



# ***Fripp Island***

## ***Property Owner Information***

### **2010**

**1. Fripp Island Property Owners Association.** These fees represent maintenance and landscaping of the island common areas, lagoons, beach access walkways, 24-hour security operations, POA buildings and personnel, and \$100 goes toward the Fripp Bridge fund.

Annual lot, condo or home assessment \$840

**2. Beaufort County Property Taxes.** The Beaufort County assessor places an appraised value on real estate based on comparable sales, conditions, etc. This appraised value is multiplied by a factor of 4% for residents and 6% for non-residents and corporations to obtain the assessed value. The assessed value is multiplied by Fripp Island district's millage rate to calculate property taxes. 2009 millage rate for Fripp Island is 178.35.

**Example:** A home assessed at \$500,000 for a resident would equate to \$4,068 ( $\$500,000 \times .04 \times .17835$ ). Certain Fripp Island properties will also be assessed \$502 annually for new sewer facilities recently constructed.

**3. Estimated insurance costs per \$100,000 of structure value:**

Hazard/Wind & Hail	\$1250 per \$100,000 of structure value
Flood	\$ 200 per \$100,000 of structure value

**4. Estimated utilities (for an average 3-bedroom home):**

Electric	\$ 130 per month
Water and Sewer	\$ 70 per month
Telephone	\$ 35 per month
Cable TV/Satellite	\$ 45 per month
Trash Service	\$ 30 per month

*This information is supplied as a guideline only, and is subject to change without notice. Please contact Fripp Island Owners Association, Fripp Club, condominium regime managers, and Beaufort County Tax Assessor's Office for information on a specific property.*

