2026 McCormick County Property Tax Computations

Introduction: The following table is provided for information purposes only. The methodologies, millage rates, fees, and multipliers for the computations shown below were obtained from county sources, including the County Auditor. They are subject to change and the results obtained may vary, depending on rounding and other factors, including whether they are properly applied. The information contained herein is provided solely to allow users to obtain close approximations of their 2026 tax bills and no warranties or guarantees are made or implied.

Note to Users: In McCormick County, tax payments are made in arrears rather than in advance, as they may be done in other states and localities. The tax bill you will receive in October or November 2026, which is payable in January 2027 or before, is your property tax bill for calendar year 2026. The data elements for each step are those that will appear on the portion of your tax bill that is marked, "KEEP THIS SIDE FOR YOUR RECORD".

Data Elements	Computations for Permanent Residents	Computations for Non-Resident Property Owners
Description of Property	Verify that your subdivision information, and lot and block numbers are accurate.	Verify that your subdivision information, and lot and block numbers are accurate.
Appraised Value of Property	Obtain this figure from your 2025 letter from the County Assessor that revised your appraisal; from a letter that revised this appraisal based on an objection or appeal; or another document establishing the current appraisal.	Obtain this figure from your 2025 letter from the County Assessor that revised your appraisal; from a letter that revised this appraisal based on an objection or appeal; or another document establishing the current appraisal.
Property Valuation	Multiply the "appraised value" of your property times 4% (0.04) and round it to the nearest $10.00. Example: If the appraised value of your property is $350,480, then – $350,480 X 0.04 = $14,019 (which rounds to $14,020).	Multiply the "appraised value" of your property times 6% (0.06) and round it to the nearest $10.00. Example: If the appraised value of your property is $350,480, then – $350,480 X 0.06 = $21,028.80 (which rounds to $21,030).
Tax Levy	The 2026 tax levies are: County and School – 330.0 mills or .3300 S.L.V. Special Tax District – 9.5 mills or .0095	The 2026 tax levies are: County and School – 330.0 mills or .3300 S.L.V. Special Tax District – 9.5 mills or .0095
Unadjusted Property Tax Levy – County and School	To obtain your county property tax (which includes your taxes for schools) multiply your property valuation by the millage rate, 330.0 (i.e., by .3300). Example: If your property valuation is $14,020 then – $14,020 X .3300 = $4,626.60	To obtain your county property tax (which includes your taxes for schools) multiply your property valuation by the millage rate, 330.0 (i.e., by .3300). Example: If your property valuation is $21,030 then – $21,030 X .3300= $6,939.90
Unadjusted Property Tax Levy – S.L.V. Special Tax District	To obtain your county property tax for the special tax district, multiply your property valuation by the millage rate, 9.5 (i.e., by 0.0095). Example: If your property valuation is $14,020 then – $14,020 X .0095 = $133.19	To obtain your county property tax for the special tax district, multiply your property valuation by the millage rate, 9.5 (i.e., by 0.0095). Example: If your property valuation is $21,030 then – $21,030 X .0095 = $199.79

Data Elements	Computations for Permanent Residents	Computations for Non-Resident Property Owners
L.O.S.T. Credit	**To obtain your L.O.S.T. credit amount, multiply the total appraised value of your property (not the property valuation) by .000375, the calculated multiplier for 2026. If you claim the Homestead Credit (see below), you must subtract $75,000 from the appraised value of your property before multiplying by .000375.** **Example: If your appraised value is $350,480 then –** **$350,480 X .000375 = $131.43** **If your appraised value is $350,480 and you are claiming the Homestead Credit then –** **$350,480 – $75,000 = $275,480 X .000375 = $103.31**	**To obtain your L.O.S.T. credit amount, multiply the total appraised value of your property (not the property valuation) by .000375, the calculated multiplier for 2026.** **Example: If your appraised value is $350,480 then –** **$350,480 X .000375 = $131.43**
Homestead Credit For School and County, and S.L.V. Tax District (if you or your spouse are 65 years of age or older, disabled, or blind and either of your names appear on the title to the property)	**Multiply the maximum amount of the Homestead credit ($75,000) by 0.04. The result is $3000.00** **Subtract the millage rate for the operational expenses of the school district (154.6 mills) from the county and school tax levy (see above), i.e., 330.0 – 154.6. The result is 175.4 mills (or .1754). Multiply $3,000 by .1754 The result is $526.20** **Multiply the millage rate for the S.L.V. Special Tax District (9.5 mills or .0095) by $3,000. The result is $28.50**	**Not applicable for non-residents.**
School Tax Credit Savings	**To obtain your school tax credit savings, multiply your property valuation by 154.6 mills (or .1546).** **Example: If your property valuation is $14,020 then –** **$14,020 X .1546 = $2,167.49**	**Not applicable for non-residents.**

