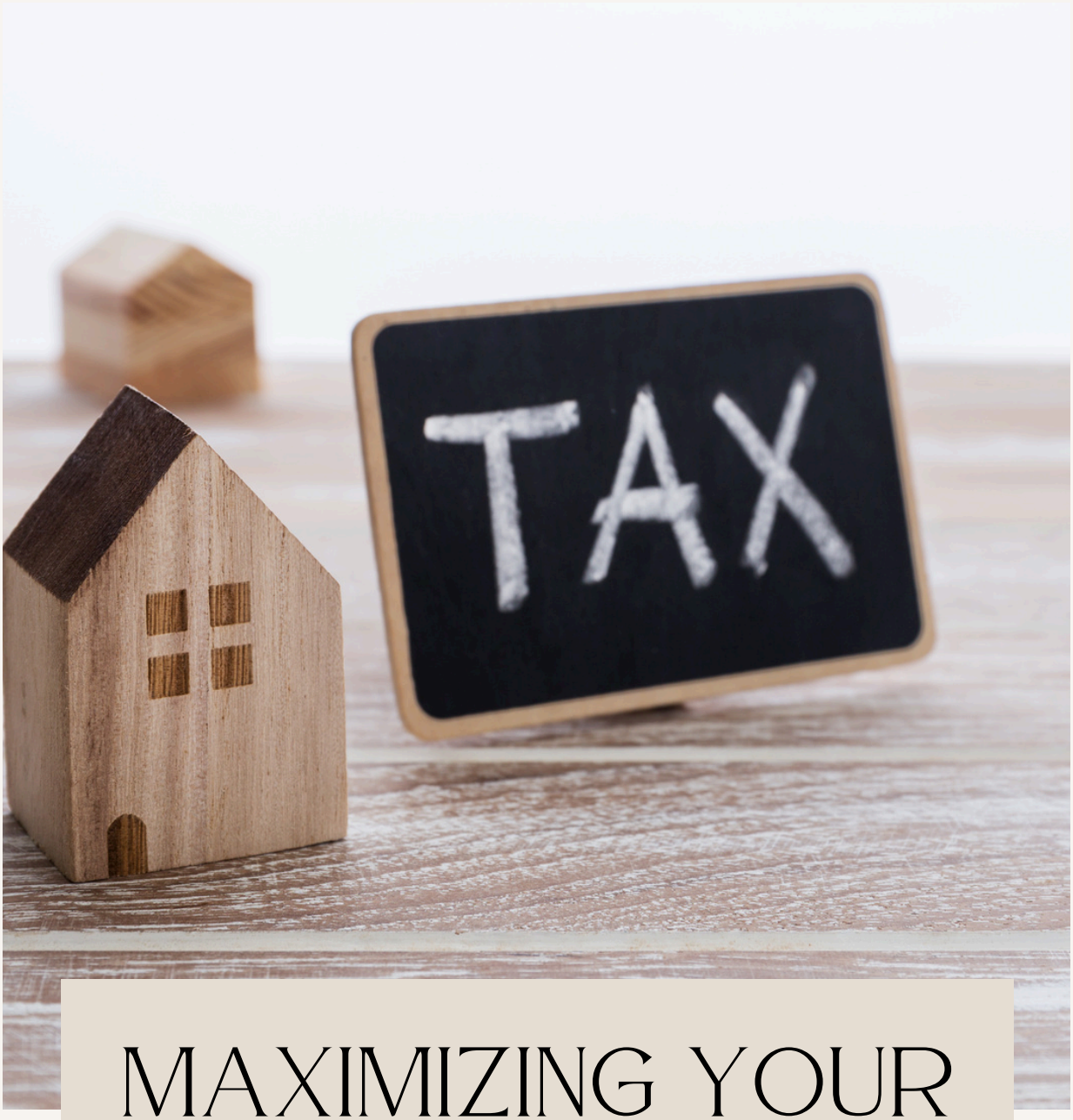


MAXIMIZING YOUR PROPERTY INVESTMENT

Navigating South Carolina Tax Classifications

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TAX & PRIMARY RESIDENCE FRAMEWORK

Understanding the tax landscape in South Carolina is essential for protecting your investment. The state offers significant incentives for primary residents, but navigating the application process is critical to avoiding unnecessary costs. In South Carolina, you must actively apply for "Legal Residence" with the county assessor to secure your preferential tax status and protect your monthly mortgage payment from an unexpected spike.

PRIMARY RESIDENCE

In South Carolina, owner-occupied homes are assessed at a 4% ratio. This significantly reduces your annual tax burden. You must apply for "Legal Residence" with the county assessor immediately after closing.

INVESTMENT PROPERTY

Second homes, short-term rentals, and investment properties are assessed at a 6% ratio. We help you factor this into your ROI calculations during the acquisition phase.



THE EXEMPTIONS

- **The Homestead Exemption:** Residents aged 65 or older, or those with specific disabilities, may qualify for a $50,000 reduction in their property's appraised value for tax purposes.
- **Specialized Veteran Exemptions:** Veterans with a 100% P&T disability rating may be eligible for a full property tax exemption on their primary residence.

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YOUR LEGAL RESIDENCE CHECKLIST

The application process is straightforward once you gather the proper verification. To help you prepare your submission, here is the official checklist of commonly requested documents for all owner-occupants and spouses:

1. IDENTIFICATION & RESIDENCY

- Valid South Carolina Driver's License (showing the current property address)
- South Carolina Vehicle Registration (showing the current property address)
- Social Security Cards (for all owners and spouses)

2. INCOME TAX DOCUMENTS

- Your most recently filed South Carolina Income Tax Return.
- Note: If you have recently relocated and SC taxes have not yet been filed, your most recently filed Federal Tax Return is required.

3. POSITIONAL DOCUMENTS (IF APPLICABLE TO YOUR SITUATION)

Depending on your unique legal or household status, the county may request secondary documentation including:

- Military Orders & LES Statements
- Divorce Decrees or Separation Agreements
- Trust Documents, Power of Attorney, or Operating Agreements
- Bond for Title or executed Contract for Sale

IMPORTANT NOTE FOR MILITARY FAMILIES:

Active-duty personnel may have additional considerations depending on legal residency status and active deployment orders. We highly recommend verifying your specific document criteria directly with your local county assessor's office.



WHERE TO APPLY

Every homeowner's financial profile is unique, and individual counties may request supplementary verification beyond this list to finalize your 4% rate. Here are your local county's direct application portal to secure your assessment:

- **Richland County Residents:** www.richlandcountysc.gov
- **Lexington County Residents:** www.lexingtoncountybls.com

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ZILLOW REVIEWS

If there was an award for **Realtor of the Year**, Joi Cobbs would have my vote! I reached out to Joi not even knowing my credit score, I was just **operating on faith**. Within just days, I walked into a house and said, '**This is my house**.' Joi explains things in the most **buyer-friendly way** and makes sure the lenders don't overwhelm you. She **truly cares** and **makes the process smooth and stress-free**!

Client: @ShaCoby P.

STRATEGIC SUPPORT

We ensure you have the correct market data, documentation, and deadlines to capitalize on these financial advantages from day one. If you have questions about navigating your post-closing logistics, relocating to the Midlands, or optimizing your real estate portfolio, request a private tax strategy consultation today.

Joi Cobbs Cureton
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KELLERWILLIAMS

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SCAN THIS TO START RIGHT AWAY