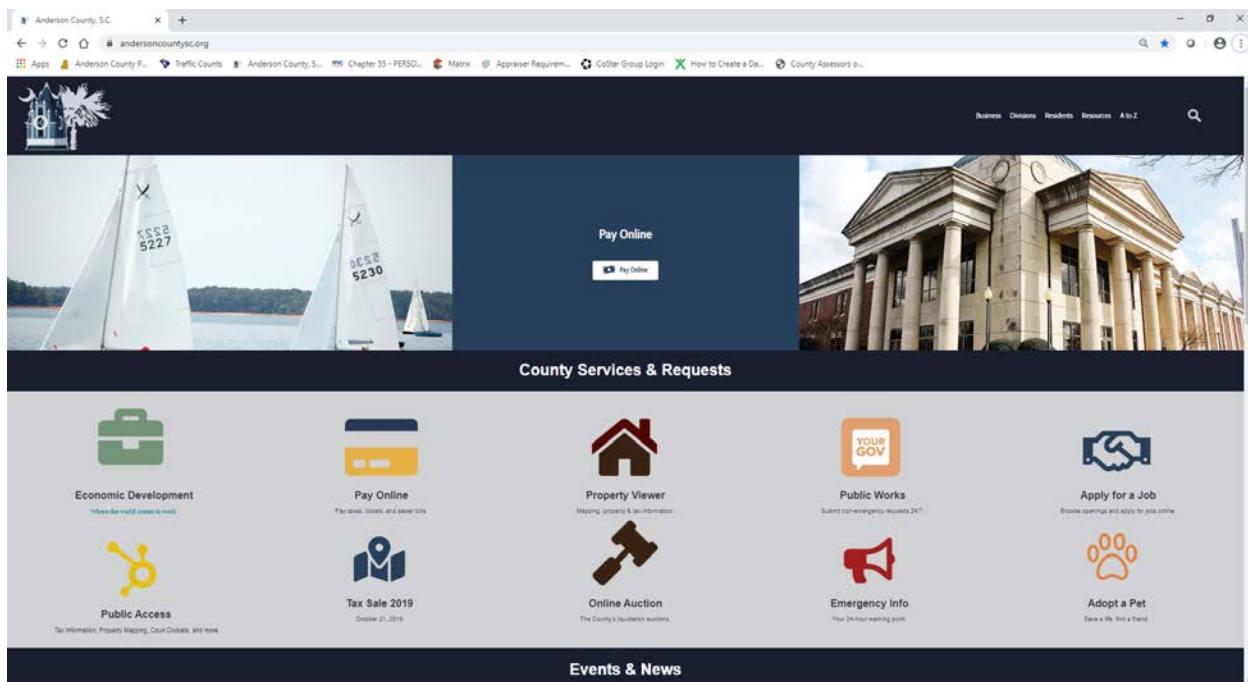


Online Resources 2020  
Anderson County Assessor's Office  
(864)260-4028  
Assessor@andersoncountysc.org

## ONLINE RESOURCES

Anderson County provides multiple online resources to assist you in finding the information you need. Below is a list of the resources which are maintained by the Anderson County Assessor's Office. If at any point in time you experience difficulty with any of our online resources please feel free to call our office at (864)260-4028 or email us at [Assessor@andersoncountysc.org](mailto:Assessor@andersoncountysc.org). Our office hours are Monday through Friday 8:30 A.M. – 5:00 P.M.

1. [www.andersoncountysc.org](http://www.andersoncountysc.org)
  - a. From Anderson County's home page, you can access all of the resources provided by Anderson County. You can find information on everything from rescuing an animal by adopting from the animal shelter to applying for a job with Anderson County. You can also review and pay tax bills online via a link on the homepage. As previously stated, this document will focus on the resources pertaining to the function of the Assessor's Office Staff.

