



Harbor Island Property Owner Information 2006

1. **Harbor Island Owners Association.** This is our island owners association and these fees represent maintenance and landscaping of the island common areas, roadways, beach access walkways, security operations, and the Harbor Island Beach & Racquet Club operations.

Lot or Home assessment - \$793

2. **Beaufort County Property Taxes.** The Beaufort County assessor places an appraised value on real estate based on comparable sales, condition, 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 Harbor Island district's millage rate to calculate property taxes. Current mil rate for Harbor Island is .1713.

Example: A home assessed at \$500,000 for a resident would equate to \$3528, ($\$500,000 \times .04 \times .1764$).

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

Hazard/Wind & Hail	\$1250 per \$100,000 of structure value
Flood	\$ 300 - \$600 - depending upon location and age of structure.

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

Electric	\$130	per month
Water and Sewer	\$ 60	" "
Telephone	\$ 35	" "
Cable TV	\$ 45	" "
Trash service	\$ 25	" "

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

