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10 Places With the Best Property Tax Value

July 13, 2014 by [AJ Smith](#) 0

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Property taxes are an additional expense homeowners must factor into their budgets. But the idea is in return they get certain services – like public safety and public schools. A [recent study](#) released by financial technology company SmartAsset states the nearly 100,000 people living in the Georgia's Floyd County are getting the best deal on property taxes in the nation. Floyd County is near Atlanta – the county seat of Rome is just over an hour north of Georgia's capital.

In order to figure out who is getting the most property tax value, or biggest bang for their buck, the first thing to know was how much people in each county are paying. To determine an effective property tax, the amount of money collected by the county in taxes was divided by the number of households in the county. This information was provided by the Census Bureau. Then, using FBI crime rates and school rankings relative to the state, the study ranks all counties with more than 50,000 people.

The Results

The average county in the U.S. charges a 1.13% property tax rate, and has 101.3 violent crimes and 826.6 property crimes per 100,000 people.

The [people getting the worst tax property value](#) also live in the Peach State. Richmond County is along the Georgia-South Carolina border and contains the city of Augusta. According to the study, people there are paying too much money in property tax for what they are getting in safety and public schools.

In addition, the state of Florida does poorly on the list, taking four of the bottom spots. Oklahoma and Arkansas do better, with two each in the top 10.

Overall, the people who live in the counties at the top of the list are essentially getting a deal – getting a lot for what they're paying. The people who live in the counties at the bottom are the opposite – paying too much for what they're getting. In some instances counties could be paying about the same in property taxes but seeing very different results in terms of crime and schools. For example, the people of Floyd County pay an effective tax rate of 0.89% and they are at the top of the list. The people in Mason County, Washington pay an effective tax rate that is even lower, at 0.87%, but they are second from the bottom of the list. The difference is that in Floyd, crime is well below the national

average and schools are well above average for the state. Meanwhile, in Mason schools are below average for the state and crimes are well above the national average.

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Here is the full list:

Best 10 Counties for Property Tax Value

1. Floyd, GA
2. Sandoval, NM
3. Washington, UT
4. Bannock, ID
5. Cleveland, OK
6. Canadian, OK
7. Clay, MO
8. Benton, AR
9. Sebastian, AR
10. Taylor, TX

Worst 10 Counties for Property Tax Value

1. Richmond, GA
2. Mason, WA
3. Monroe, FL
4. Manatee, FL
5. Nassau, NY
6. Charles, MD
7. Clay, FL
8. Bastrop, TX
9. Escambia, FL
10. Spalding, GA

How Does Your County Rank in Property Tax Value?

In order to determine who was getting the most value for the dollars they spent on property taxes we created an index we call tax value.

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1 result is available, use up and down arrow keys to navigate.

County

**Richland,
South Carolina**

National Ranking

F

Population

384,504

239,343

Property Tax Rate

0.7%

1.1%

Property Tax Rate

#618

State Ranking

#20

Tax Value Grade

- A
- B
- C
- D
- F

Sorry, we do not have sufficient data to rank this county. Please refer to the methodology below to understand why.

Per Capita

\$410

\$675

Violent Crimes Per 100,000

568.7

99.6

Property Crimes Per 100,000

2446.2

843.7



Richland

National Average

Methodology

The tax value index takes into account school rankings, crime rates and property tax paid per capita. It is calculated by dividing the school ranking of a county by the sum of the violent and property crimes per 100,000 reported for that county. That number is then divided by the property tax per capita.

We then ranked the counties by tax value index within their respective states and on a national basis. We've assigned grades to each county in our study with A being the best and F being the worst. An A grade means the county is in the top quintile of the nation for tax value, a B grade means the second quintile, etc.

We excluded all U.S. counties with a population less than 50,000. We also excluded counties that did not have full data points available as well as any counties that reported fewer than 10 violent or 10 property crimes.

How Does Your County Compare In Your State?

20	618	Richland	0.7	\$410.2	568.7	2446.2
Top Five						
1	168	Cherokee	0.6	\$189.9	142.4	792.9
2	282	York	0.6	\$383.8	207.3	955.4
3	301	Florence	0.4	\$174.3	162.4	1768.6
4	315	Pickens	0.5	\$218.4	210.0	1733.3
5	390	Lexington	0.5	\$279.8	195.0	1661.5
Bottom Five						
21	629	Orangeburg	0.7	\$212.8	279.8	3569.7
20	618	Richland	0.7	\$410.2	568.7	2446.2
19	603	Beaufort	0.5	\$518.4	413.0	2041.1

18	591	Lancaster	0.5	\$275.4	307.2	3130.8
17	580	Greenwood	0.7	\$291.9	613.8	2473.8

Data sources

County Population: U.S. Census Bureau, 2010 Census (<http://www.census.gov/2010census>)

Crime: FBI Crime Statistics, Offenses Known to Law Enforcement by State by Metropolitan and Nonmetropolitan Counties, 2012 (<http://www.fbi.gov/stats-services/crimestats>)

School Rating: U.S. Department of Education (<http://explore.data.gov>; Education category, Achievement Results for State Assessments in Mathematics and Reading/Language Arts: School Year 2010-11) The states are divided and ranked into deciles with 10 being the best performers in the state.

Property Tax: U.S. Census Bureau, American Community Survey (2005-2012) Property tax rates were calculated by dividing the taxes collected by the county by the number of households. We then divided that number by the median home value for that county. Property tax per capita was determined by dividing the taxes collected by the county by the population. All data was provided by the US Census Bureau.

Household Metrics: U.S. Census Bureau, 2010 Census (<http://www.census.gov/2010census>)

Home Value: Average between data provided by U.S. Census Bureau, American Community Survey (2005-2012) and Zillow.com

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