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 two-thirds (2/3) 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.

Prior Market Value $200,000
Taxable Value – Capped at 15% $230,000 ($200,000 x 1.15%)

New Market Value $260,000
Less Taxable Value – Capped at 15% -$230,000
Cap Exemption =$30,000

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 2019- its value is not capped:

Market Value Before Pool $260,000
Market Value After Pool $280,000
Less Cap Exemption -$30,000
Taxable Value – Capped at 15% with Pool $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 third 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 and second 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:
<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Value 2015 Reassessment</td>
<td>$ 260,000</td>
<td></td>
</tr>
<tr>
<td>Prior Taxable Value (capped)</td>
<td>$ 230,000</td>
<td>2015 Taxable Value- Capped at 15%</td>
</tr>
<tr>
<td>New Market Value 2020 Reassessment</td>
<td>$ 314,600</td>
<td>(represents the average 21% increase)</td>
</tr>
<tr>
<td>Less New Taxable Value- Capped at 15%</td>
<td>-$ 264,500</td>
<td>($230,000 + 15% Cap)</td>
</tr>
<tr>
<td>New Cap Exemption</td>
<td>=$ 50,100</td>
<td></td>
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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.