Data Elements	Computations for Permanent Residents	Computations for Non-Resident Property Owners
Subtotal for County and Schools	**Subtract from your unadjusted property tax total for county and schools the deduction of L.O.S.T. credit, the deduction of Homestead credit (if applicable), and the deduction for school tax credit savings.** **Example: If your unadjusted property tax is $4,626.50 then –** **$4626.50** **minus 103.31 (L.O.S.T. Credit)** **minus 526.20 (Cnty. and School Homestead Credit)** **minus 2167.49 (School Tax Credit Savings)** **total $1829.60** **Example: If you are not eligible for the Homestead Credit, then deduct the full amount of the L.O.S.T. Credit ($144.75) and the School Tax Credit Savings, but not the County and School Homestead Credit.** **$4626.60** **minus 131.43 (L.O.S.T. Credit)** **minus 2167.49 (School Tax Credit Savings)** **total $2327.68**	**Subtract from your unadjusted property tax total the deduction of L.O.S.T. credit.** **Example: If your unadjusted property tax is $6,939.90 then –** **$6939.90** **minus 131.43 (L.O.S.T. Credit)** **total $6808.47**
Subtotal for S.L.V. Tax District (if you are eligible for the Homestead Credit)	**Subtract from your unadjusted property tax total the amount of your Homestead Credit (if applicable).** **Example: If your unadjusted property tax total for S.L.V. Special Tax District is $133.19 then –** **$133.19** **minus 28.50 (S.L.V. Spec. Tax Dist. Hstead Credit)** **total $104.69 (adjusted total)**	**Not applicable for non-residents.**
Solid Waste Disposal Fee	**This is a flat fee of $100.00. No computations are necessary.**	**This is a flat fee of $100.00. No computations are necessary. This fee is applicable to non-residents only if there is an electric meter in use on their property. It is not applicable to undeveloped properties without electricity.**

Data Elements	Computations for Permanent Residents	Computations for Non-Resident Property Owners
Pay This Amount	**If you claim the Homestead Credit, add the subtotal for county and schools, the subtotal for S.L.V. Special Tax District, and the Solid Waste Disposal Fee.** **Example: $1829.60 (subtotal for county and school)** **plus 104.69 (subtotal for S.L.V. Spec. Tax. Dist.)** **plus 100.00 (Solid Waste Disposal Fee)** **total $2034.29** **Your Tax Bill to the County, if paid on time, is $2,034.29** **If you do not claim the Homestead Credit, then add the subtotal for county and schools, the unadjusted property tax total for the S.L.V. Special Tax District (e.g., $133.19) instead of the adjusted total, and the Solid Waste Disposal Fee.** **Example: $2327.68 (subtotal for county and school)** **plus 133.19 (subtotal for S.L.V. Spec. Tax Dist.)** **plus 100.00 (Solid Waste Disposal Fee)** **total $2560.87** **Your Tax Bill to the County, if paid on time, is $2,560.87**	**Add the subtotal for county and school, the property tax for the S.L.V. Special Tax District (unadjusted), and the Solid Waste Disposal Fee.** **Example: $6808.47 (subtotal for county and school)** **plus 199.79 (S.L.V. Spec. Tax. Dist. unadjusted)** **plus 100.00 (Solid Waste Disposal Fee)** **total $7108.26** **Your Tax Bill to the County, if paid on time, is $7,108.26** **Note: The $100.00 solid waste disposal fee is applicable only to properties with electric meters. It will not be billed to owners of undeveloped properties without electric meters and should be deducted from the calculations provided above.**

Definitions and Explanations:

1. Appraised Value of Property – This includes the appraised value of the land/acreage and any buildings thereon. Your tax bill will contain separate appraised values for both land and buildings, and separate property valuations for them as well. Only the totals are used for tax computation purposes. If you have any questions regarding the appraised value of your property, contact John Powell, the McCormick County Assessor, at (864) 852-2931, or contact him in Room 201 at the county courthouse, 133 South Mine Street.

2. S.L.V. Special Tax District – This was established when SLV was created to fund certain county services for SLV, e.g., fire protection.

3. L.O.S.T. Credit – This is a state tax credit for local option sales taxes and the multiplier is calculated by the county based on figures supplied by the state.

4. Homestead Credit – If either you (or your spouse, if applicable) is 65 years of age or older, blind, or disabled for the entire tax year, under state law you are eligible to deduct $75,000 from the appraised value of your property for your "Homestead" if your property is your primary residence for voting, driver's license, automobile registration, etc.; you hold fee simple title or life estate to your residence; and you have been a legal resident of South Carolina for at least one calendar year. You may also qualify if you are the surviving spouse of a person who was not otherwise qualified for the Homestead Exemption on December 31 preceding the tax year for which the exemption is claimed, but was 65 years of age, legally blind, or permanently disabled at the time of his/her death, and meet ownership and residency requirements. This deduction is applicable to the tax computations for both county and school, and the S.L.V. Special Tax District. This credit was increased from $50,000 to $75,000 by the SC Legislature in their 2026 session in Part 1B Section 117.220 of the 2026-2027 Appropriation Act (Act 259). The eligibility for the Homestead Credit was not changed in the Act.

To be eligible for the Homestead Credit you will need proof of your age (driver's license, Medicare/Medicaid card, or birth certificate), legal blindness (documentation from a licensed ophthalmologist), or disability (documentation from the state or Federal agency certifying the disability). These documents must be presented to the County Auditor at the McCormick County Courthouse before you pay your taxes.

5. School Tax Credit Savings – Under Act 388, the state's Property Tax Reduction Act of 2006, residents are entitled to deduct the county millage rates that are used to support the operational expenses of the school district. The county then bills the state for the total amount of the property taxes from residents that would have been collected for this purpose, if not for the exemption. To cover the costs of these deductions at the county level, the state imposed an additional one cent sales tax, beginning in 2007. The proceeds of this tax go into a fund at the state level from which counties are reimbursed.

6. A Solid Waste Disposal Fee of $80.00 per year per household was approved by the McCormick County Council in June 2014 and was increased to $100.00 by council in August 2025. It is applicable only to properties with operating electric meters. It is not applicable to undeveloped properties without electric meters and the $100.00 fee should be deducted from the non-resident tax and fee calculations provided above, if appropriate.

7. The calculations in this document may differ from those in the accompanying spreadsheet by a penny in some cells due to automated v. manual rounding of individual calculations.

Prepared by: **Chuck Cook, District 3 County Councilman**
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