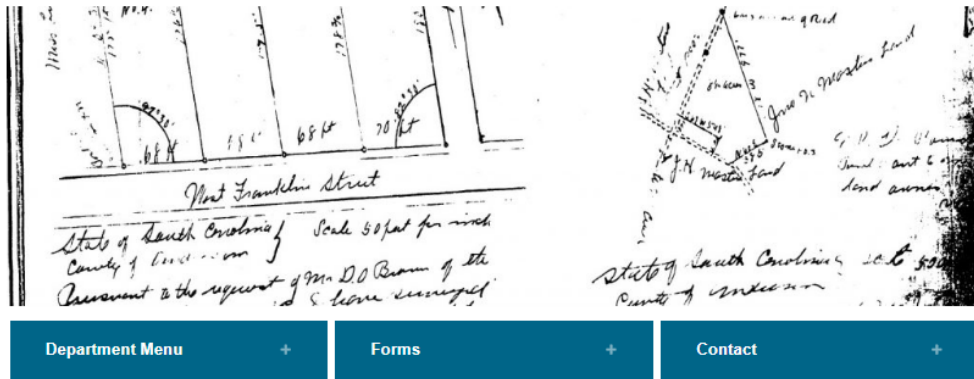


## 2. [andersoncountysc.org/assessor](https://andersoncountysc.org/assessor)

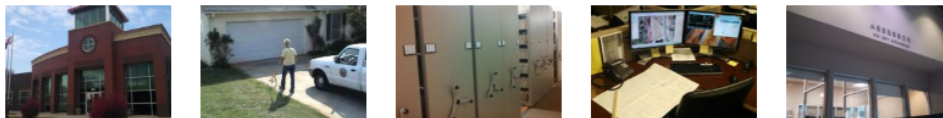
- a. In addition to learning about the various functions of our department, this page also provides access to online forms such as Legal Residence Application, Ag Use Application, Appeal Form, and more. Please note that the required documentation that must be supplied with each form varies. Make sure all the required documentation is supplied with the application and that the application is filled out in its entirety or the application will be considered incomplete and unable to be accepted or processed.

### Assessor's Office

Bob McLean  
County Assessor



The Assessor's Office will accurately identify, assess, and classify all taxable real property in Anderson County in compliance with state and county laws, ordinances, and regulations, while maintaining accurate cadastral mapping data and providing efficient, courteous, professional service to the public.



