



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

To determine your monthly 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 = \$150,000
• To compute the Assessed Valuation multiply the Market Value by 4%.	\$150,000 x .04 = \$6,000
• To compute your Property Tax Bill , multiply the Assessed Valuation by a levy rate of 78.6 mills.	\$6,000 x .0786 = \$471.60
• To determine your Local Option Sales Tax Credit , multiply your Market Value by the Credit Factor of .000888.	\$150,000 x .000888 = \$133.20
• To determine your Net City Tax Liability , subtract the Local Option Sales Tax credit from the Property Tax Credit.	\$471.60 - \$133.20 = \$338.40
• To find your Monthly Expenses For city Services , take your Net City Tax Liability and divide by 12.	\$338.40/12 = \$28.20

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 \$150,000 receives all of the above services for only \$28.20 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 3.30 gallon costs \$52.80.
- Expanded Basic cable television package with no pay movie channels will cost \$50.27 per month.
- The monthly cost of homeowners insurance for a \$150,000 house is approximately \$36.00 for a standard protection policy.

All businesses and residences within the city of Clemson enjoy a low Class 4 fire rating. On average, most businesses and homes in the areas surrounding Clemson have a Class 6 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 \$150,000 with a standard insurance package would cost a Clemson resident approximately \$420 per year. The same house in other areas (Class 6) with equivalent coverage would cost about \$480 in annual premiums. The savings of \$60 in premiums account for about 18% of your Net City Property Tax Liability on a residential property.