



**SOUTH CAROLINA
REVENUE AND FISCAL AFFAIRS OFFICE**

EDWARD B. GRIMBALL, Chairman
C. CURTIS HUTTO
G. MICHAEL MIKOTA, Ph.D.

FRANK A. RAINWATER
Executive Director

May 18, 2026

Ms. Michelle McClellan
Administrator
Town of McClellanville
405 Pinckney Street
McClellanville, SC 29458

Dear Ms. McClellan:

Pursuant to S.C. Code of Laws §6-1-320, the Revenue and Fiscal Affairs Office has calculated the municipal millage rate percent increase limitations for general operating purposes for FY 2026-27. This calculation for a local governing body consists of two components, the increase in the average of the twelve monthly consumer price indices for January through December of the preceding calendar year plus the percentage increase in the previous year in the population of the entity as determined by the Revenue and Fiscal Affairs Office. If either component of the calculation is negative, that component is deemed to be zero.

The consumer price index increased 2.63 percent from calendar year 2024 to calendar year 2025. The population of the Town of McClellanville increased 1.26 percent from 2024 to 2025 according to the annual estimates of resident population for incorporated places from the U.S. Bureau of the Census, Population Division released in May 2026. Combining these two components results in a limit of 3.89 percent on the millage rate increase for the Town of McClellanville for FY 2026-27.

If you have any questions, please contact Mary Katherine Miller at marykatherine.miller@rfa.sc.gov or (803) 734-3322.

Sincerely,

A handwritten signature in black ink that reads "Frank A. Rainwater". The signature is fluid and cursive.

Frank A. Rainwater
Executive Director

FAR/mkm

Town of McClellanville

FY26 Proposed Millage Rate – Council Packet Summary

Overview

The Town of McClellanville proposes a Fiscal Year 2026 operating millage rate of **11.53 mills**. This reflects a **3.89% increase** over the FY25 rate of **11.10 mills**, consistent with the maximum increase allowed under South Carolina law based on CPI and population growth.

Millage Calculation

Item	Amount
FY25 Adopted Millage	11.10 mills
FY26 Allowable Increase (3.89%)	0.43 mills
FY26 Proposed Millage	11.53 mills

Revenue Impact

Townwide Assessed Value (FY25):

\$12,017,651

Revenue Generated by Millage Increase

$$12,017,651 \times 0.00043 = 5,167.59$$

Estimated additional annual revenue: \$5,168

Assessment Growth

Charleston County's annual update to the Town's assessed value typically reflects approximately **4% growth** from new construction, renovations, property sales, and changes in personal property.

Estimated FY26 Assessment Growth

$$12,017,651 \times 0.04 = 480,706$$

Revenue From Growth at 11.53 Mills

$$480,706 \times 0.01153 = 5,540.54$$

Estimated additional revenue from natural growth: \$5,541

Taxpayer Impact

The proposed FY26 millage rate results in modest changes to individual tax bills:

Property Type	Value	Assessment Ratio	Annual Increase
Owner-Occupied Home	\$500,000	4%	\$8.60
Non-Owner-Occupied Home	\$500,000	6%	\$12.90

Summary

- FY26 proposed millage: **11.53 mills**
- Increase from FY25: **0.43 mills (3.89%)**
- Additional revenue from millage change: **≈ \$5,168**
- Additional revenue from assessment growth: **≈ \$5,541**
- Combined new revenue: **≈ \$10,709**
- Taxpayer impact remains minimal while supporting core municipal services and rising operating costs.