Functions and Responsibilities

Frequently Asked Questions

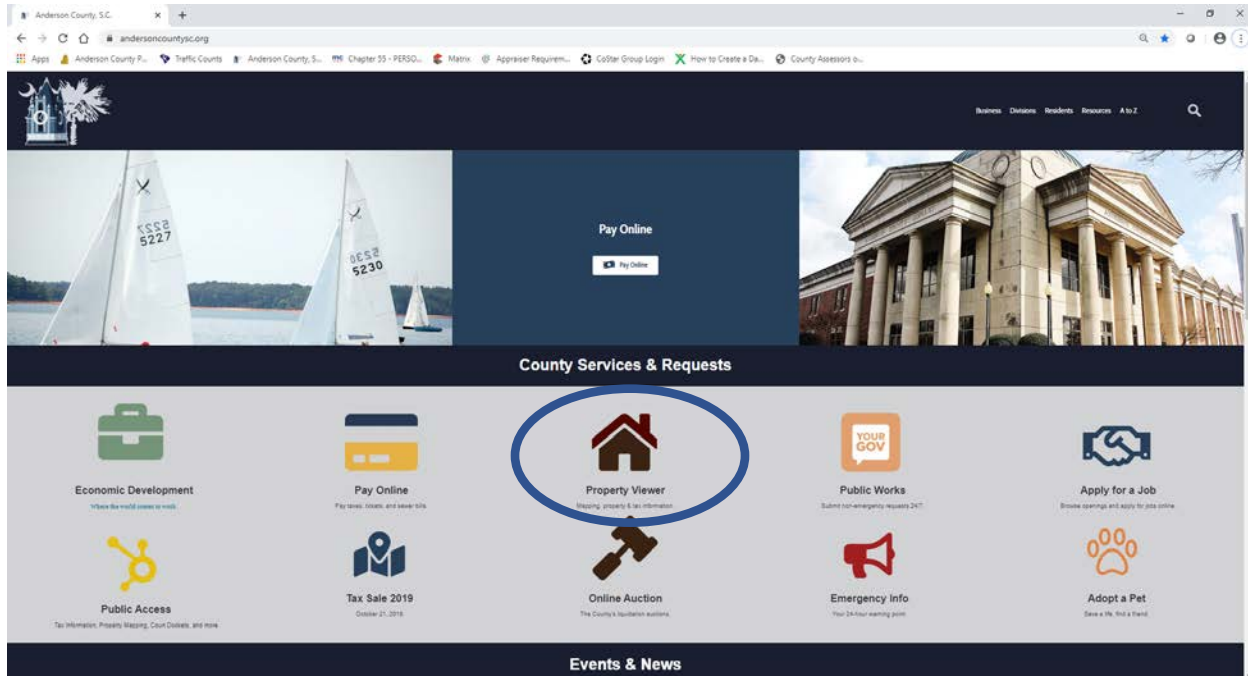
### Assessor's Office Departments

Appraisals   Data Processing   Mapping

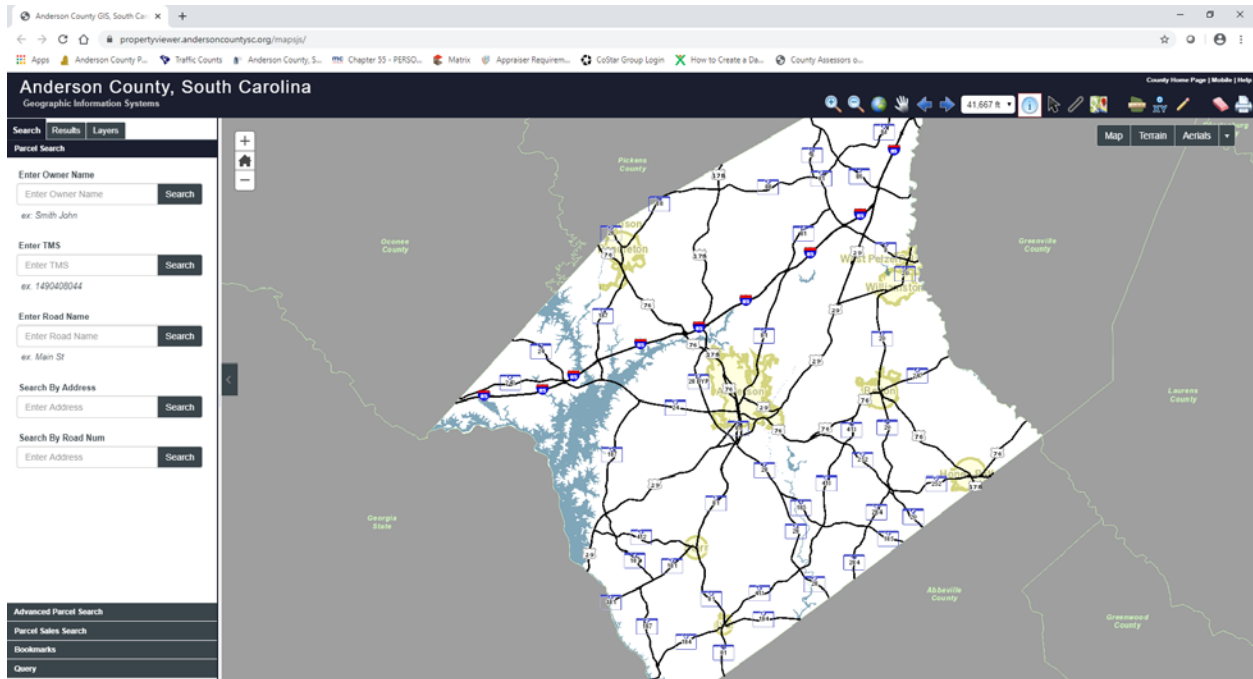
The Assessor's Office Appraisal Staff consists of ten residential appraisers and two commercial appraisers, all of whom are under the supervision of the Assessor and Deputy Assessor. All appraisers are licensed through the SC Real Estate Appraisers Board. All meet Federal and State requirements to appraise property as mass appraisers. Five of the appraisers on staff have obtained their State Certified Residential Mass License (CRM) designation, and two had earned a State Certified General Mass License (CGM) designation.

### 3. Property Viewer

- a. Click on the third logo from the left under the heading County Services and Requests.



- b. From here it will open the address  
[propertyviewer.andersoncountysc.org/mapsjs/](http://propertyviewer.andersoncountysc.org/mapsjs/)



- c. Searching the Property Viewer

**Anderson County, South Carolina**  
Geographic Information Systems

Search Results Layers

Parcel Search

Enter Owner Name  
Enter Owner Name Search  
ex: Smith John

Enter TMS  
Enter TMS Search  
ex: 1490408044

Enter Road Name  
Enter Road Name Search  
ex: Main St

Search By Address  
Enter Address Search

Search By Road Num  
Enter Address Search

Search using name. Last name first. This will bring up all parcels in that ownership.

