

16394296-85134-1-1-2



BEAUFORT COUNTY TREASURER  
 PO DRAWER 487  
 BEAUFORT, SC 29901-0487  
 ELECTRONIC SERVICE REQUESTED  
 www.BeaufortCountyTreasurer.com

## 2024 BEAUFORT COUNTY PROPERTY TAX BILL

\*\*\*\*\*ALTO\*\*MIXED AADC 270  
 16394296 B706-PTN B5134 1 1 1



-IMAN

C/O SUNDANCE BAY LLC ATTN: RYAN  
 SC PRESERVE AT PORT ROYAL LLC  
 1240 E 2100 S STE 300  
 SALT LAKE CITY UT 84106-2817



**Have a question about...**

**Real property or mobile homes?**

Call 843-255-2400 or [Assessor@bcgov.net](mailto:Assessor@bcgov.net)

**Business property, Personal property, Homestead or Military exemption?**

Call 843-258-5434 or [BeaufortCountyAuditor@bcgov.net](mailto:BeaufortCountyAuditor@bcgov.net)

**Your payment?**

Call 843-341-8404 or [www.BeaufortCountyTreasurer.com](http://www.BeaufortCountyTreasurer.com)

Property ID (PIN)		Alternate ID (AIN)	
R110 008 000 033A 0000		00190910	
Description		Property Class Code	
2600 PRESERVE AVE W, PHASES I II THE PRESERVE		ComImp ApartmentRental	
Acres	Assessment Ratio	Tax Authority Group	
21.89	6.00%	110-PORT ROYAL	

Values And Prior Year Information	
Appraised Value	88,750,000
Capped Value	76,546,875
Homestead Exemption Value	0
Other Exemption Value	0
Taxable Value	4,592,810
Prior Year Tax/Fees	1,345,727.70

Where Your Tax Dollars Go			
The tax amount for each fund listed in the description below is calculated by multiplying the taxable value by the millage rate. This does not apply to "fee" amounts.			
Description	Millage	Taxable Value	Tax/Fee
COUNTY OPERATIONS	0.05330	4,592,810	244,798.76
COUNTY DEBT	0.00320	4,592,810	14,696.99
RURAL & CRITICAL LANDS	0.00300	4,592,810	13,778.43
SCHOOL - OPERATIONS	0.12180	4,592,810	559,404.26
SCHOOL - DEBT	0.03630	4,592,810	166,718.00
MUNICIPAL	0.07400	4,592,810	339,867.94
Stormwater COUNTY FEE			476.56
Stormwater MUNICIPAL/DISTRICT FEE			5,467.58
<b>TOTALS</b>	<b>0.29160</b>	<b>4,592,810</b>	<b>1,345,207.52</b>

How Your Taxes Are Calculated	
Taxable Value	4,592,810
x Millage Rate	0.29160
<b>Tax Amount</b>	<b>1,339,263.38</b>
- School Tax Credit (Primary Residence Only)	0.00
+ Fees	5,944.14
+ Prior Unpaid Taxes/Fees/Penalties	0.00
- Installment Payments	0.00

**TOTAL AMOUNT DUE: \$1,345,207.52**  
**DUE BY: January 15, 2025**

**SAVE TIME.  
 GO ONLINE.**  
[myBeaufortCounty.com](http://myBeaufortCounty.com)



2024 BEAUFORT COUNTY PROPERTY TAX BILL

Tax Year	AIN	RevObjID	Property ID (PIN)	Property Address	Total Amount Due
2024	00190910	0000190910	R110 008 000 033A 0000	2600 PRESERVE AVE W, Town of Port Royal	\$1,345,207.52

Owner as of January 1, 2024 SC PRESERVE AT PORT ROYAL LLC

Include on your check your Phone Number, PIN and RevObjID.  
 Make your check payable to Beaufort County Treasurer.

PAYABLE NOW THRU	01/15/2025		\$1,345,207.52
THEN PENALTIES APPLY...			
IF RECEIVED AFTER	01/15/2025	(3%)	\$1,385,563.75
IF RECEIVED AFTER	02/03/2025	(10%)	\$1,479,728.27
IF RECEIVED AFTER	03/17/2025	(15%)	\$1,546,988.65
IF RECEIVED AFTER	03/31/2025	(\$250)	\$1,547,238.65
IF RECEIVED AFTER	09/02/2025	(\$150)	\$1,547,388.65

C/O SUNDANCE BAY LLC ATTN: RYAN BAUGHMAN  
 SC PRESERVE AT PORT ROYAL LLC  
 1240 E 2100 S STE 300  
 SALT LAKE CITY UT 84106-2817

Beaufort County RPA  
 PO BOX 105176  
 ATLANTA GA 30348-5176



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