

Residential Property Prospective Annexation



Prepared
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About Mauldin

- Lowest Millage Rate in Greenville County at 56.3 mills
- Highest Median Household Income in Greenville County (\$59,960 in 2015)
- Highest High School Graduation Rate in Greenville County (93.3% in 2015)
- One of the 5 fastest growing Cities in the Upstate since 2010

About Mauldin Police

- 5.5 officers per sq. mile (compare to 0.4 in unincorporated areas)
- 56 sworn officers
- Typical response time for emergencies is under 3-4 minutes

About Mauldin Fire & Rescue

- 54 trained firefighters
- Paramedic first response services
- ISO class 2 rating



Annexation Information

Benefits of Annexation

- ✓ Responsive Emergency Services
- ✓ Active Police Protection
- ✓ Your Voice Is Heard
- ✓ Reliable Residential Trash Service
- ✓ Dedicated Public Works Department
- ✓ Accessible Local Government
- ✓ Tax Dollars Spent Locally

Emergency Services

When an emergency strikes, it's reassuring to know that Mauldin's first responders—including police, fire, and EMT's—are only minutes away. Along with fire suppression, hazardous materials, and technical rescue, the **Mauldin Fire Department** provides Paramedic First Response services. Additionally, the **Mauldin Police Department** is fully committed to being active in the community and protecting its citizens from crime.

Public Works Services

Public Works offers many services within Mauldin. Residential trash, recycling and debris pickup is available at no extra charge. Public Works also maintains the main sewer lines in the City limits resulting in a quick response if there's an issue.

Costs of Annexation

There will be an adjustment to your property taxes. The taxes that you presently pay to your fire district will roll off your tax bill and will be replaced with a city tax for the City of Mauldin. In some cases this may increase your property tax and in other cases it may decrease your property tax. Even if your property tax increases, this increase is usually offset by the provision of city services including garbage, recycling and debris pickup.

None of your regular services and utilities, including water & sewer, will be disrupted as a result of annexation.

Businesses may incur a fee for obtaining a business license.

Process for Annexation

Annexing into the City of Mauldin is as simple as signing a petition form. Forms are available from the City of Mauldin Community Development Department. The Mauldin City Council will review and consider your request. Once they have approved your request, City staff will notify the applicable agencies and the process is complete.

Property Tax Calculation

*Estimated Taxes for a \$200,000 owner-occupied home in the Mauldin Fire Service Area**

	Current Tax District (Tax District 790)	Mauldin Tax District (Tax District 799)
School District	\$1,534.40	\$1,534.40
County	\$405.60	\$405.60
Library	\$68.00	\$68.00
Metro Sewer	\$45.60	\$45.60
Greenville Tech	\$42.40	\$42.40
Art Museum	\$9.60	\$9.60
Auditorium	\$4.00	\$4.00
Mauldin Fire	\$204.80	--
City of Mauldin	--	\$450.40
Metro Sewer Fee	--	--
County Stormwater Fee	\$25.65	\$25.65
Less School Tax Credits	(\$1,469.00)	(\$1,469.00)
TOTAL	\$871.05	\$1,116.65

Tax Adjustment upon Annexation: Upon annexing, property tax will increase by \$245.60 for a \$200,000 home.

Average Garbage Fees Saved: Garbage collection services typically cost about \$300 per year in this market. If this property is annexed into the City of Mauldin, the City provides garbage collection at no extra monthly fee.

Net Cost of Annexation: After accounting for the property tax adjustment and the savings from garbage collection expenses, a home owner that annexes into the City stands to see increased SAVINGS of approximately **\$54.40 per year**.

* These figures are based on the millage rate in the Mauldin Fire Service Area which is currently 25.6 mills. If you reside in the Belmont (63.3 mills), Simpsonville (32.3 mills), or Pelham Batesville (26.1 mills) fire service areas, your current taxes will be higher than what is depicted in these figures.

City of Mauldin Accolades

- #1 Healthiest Housing Market in SC | smartasset.com
- Top 5 Safest Cities in SC | lendedu.com
- Top 10 Enterprise-Friendly Cities in SC | palmettopromise.org
- Top 10 Most Successful Cities in SC | zippia.com
- Top 5 Best Places to Live in SC | movoto.com
- Top 13 Happiest Cities in SC | onlyinyourstate.com
- Top 10 Best Cities in SC to Start a Business | nerdwallet.com
- Top 10 Best Cities for Home Ownership in SC | nerdwallet.com
- #1 Safest City in SC | onlyinyourstate.com
- Top 10 Safest Cities in SC | safewise.com
- Named 21st Best Summer Vacation Spot | wallethub.com
- Top 10 Sports Center in SC | bestthingsc.com