Search using TMS(tax map number). Do not include hyphens. This will highlight the parcel on the map.

Search using road name. This will highlight the entire road on the map.

Search using the parcel address. This will highlight the parcel on the map.

Search using road number. This will highlight the entire road on the map.

d. Advanced Parcel Search

The screenshot shows the 'Advanced Parcel Search' form. At the top, there are tabs for 'Search', 'Results', and 'Layers'. Below these are three sub-tabs: 'Parcel Search', 'Advanced Parcel Search' (which is selected), and 'Parcel Sales Search'. The form includes a checkbox labeled 'Filter Results By Current Extent'. Below this are input fields for 'Owner Name', 'TMS', and 'Deed Book & Page'. There are also range input fields for 'Market Value', 'Sales Price', and 'Sale Year', each with 'min' and 'max' sub-inputs. At the bottom are 'Clear' and 'Search' buttons. Annotations with brackets point to specific parts of the form: one points to the 'Filter Results By Current Extent' checkbox with the text 'This will limit the search results to just the parcels that are currently displayed.'; another points to the 'Owner Name', 'TMS', and 'Deed Book & Page' fields with the text 'You can search by any of these criteria. It is important to keep in mind that the more criteria you enter, the fewer results will be returned. You can obtain more data by placing fewer restrictions on the request.'; and a third points to the 'Clear' and 'Search' buttons with the text 'These buttons will either clear the criteria entered or execute the search.'

e. Sales Search

The screenshot shows the 'Parcel Sales Search' form. At the top, there are tabs for 'Search', 'Results', and 'Layers'. Below these are three sub-tabs: 'Parcel Search', 'Advanced Parcel Search', and 'Parcel Sales Search' (which is selected). The form includes a checkbox labeled 'Filter Results By Current Extent'. Below this is a 'Sale Type' dropdown menu. There are also range input fields for 'Sale Price', 'Sale Date' (with 'from Date' and 'to Date' sub-inputs), and 'Sale Year' (with 'min' and 'max' sub-inputs). At the bottom are 'Clear' and 'Search' buttons. Annotations with brackets point to specific parts of the form: one points to the 'Filter Results By Current Extent' checkbox with the text 'This will limit the search results to just the parcels that are currently displayed.'; another points to the 'Sale Price', 'Sale Date', and 'Sale Year' fields with the text 'You can search by any of these criteria. It is important to keep in mind that the more criteria you enter, the fewer results will be returned. You can obtain more data by placing fewer restrictions on the request.'; and a third points to the 'Clear' and 'Search' buttons with the text 'These buttons will either clear the criteria entered or execute the search.'

Please note you may wish to turn on the Parcel Sales layer in the layers tab.

f. Using the data from advanced and sales search functions

By clicking "Options", you can either export the data to a csv(excel) file or choose to open it in another window in table view.

Search Results Layers

Results List

Options + Clear Zoom To

582 records found

Maximum number records is 2500

TMS	Sale Type	Sale Owner	SALEYEAR
1000003042	Vacant	CRUZ ISAAC BELLORIN	2019
1000102011	Vacant	HATTEN TAKENYA L	2019
100204006	Vacant	PULLIAM CHAD E + KRISTI	2019
100205006	Vacant	BASKIN RICHARD + JAVIS	2019
100205021	Vacant	HIDEAWAY	2019

By clicking "Clear", you will clear the current search.

