

## 15% REASSESSMENT CAP EXAMPLES

### Basic 15% Cap Example

The 15% cap is a formula that exempts part of the value increase from being taxed. It relies on the prior market value, the new reassessment value and the 15% limitation imposed by law. About 80% of the properties in Charleston County will benefit from the 15% cap this reassessment. In the example following, \$30,000 is exempted from taxation due to the cap limitation.

<i>Prior Market Value</i>	\$ 200,000	
<i>Taxable Value – Capped at 15%</i>	\$ 230,000	(\$200,000 x 1.15%)
<i>New Market Value</i>	\$ 260,000	
<i>Less Taxable Value – Capped at 15%</i>	<u>-\$ 230,000</u>	
<i>Cap Exemption</i>	<b>=\$ 30,000</b>	

### Example of a Partial Cap

When there have been physical changes to the property, some of the improvements/changes may not be capped. South Carolina law says that “....this limit does not apply to the fair market value of additions or improvements to real property in the year those additions or improvements are first subject to property tax...”

In the case of the partial cap shown below, the cap exemption from the previous example remains the same (\$30,000), but it is subtracted from a new market value that includes the new improvement, resulting in a taxable/capped value of \$250,000. In this example a swimming pool was completed in 2024- its value is not capped:

<i>Market Value Before Pool</i>	\$ 260,000	
<i>Market Value After Pool</i>	\$ 280,000	
<i>Less Cap Exemption</i>	<u>-\$ 30,000</u>	
<i>Taxable Value – Capped at 15% with Pool</i>	\$ 250,000	

### Example of a Previously Capped Property that Increases in Value

At reassessment, the *taxable* value can increase no more than 15% over the previous *taxable* value. The calculation relies on the prior market value, the new reassessment value, the previous capped value and the limitation imposed by law. This is the fourth reassessment that Charleston County has implemented since the 15% Reassessment Cap became law. In some instances, a 15% cap is now stacked on a first, second, and even third 15% cap. This can mean a significant difference between the taxable/capped value and market value. An example follows where the previous value was capped:

<i>Market Value 2020 Reassessment</i>	\$ 260,000	
<i><u>Prior</u> Taxable Value (capped)</i>	\$ <b>230,000</b>	<i>2020 Taxable Value- Capped at 15%</i>

*New Market Value 2025 Reassessment*      \$ 314,600      (*represents the average 21% increase*)

*Less New Taxable Value- Capped at 15%*    -\$ 264,500    (*\$230,000 + 15% Cap*)  
*New Cap Exemption*                                **=\$ 50,100**

In this example, the previous cap reduced the value by \$30,000; the new cap reduces the value by \$50,100. The current taxable value of \$264,500 is just a little above the market value from five years before.