

McCormick County Assessor's Office
133 S Mine St, Room 201
McCormick, SC 29835
864-852-2931

TAX MAP #

**APPLICATION FOR SPECIAL ASSESSMENT AS AGRICULTURAL
REAL PROPERTY**

<u>Owner Name & Mailing Address</u>	<u>Property Location & Legal Description</u>	<u>School or Tax District</u>
		<u>Tax Year</u>

Property Owner _____ Social Security # (Last 4 Digits) _____

Property Owner
Or (Spouse's Name) _____ Social Security # (Last 4 Digits) _____

Are there more than 10 shareholders? Yes ___ No ___

If more than two (2) owners, attach a separate sheet with above information on each owner.

Total number of acres _____

Timberland: Yes ___ No ___ Number of Acres _____ Type of Timberland: Volunteer ___ Planted ___

Cropland: Yes ___ No ___ Number of Acres _____

Type of Cropland: Cultivated ___ Pasture ___ Row Crop ___ Other _____

If this is a timber tract and size is less than 5 acres, do you own any other timberland tracts which are contiguous to or under the same management system as this tract? Yes ___ No ___

Do you own any other non-timberland tracts which qualify as agricultural real property? Yes ___ No ___

Did you have gross farm income of \$1,000 or more? Yes ___ No ___

If yes, explain _____

Did you file a farm income tax return? Yes ___ No ___

It is unlawful for a person to knowingly and willfully make a false statement on the application required pursuant to section 12-43-220 (d)(3) to a county assessor for the classification of property as agricultural real property or for the special assessment ratio for certain agricultural real property. A person violating the provisions of this section is guilty of a misdemeanor and upon conviction, must be fined not more than \$200. In making this application, I certify the property which is the subject of this application meets the requirements to qualify as agricultural real property as of January first of the current tax year. I also authorize the assessor to verify farm income with the Department of Revenue, the Internal Revenue Service or the Agricultural Stabilization and Conservation Service.

Owner's Signature _____ Date _____ Daytime Phone _____

Spouse's Signature _____ Date _____ Daytime Phone _____

If agent signed for owner, give relationship and mailing address _____

Mailing of this form does not qualify you for the Special Assessment. If the Assessor disqualifies the property, you will be notified.

Office Use: Qualified YES ___ NO ___ DATE: _____ BY: _____

DEFINITION OF AGRICULTURAL REAL PROPERTY

Agricultural real property shall mean any tract of real property which is used to raise, harvest, or store crops or feed, breed, or manage livestock, or to produce plants, trees, fowl, or animals useful to man, including the preparation of the products raised thereon for man's use and disposed of by marketing or other means. It includes but is not limited to such real property used for agriculture, grazing, horticulture, forestry, dairying, and mariculture, In the event at least 50% of a real property tract shall qualify as "agricultural real property", the entire tract shall be so classified, provided no other business for profit is being operated thereon. The term "agricultural real property" shall not include any property used as the residence of the owner or others in that the taxation of such property is specifically provided for in Section 12-43-230 of the South Carolina Code of Laws and Department of Revenue Regulation 17-1780.2.

• **QUALIFICATION REQUIREMENTS**

Agricultural real property which is used for such purposes and meets certain size or income restrictions, not including, however, owners or lessees who are individuals or partnerships and for certain corporations which do not:

1. Have more than 10 shareholders.
2. Have as a shareholder a person (other than an estate) who is not an individual.
3. Have a nonresident alien as a shareholder
4. Have more than one class of stock

- **TIMBERLAND: Tract must be 5 acres or more.** Tract of timberland must be devoted to growing trees for commercial use. Tracts of timberland less than five acres qualify if any of the following conditions are met:

1. Contiguous to a qualifying tract that meets the minimum acreage requirement
2. Under same management system as a qualifying tract that meets the minimum acreage requirement
3. Owned in combination with non-timberland tracts that qualify as agricultural real property

- **NON-TIMBERLAND (COPLAND): Tracts must be 10 acres or more.** Tracts of non-timberland less than ten acres qualify if any of the following are met:

1. If contiguous tracts with identical ownership meet the minimum acreage requirement when added together.
2. If a person making application earned at least \$ 1000 gross farm income in at least three of the past five taxable years preceding the year of the application.
3. If a person making an initial application for the first five years earned at least \$ 1000 gross farm income in at least three of the first five years. If the new owner fails to meet the income requirements in the five-year period, the tract is not considered agricultural real property and is subject to the rollback tax.
4. If the property has been owned by current owner or an immediate family member of the current owner for at least ten years ending January 1, 1994 and the property was classified as agricultural real property for tax year 1994.

- **The following uses of real property DO NOT qualify as agricultural:**

1. Recreation
2. Hunting Clubs
3. Fishing Clubs
4. Vacant Land (land lying dormant)
5. Any similar use.

- **ROLLBACK PROVISION:**

If in the tax year in which a change in use of the real property occurs the real property was not valued, assessed, and taxed under this article, then the real property is subject to roll-back taxes for each of the five tax years immediately preceding in which the real property was valued, assessed, and taxed hereunder.

- **RETURNING THE APPLICATION:**

Keep a copy of the original for your records. Make any necessary corrections such as mailing address, zip code, etc. directly on the front of this application. If you have any questions concerning this application, please call the Assessor's office. Return address and phone # provided on front top of application. This application must be completed in full, and the owners of the property or the owners' agent must apply for the four percent legal assessment ratio before the first penalty date (January 15th) for the payment of taxes for the tax year for which the owner first claims eligibility for the four percent assessment ratio. No further applications are necessary from the current owner while the property for which the initial application was made continues to meet the eligibility requirements. If a change in ownership or use occurs, the owner who had qualified for the special assessment ratio allowed by this section shall notify the assessor of the change in classification within six months of the change. Another application is required by the new owner to qualify for future years at the four percent ratio allowed by this section. (Section 12-43-220(c)and(d) of the South Carolina Code of Laws) **If you would like to email the application in, please send it to one of the email's listed below:**