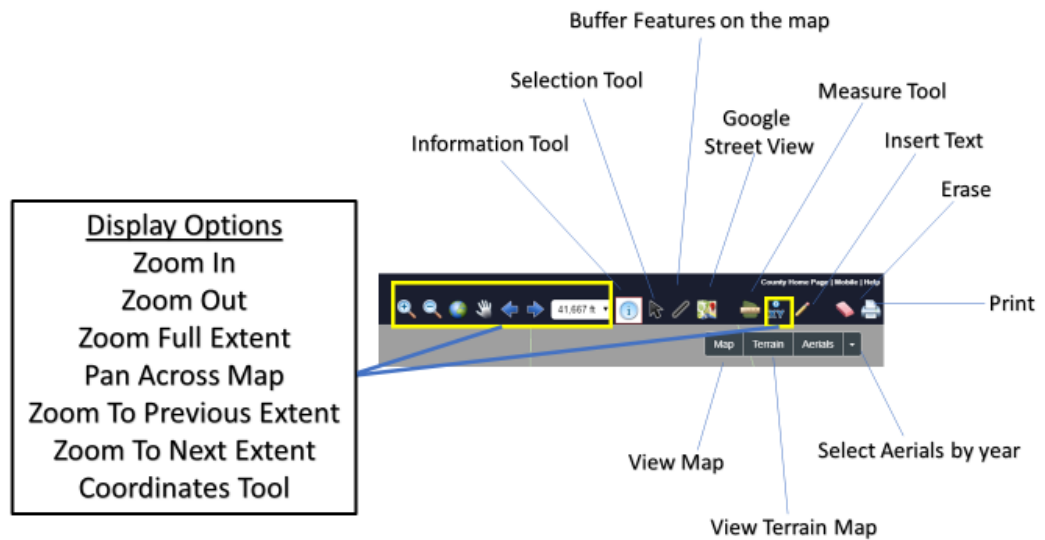
By clicking "Zoom To", the map will zoom to display all the data in the search

g. Controlling the layers on the map

Search	Results	Layers
Table of Contents		
<input type="checkbox"/>	Parcel Sales	
<input type="checkbox"/>	Tax Districts	
<input type="checkbox"/>	Parcel Zoning	
<input type="checkbox"/>	School Districts	
<input type="checkbox"/>	Subdivisions	
<input type="checkbox"/>	Centers 10/8	
<input checked="" type="checkbox"/>	Roads	
<input checked="" type="checkbox"/>	Zoomed in Roads	
<input checked="" type="checkbox"/>	Highways	
<input checked="" type="checkbox"/>	Parcels	
<input type="checkbox"/>	Dimensions (Estimated)	
<input type="checkbox"/>	Old Lot Lines	
<input type="checkbox"/>	Assess. Assessment	
<input type="checkbox"/>	Parcel Holes	
<input type="checkbox"/>	Public Locations	
<input type="checkbox"/>	Fire Stations	
<input type="checkbox"/>	Fire Hydrants	
<input type="checkbox"/>	East-West/Plany Overlay Dist	
<input type="checkbox"/>	Royal American Overlay District	
<input type="checkbox"/>	Gateway to Anderson	
<input type="checkbox"/>	Emergency Zones	
<input type="checkbox"/>	Zip Code Boundary	
<input type="checkbox"/>	Voting Precincts	
<input type="checkbox"/>	Rivers and Streams	
<input type="checkbox"/>	PTSM Panel	
<input type="checkbox"/>	Assess. Parcel Boundaries	

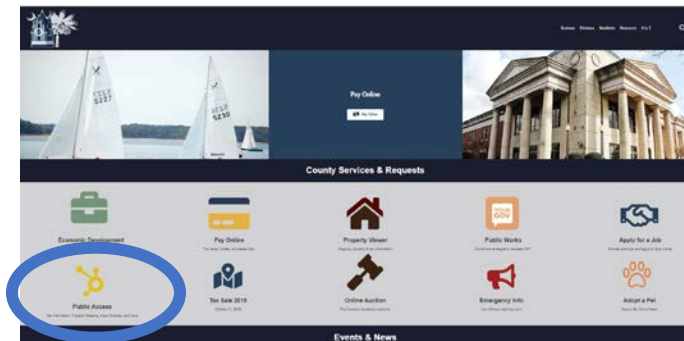
You can turn on any of the layers listed by using the check box found to the left of the layer. To see all available layers use the scroll bar to navigate up and down.

h. Map tools



4. Public Access (ACPASS)

- a. From the Public Access link, you can access Tax Information, Deeds, Court Dockets, Property Detail, and more. The Assessor's Office data is presented in the Real Property Tab.
- b. To utilize this tool, select the first option on the second row under County Services and Requests from [www.andersoncountysc.org](http://www.andersoncountysc.org).
- i. This will open [acpass.andersoncountysc.org/index.htm](http://acpass.andersoncountysc.org/index.htm)





ii. Click "I ACCEPT" at the bottom of the disclaimer page

ANDERSON COUNTY SOUTH CAROLINA

Welcome to: **ACPASS**  
"Anderson County Public Access System and Services"

REAL PROPERTY / TAXES / FINANCES / COURTS / PERMITS / FORMS

To use the services contained in this site you must read and accept our terms of use. Please read the following and click "I ACCEPT" when done to be forwarded to the Public Access Site. If you experience any difficulties please refer to the HELP page.

