13.32/mth on 7/1/19, \$14.15/mth on 7/1/20, and \$15.03/mth on 7/1/21.

[Stormwater Utility Billing- City of Columbia](#)

3d- Fire Hydrant Charge: \$8/month is charged to residential Water & Sewer customers outside of City limits as part of the funding of fire protection in these areas.

3e- Fire Protection Charge: \$2/month is charged to residential Water & Sewer customers outside of City limits on behalf of the County as part of the funding of fire protection in these areas.

4- Estimated Annual Electric & Gas Bill

A franchise fee of up to 5% is charged to Power Companies for their use of City property and rights-of-way. The companies pass this cost along to consumers. An average residential customer using 1000 kWh has a bill of approximately \$148/month (or \$1,776/year).

4a- Est. Electric/Gas Franchise Fees: The cost of the franchise fee for an average residential customer is approximately \$89/year.

ALSO-

Did you know that your homeowner's insurance premiums may also be reduced if you annex? Properties in the City of Columbia have an **ISO rating of 1**, the best available, compared to a 2 in unincorporated areas. Call your insurance agent to see if savings apply.

Common Terms

- Millage-** The millage rate is a measurement of the tax rate- 1 mill is equal to 1 dollar of taxes per \$1,000 of **Assessed Value**.
- Assessed Value-** Assessed value is the **Taxable Value** of your property multiplied by the Assessment Ratio for your property. The assessment ratio for owner-occupied properties is 4%. In this table, the assessed value is calculated based upon your input of values for real estate or personal vehicles.
- Taxable Value-** Taxable value is determined by the Assessor's or Auditor's office, which is their determination of fair market value less any exemptions you qualify for (i.e. the real property Homestead Exemption for the elderly/blind/disabled).

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