

GUIDE NO. 01

# Questions to Ask Before You Move to Florence

*The Architrave*

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*Schools, jobs, safety & more, with direct links*

A local's guide from Sara Hape

Epique Realty, Florence, SC & the Pee Dee Region

## WHY THIS GUIDE IS DIFFERENT

*Every relocation guide tells you about the barbecue and the beaches. This one is built around the questions you'll actually want answered before you commit.*

Scan any QR code below, or type the link, to go straight to the real, official source.

01

## What schools serve this address?

Florence County has four public school districts, and which one serves a specific address depends entirely on location, so always confirm before you fall in love with a house.



**SC School Report Cards**

[screportcards.com](http://screportcards.com)



**Florence 1**

[f1s.org](http://f1s.org)



**Florence 2**

[fsd2.org](http://fsd2.org)



**Florence 3**

[florence3.k12.sc.us](http://florence3.k12.sc.us)



**Florence 5**

[fsd5.org](http://fsd5.org)

## PRIVATE SCHOOL OPTIONS

A few well-established options in the area, if you're considering private school:

Florence Christian School [fcseagles.org](http://fcseagles.org)

The King's Academy [tkaflorence.com](http://tkaflorence.com)

St. Anthony Catholic School [saintanthonycatholic.com](http://saintanthonycatholic.com)

Trinity Collegiate School (Darlington, serves the greater Pee Dee) [trinitycollegiate.org](http://trinitycollegiate.org)

02

## What does the job market look like?

The Florence metro area has been one of the fastest-growing job markets in South Carolina in recent reporting. SC Works is the state's official job listings database if you're searching for open positions; the Community Profile breaks down unemployment, top employers, and wages by industry.



**SC Works Job Listings**

[jobs.scworks.org](https://jobs.scworks.org)



**Florence Community Profile**

[lmi.sc.gov](https://lmi.sc.gov)

03

## How safe is the area?

The South Carolina Law Enforcement Division (SLED) publishes official, searchable crime statistics by jurisdiction and year, the same data source used by researchers and journalists. Search any specific town, sheriff's office, or police department directly.



**SLED SC Crime Statistics**

[beyond2020.sled.sc.gov](https://beyond2020.sled.sc.gov)

Numbers only tell part of the story. Drive through at different times of day, including evenings and weekends, park and walk a block, and talk to a few people out in their yards or at a nearby coffee shop, they'll usually give you the most honest read. Check how well homes on the street are kept up, and look up the town or neighborhood's local Facebook group to see what actual residents are talking about.

04

## What will property taxes actually cost?

South Carolina's property taxes are notably lower than many other states, but the exact amount depends on the property, its assessed value, and whether it qualifies as your primary residence (legal residence rate).



Florence County Tax  
Assessor

[florencecountysc.gov](http://florencecountysc.gov)

### A Few More Things Worth Asking

- Which fire district and flood zone is the property in? (Affects insurance costs.)
- Is the home on county water/sewer, or well and septic?
- What's the actual commute to work, not just the mileage, since rural roads take longer than they look.
- Is the neighborhood in a growing area, or an established one? Both have trade-offs worth discussing.

### DON'T FORGET

#### Vehicle property tax is separate from registration.

South Carolina bills an annual property tax on cars, trucks, and motorcycles based on the vehicle's value and your county's rate. It's due before you can register the vehicle, and new residents have 45 days to register after moving here.

#### You have to actively apply for the lower property tax rate on your home.

Primary residences qualify for a 4% assessment ratio instead of the default 6%, but it isn't automatic. You have to file for the legal residence exemption with the county assessor, and missing it can mean paying noticeably more than you should.

#### You have 90 days to get an SC driver's license.

New residents are required to get a South Carolina driver's license within 90 days of moving, alongside the 45-day vehicle registration window. Both are easy to put off during a move, and both come with penalties if you wait too long.

## **Have More Questions?**

Send me a message, I'm happy to help, no obligation.

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*Links current as of publication; always verify address-specific details directly, as these can change.*