**LEGAL DISCLAIMER**  
COUNTY OF ANDERSON, SOUTH CAROLINA PUBLIC ACCESS WEBSITE

Neither the County of Anderson, South Carolina nor any agency, officer, elected official or employee of the County of Anderson, South Carolina (collectively known as "the County") warrants the accuracy, reliability or timeliness of any information on this web site and shall not be liable for any losses caused by such reliance on the accuracy, reliability or timeliness of such information, including, but not limited to, incidental and consequential damages. This publication is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose or non-infringement. The County maintains all immunities as provided in the South Carolina Tort Claims Act.

Portions of such information may be incorrect or not current. Any person or entity who relies on any information obtained from this web site does so at his or her own risk. In addition, nothing contained within this web site is an official record of the County or the elected officials responsible therefore. All official records of the County and the offices of countywide elected officials are on file in their respective offices and may be reviewed by the public at those offices.

All comments, suggestions, ideas, notes, drawings, concepts or other information disclosed or offered to the County by this site or in response to solicitations in this site (collectively, the "Comments") shall remain the property of the County. None of the Comments shall be subject to any obligation of confidence on the part of the County, and the County shall not be liable for any use or disclosure of any Comments. Without limitation of the foregoing, the County shall exclusively own all now known or hereafter existing rights to the Comments of every kind and nature throughout the world and shall be entitled to unrestricted use of the Comments for any purpose whatsoever, commercial or otherwise, without compensation to the provider of the Comments.

The County web site includes hyperlinks to other sites on the Internet World Wide Web that are neither controlled, sponsored nor endorsed by the County. We have included these links to give you access to other organizations with expertise that may be of value as an educational or reference tool or because they may be related to the mission of the County. The County takes no responsibility for the views, content or accuracy of this information nor do we endorse any content or products that may be advertised or noted on these hyperlinked web sites.

**DISCLAIMER OF ALL WARRANTIES**

There are no warranties, expressed, implied or statutory, as to any of the information contained through this web site whatsoever, including, but not limited to, its merchantability or its fitness for any particular purpose.

"I have read and understand the before mentioned statements"

☒ I ACCEPT

Legal Disclaimer - HELP - Privacy Disclaimer  
COPYRIGHT 2002, ANDERSON COUNTY SC

iii. Real Property Tab


ANDERSON COUNTY SOUTH CAROLINA

Welcome to: **ACPASS**  
"Anderson County Public Access System and Services"

REAL PROPERTY / TAXES / FINANCES / COURTS / PERMITS / FORMS

**PROPERTY SEARCH - SALES INFO - DEED SEARCH**

**REAL PROPERTY**



The Assessor's Office classifies, maps, and appraises all of Anderson County's real property. Real property is defined as all land as well as many buildings, structures or improvements on that land, including mobile homes.

Property Information can be searched by owner, tax map number or address. The 'Property Record Detail' provides owner, sales, and property information as well as legal description and assessment totals.

Sales Information can be searched by owner, tax map number, deed book/page or by month/year. All data is based on exterior measurements and observation information taken from recorded deeds but not verified.

Register of Deeds information such as deeds, powers of attorney, plats, affidavits, mortgages, and other miscellaneous court documents can be searched by individual's name, business name, instrument number, deed book/page, or date/type.

**South Carolina law prohibits using information obtained from state agencies via public access for commercial solicitation.**

Legal Disclaimer - HELP - Privacy Disclaimer  
COPYRIGHT 2002, ANDERSON COUNTY SC

1. By clicking on "Assessor's Office", it will take you to the web page mentioned on page 2 of this document.



- Property Information will enable you to search for detailed information on the parcel you are researching by specifying criteria in one of the fields on the form below.


