August 29, 2025

Information Release for Union County SC Reassessment

Union County property owners will begin receiving new property value information in the next few weeks. These notices will be mailed the week of September 2-5, 2025. South Carolina law requires that all counties reavaluate all properties. This is known as Equalization and Reassessment. (Title 12, Article 3. https://www.scstatehouse.gov/code/t12c043.php)
This law requires each County in South Carolina to reavalueate each property every 5 years.

The process of reassessment involved Union County's Assessor's Office performing a thorough and comprehensive evaluation of every structure in the County, and determining the current value of each. The assessment is performed by Assessor's Office staff, who are supervised by licensed and / or certified property appraisers. As the appraisal process has been completed, the next step is to notify each property owner of their new property value. The letter that each property owner will receive is NOT a tax bill, and is for information only.

While Union County joins the other 45 counties in our State with unprecidented property value inicreases, Union County Council has been steadfast that it would roll back the tax rate (millage), to ensure there will not be a County wide tax increase due to reassessment. Although some classifications of property may see increases in their tax bills, reassessment is not set up to be a revenue generating tool for counties.

Any owner that disagrees with the new property value will have 90 days from the mailing date of their new property valuation notice to appeal the value with the Union County Assessor's Office. Their office is located in the Union County Government Office (GO) Building at 203 W. Main Street, Union SC 29379, and they can be reached at 864-429-1650.

In summary,

- Union County was required to perform a equalization and reassessement of property values.
- This reassessement is required of all Counties in South Carolina, by South Carolina codified law.
- Each owner will receive an informational statement of their new property values. This NOT a Tax Bill
- Union County will perform a full roll back of millage, to ensure there is no increase in revenue due to reassessment
- Each property owner may appeal the new assessed value within 90 days of the letter's mailing date, by reaching out to the Union County Assessor's Office.

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