

## Residential

### What is annexation?

Annexation simply means bringing your property inside the corporate limits of the City of Inman. No major changes in lifestyle or business operation are involved. Annexation is the best way for urban and suburban areas to receive services such as police, garbage and trash collection, sewer services, and other municipal services.

- **What is the City's goal in pursuing annexation, in general and specifically?**

Growth is generally considered good because it expands services in urban areas, expands the tax base, increases the population, and involves more citizens in the political process which affects the level of service they receive.

- **Under what circumstances may a property owner be annexed without his/her consent?**

A method, the 75% petition, may be used for multiple parcels. This property must be contiguous to the City at some point. At least 75% of all property owners within the petition area must sign, and the signatories must also represent 75% of the total assessed land value.

- **Any other points deemed pertinent to the matter of annexation?**

The City of Inman feels that property owners should have freedom of choice as to whether or not they are annexed. The City has passed an ordinance, #03-21, that allows property owners to be contiguous to the City as long as non-participants give a 10-foot strip of land as the cost to do so would exceed revenue.

- **What are the advantages/disadvantages to property owners for either coming into the City or remaining outside the City limits?**

#### Disadvantages:

1. There are two taxes, county and city, but this is not double taxation. City taxes are substantially lower. Taxes are based on assessed value not appraisal value.

Examples:

<b>Market Value of Land</b>	<b>\$60,000.00</b>
<b>Assessed Value of Land (4% of Market Value)</b>	<b>\$2,400.00</b>
<b>County Tax Outside of City of Inman</b>	<b>\$535.40</b>
<b>County Tax Inside of City of Inman</b>	<b>\$489.56</b>
<b>City Tax</b>	<b>\$161.52</b>
<b>Tax Increase</b>	

**(City Tax + County Tax Inside City) – County Outside City = \$108.00**

**\*Recall that this increase also provides GDS, which would normally cost \$197.00**

Also in existence is the Homestead Exemption Policy. This policy allows a \$50,000.00 exemption from the Market Value of a piece of land for homeowners under the following circumstances:

- 1) Homeowners 65 years and older
  - 2) Disabled homeowners
  - 3) Widowed spouses who are 50 years or older
- (Percent reductions are also made for homeowners who have children.)

<b>Market Value of Land</b>	<b>\$50,000.00</b>
<b>Homestead Exemption</b>	<b>\$50,000.00</b>
<b>Assessed Value of Land</b>	<b>\$0</b>
<b>County Tax Outside of City of Inman</b>	<b>\$47.00</b>
<b>County Tax Inside of City of Inman</b>	<b>\$47.00</b>
<b>City Tax</b>	<b>\$0.00</b>
<b>Tax Increase</b>	<b>\$0.00</b>

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These are only two examples. There are several different scenarios that may occur. Vehicle assessments may slightly increase within the City as well. One can contact City Hall for an analysis of their property at (864) 472-6200.

### **Advantages:**

There are many advantages for coming into the City.

- Garbage and trash collection is provided. GDS, which is the garbage collector for the City of Inman was contacted to determine the cost for a resident outside the City. That yearly cost is \$197.64. Trash collection includes appliances, trash, and limb pickup once a year, as well as leaf pickup during the fall and winter months.
- Street lights would also be provided by the City every 75' for a qualified area.
- Property owners in annexed areas have the opportunity to run for an office and serve on City Council as well as other committees.
- Sewer services include lower rates and tap fees. For example, the average customer uses 4,000 gallons of water monthly and pays \$4.85 per 1000 gallons, plus a \$28.60 monthly base charge, totaling a yearly cost of \$576.00 for outside residents. For a resident in the City Limits, the fees are \$3.45 per 1000 gallons, plus a \$13.60 monthly base charge for a yearly cost of \$328.80. This is a difference of \$247.20 in yearly savings. A tap fee for a resident outside the City is \$850; inside the City it is \$550.00. These examples are for residential property owners.
- The taxes paid to the City are tax deductible.

- Ordinances guide development in accordance with the community's existing and future needs. They protect, promote, and improve the public health, safety, morals, convenience, appearance, prosperity and general welfare of the City of Inman. The regulations are designed to:
  - 1) Lesson congestion in the streets.
  - 2) Secure safety from fire, panic, and other dangers.
  - 3) Promote the public health and general welfare.
  - 4) Provide adequate light and air.
  - 5) Prevent the over-crowding of land.
  - 6) Avoid undue concentration of populations.
  - 7) Protect scenic areas.
  - 8) Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.
  - 9) Promote desirable living conditions and the sustained stability of neighborhoods.
  - 10) Protect property against depreciation.
  - 11) Secure economy in government expenditures.
  - 12) Conserve the value of land and buildings.
  - 13) Encourage the most appropriate use of land, buildings, and other structures.

### **Police Protection:**

The Inman Police Department is dedicated to protecting life and property throughout the City of Inman. The Department has eight fulltime officers and three reserve officers. The response time for a police call is under five minutes. Our police officers are on duty 24-hours a day and 365 days a year. We are part of the community and we always make time to talk with our citizens and help with their problems.

### **Fire Protection:**

The Inman Fire Department currently has seventeen members on the roaster. Sixteen are Certified Firefighters. The average age of the firemen is 32 years of age, and they have been in the fire service for many years. The Department has an I.S.O. rating of a straight four, meaning that all homeowners and businesses within the City of Inman have the same rating. Some Departments have split ratings depending on the distance from the station and water supply. An example would be a rating of 4/9 meaning that within a set distance and a good water supply available, the homeowner would have a rating of four. Outside of that area, they would have a nine rating. The department is involved with the schools, local churches, and businesses providing fire prevention and fire safety classes. We also offer extrication equipment for incidents involving entrapment. The Inman Fire Department uses the City's tractors, backhoes, and dump trucks for emergencies. The City has four employees that are Certified Members of the Fire Department and may respond during working hours, and a Part-time Firemen that works Monday thru Sat. from 8:00am to 5:00pm.

**Note:** Fire Protection: The Inman Fire Department is still mostly Volunteer Fire Dept as Firemen jobs and life styles changes; the roster is subject to change due to relocation, and family matters etc... this comes with any organization.