



Area Property Taxes

Besides principle and interest, your monthly payments will include **property taxes**. An easy way to calculate your annual and monthly taxes is:

1. Add county and city rates together
2. Multiple the baabove rate by the market value (estimated appraisal value).
3. Divide the figure from step 2 by 100. This equals your annual property taxes.
4. Divide your annual property taxes by 12...this is your monthly tax payment.

Below are two examples:

Example #1:

County: Mecklenburg...Tax Rate is 0.8368

City: Charlotte...Tax Rate is 0.42

Appraised Value of Home...\$175,000

Step 1. $0.8368 + 0.42 = 1.2568$

Step 2. $1.2568 \times \$175,000 = \$219,940$

Step 3. $\$202,370 \div 100 = \$2,199.40$ annual taxes

Step 4. $\$2,023.70 \div 12 = \183.28 monthly taxes

Example #2:

County: Union...Tax Rate is 0.53

City: Indian Trail...Tax Rate is 0.08

Appraised Value of Home...\$175,000

Step 1. $0.53 + 0.08 = 0.61$

Step 2. $0.61 \times \$175,000 = \$106,750$

Step 3. $\$106,750 \div 100 = \$1,067.50$ annual taxes

Step 4. $\$1,067.50 \div 12 = \88.96 monthly taxes

From the examples above, you can see that there can be a significant difference in your property taxes depending upon which county and/or city you live in.

The charts below will give you the different municipalities and their tax rates. Our source of information was the County Tax Offices. **Remember**, these charts are for information purposes only. Please consult a qualified lender or real estate agent to assist you with your home purchase.

<p>Mecklenburg County 704.336.4600 www.CharMeck.org</p> <p>Incorporated County Rate0.8368</p> <p>Unincorporated County Rate1.0136 Plus \$12 Solid Waste</p> <p>Charlotte0.42 * Cornelius0.26 * Davidson0.345 * Huntersville0.28 * Matthews0.3075 Mint Hill0.275 Pineville0.30 * Stallings0.25</p> <p>* \$57 Solid Waste - Single Family * \$39 Solid Waste - Multiple Family</p>										
<p>Cabarrus County 704.920.2126 www.CabarrusCounty.us</p> <p>County Rate0.56 Concord0.45 Harrisburg0.135 Kannapolis0.53 Mt. Pleasant0.42</p>	<p>Catawba County 828.465.8401 www.CatawbaCountync.gov</p> <p>County Rate0.48 Conover0.36 Hickory0.50 Maiden0.38 Newton0.44</p>									
<p>Gaston County 704.866.3158 www.co.gaston.nc.us</p> <p>County Rate0.893 Belmont0.46 Gastonia0.53 Mt. Holly0.45</p>	<p>Iredell County 704.878.3010 www.co.iredell.nc.us</p> <p>County Rate0.435</p> <table border="0"> <thead> <tr> <th></th> <th>Downtown</th> <th>City</th> </tr> </thead> <tbody> <tr> <td>Mooresville</td> <td>....0.16</td> <td>....0.45</td> </tr> <tr> <td>Statesville</td> <td>....0.09</td> <td>....0.38</td> </tr> </tbody> </table> <p>Note: City of Mooresville school tax is an additional 0.135 per \$100 value of your home. County wide \$26 solid waste fee.</p>		Downtown	City	Mooresville0.160.45	Statesville0.090.38
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<p style="text-align: center;">Lincoln County 704.736.8542 www.co.Lincoln.nc.us</p> <p style="text-align: center;">County Rate0.62 Lincolnton0.56</p>	<p style="text-align: center;">Union County 704.283.3746 www.co.Union.nc.us</p> <p style="text-align: center;">County Rate0.63 Indian Trail0.08 Monroe0.50 Stallings0.16 Waxhaw0.37 Weddington0.04</p> <p>Note: Union County school tax is an additional 0.07 per \$100 value of your home.</p>															
	<p style="text-align: center;">York County, SC 803.684.8526 www.yorkcountygove.com</p> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="text-align: center;">City</th> <th style="text-align: center;">County</th> </tr> </thead> <tbody> <tr> <td>Fort Mill</td> <td style="text-align: center;">....90.0 *</td> <td style="text-align: center;">....254.0 *</td> </tr> <tr> <td>Clover</td> <td style="text-align: center;">....106.0 *</td> <td style="text-align: center;">....239.5 *</td> </tr> <tr> <td>Rock Hill</td> <td style="text-align: center;">....98.0 *</td> <td style="text-align: center;">....254.5 *</td> </tr> <tr> <td>Tega Cay</td> <td style="text-align: center;">....106.0 *</td> <td style="text-align: center;">....254.0 *</td> </tr> </tbody> </table> <p>Note: York County assessment rate is 4% of permanent residence assessed value. * Millage rates are per \$1000.00.</p>		City	County	Fort Mill90.0 *254.0 *	Clover106.0 *239.5 *	Rock Hill98.0 *254.5 *	Tega Cay106.0 *254.0 *
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