The screenshot shows the Anderson County ACPASS (Anderson County Public Access System and Services) interface. The header includes the Anderson County South Carolina logo and navigation tabs for REAL PROPERTY, TAXES, FINANCES, COURTS, PERMITS, and FORMS. The 'REAL PROPERTY' tab is selected, and a sub-tab 'PROPERTY SEARCH - SALES INFO - DEED SEARCH' is active. The main search area contains three input fields: 'Owner Name:', 'Taxmap:', and 'Street Name:', each followed by an 'OR' option. A 'SUBMIT' button is located below these fields. To the right, an 'INSTRUCTIONS' box for 'Real property Search' provides guidance: 'Use this form to search for property by:' followed by 'Name:', 'Taxmap#:', and 'Street Address:'. It also includes a note: 'Place your mouse over a field for help on an individual search'. At the bottom, there is a 'Legal Disclaimer - HELP - Privacy Disclaimer' and a copyright notice for 2002, Anderson County SC.

- The Results will display in the next window and you can check the box next to the parcel you wish to view and click "show selected".


The screenshot shows the Anderson County ACPASS search results page. The header is identical to the previous screenshot. Below the header, the breadcrumb trail reads: 'Main=>Real Property=>Property Search=>Select Record'. A table titled 'Select Record(s) to view Detail Information' displays the search results. The table has four columns: NAME, TAXMAPNO., OWNER, and STREET. One record is listed: ANDERSON COUNTY, 149-04-08-044, 0, 401 E RIVER ST. A checkbox is checked next to the 'NAME' column. Below the table is a 'SHOW SELECTED' button. At the bottom, there is a 'Legal Disclaimer - HELP - Privacy Disclaimer' and a copyright notice for 2002, Anderson County SC.

NAME	TAXMAPNO.	OWNER	STREET
<input checked="" type="checkbox"/> ANDERSON COUNTY	149-04-08-044	0	401 E RIVER ST

- The Property Record will display. Please note values provided in the Assessment Totals section provide Market Assessments not Market Values, Taxable Values, or necessarily Taxable Assessments. The Market Value and Taxable Value can be found on the right-hand side of the page, in the Property Information Section.



Welcome to: **ACPASS**  
 "Anderson County Public Access System and Services"



[REAL PROPERTY](#) / [VEHICLE TAX](#) / [PROPERTY TAX](#) / [COURTS](#) / [PERMITS](#) / [FORMS](#)

Main=>Real Property=>Property Search=>Select Record=>Property Detail

### Property Record Detail

[View Taxes](#)
[View Parcel](#)

<b>TAXMAP NO.</b>	<b>OLD TAMAP NO.</b>	<b>PARENT TMS NO.</b>
149-04-08-044-000		

**Owner Information**

<b>Current Owner</b>		<b>Previous Owner</b>	
Name	ANDERSON COUNTY	Name	BOBROW ANDERSON LLC
Address	PO BOX 8002	Address	PO BOX 8002
City, State	ANDERSON SC	City, State	ANDERSON SC
Zip	29622-0000	Zip	29622-0000

**Sales Information**

Date	Book#	Page#	Price	Purchaser
3/27/2007	7931	00087	\$ 1,300,000.00	ANDERSON COUNTY
1/12/2000	3626	00147	\$ 1,725,000.00	BOBROW ANDERSON LLC
5/08/1984	20F	891	\$ 2,690,000.00	CAROLINA ASSOCIATES
	20F	884		ROSEBANK FINANCIAL GROUP

**Property Information**

Subdivision	EASTSIDE	Tax District	501
Physical Address	401 E RIVER ST	Market Value	3,062,950
M/H		Prior Value	2,118,750
		Tax Value	2,403,750
		Exempt	7

**Legal Description**

Legal Desc 1	CP S 965/1+2
Legal Desc 2	D000 F000 PP 090/285
Legal Desc 3	E RIVER ST/S FANT ST 6.25 AC

**Assessment Totals**

YEAR	ACRES	LOTS	LAND ASMT	#BLDG	BLDG ASMT	TOT ASMT	RAT CD	RC
2019	6.25		13130	1	170650	183780	C	
2018	6.25		13130	1	170650	183780	C	
2017	6.25		13130	1	170650	183780	C	
2016	6.25		13130	1	114000	127130	C	

Legal Disclaimer - HELP - Privacy Disclaimer

COPYRIGHT 2002, ANDERSON COUNTY SC