

# Relocation Resources



***HERE A LIST OF RESOURCES THAT CAN HELP YOU  
AS YOUR EXPLORING THE AREAS AND TRYING  
TO FIGURE OUT WHERE TO MOVE***

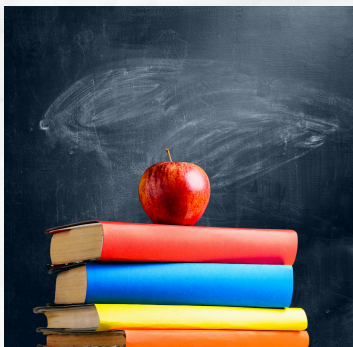
**Taxes?**



**Crime?**



**Schools?**



**Commute?**







# Taxes

In South Carolina, you'll often hear about 4% and 6% tax rates — but Property taxes here are based on a millage rate, which varies by county and school district.

On the Tax Estimators Below You Will See These Options;

- **Legal Residence:** For homeowners who live in the home as their main residence.
- **Secondary Residence:** For second homes, vacation homes, or rental properties.
- **Homestead Exemption:** For homeowners who are 65 or older, disabled, or legally blind

When using the online tax estimator, simply check the box that applies

Tax district codes can vary slightly depending on where the home is located, but you'll find those listed on the property's tax record.

## **Lexington**

**<https://lex-co.sc.gov/services/tax-estimator>**

## **Richland**

**<https://www7.richlandcountysc.gov/AssessorApps/TaxEstimator>**



## **Brandon's Best Advice**

Don't forget, we also pay yearly car property taxes in South Carolina and you can find those estimators on the same sites.



# Crime

Feeling safe is one of the most important parts of finding the right place to call home. It's normal to have questions or concerns when moving somewhere new — especially if you've been reading online comments or social media posts.

Here's what I've learned after years of living and helping families relocate to the Midlands:

- **There's no "good side" or "bad side." South Carolina metros don't follow that pattern. In the same ZIP Code, you can find both highly desirable neighborhoods and areas that may feel less so.**
- **Safety is subjective. What feels perfectly fine to one person might not to another. (I've had clients tell me they wouldn't live in the same area I do — and that's okay! It's all about your comfort level.)**

Use trusted data and firsthand experience.

## **Helpful Resources**

- **Local Sheriff's Office and City Police websites**
- **LexisNexis** — for interactive crime maps.
- **NeighborhoodScout.com** — for crime and safety statistics.

## **Brandon's Best Advice**

When you visit a neighborhood, talk to the neighbors. They'll always give you the most honest, accurate feel for what it's really like to live there — much more than an online post or even an agent could.





# Schools

For many families, schools are one of the biggest deciding factors when choosing where to live — and the good news is, the Midlands area offers plenty of strong public, private, and charter school options.

Here's what to know as you start your research:

School zones can vary by neighborhood. And with growth re zoning happens, so always double-check on the schools websites before making an offer.

- Lexington County is divided into several well-known districts — Lexington 1, Lexington 2, Lexington 3 and Lexington/Richland 5 — each with its own strengths and community feel.
- Richland County includes Richland 1 and Richland 2

## Helpful Resources

Here are a few tools to help you explore schools in the area:

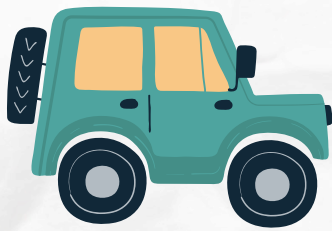
- [GreatSchools.org](https://GreatSchools.org) — compare ratings, test scores, and parent reviews.
- [South Carolina Department of Education Report Cards](#) — for official state performance data.
- [Niche.com](https://Niche.com) — find school rankings, reviews, and insights from parents and students.

## Brandon's Best Advice

What makes a “great school” really depends on your family's priorities. For some, it's strong academics and college readiness. For others, it might be sports, extracurriculars, electives, or special education programs.

Instead of relying on broad statements about which schools is “best” focus on finding the school that best supports your child's needs and goals.





# Commute

One of the biggest perks of living in the Midlands is how easy it is to get around. Columbia sits right in the center of the state, giving you access to major highways and short commutes to just about anywhere in the region.

Here's what to know about getting around:

- **Central Location:** You can reach the mountains or the beach in roughly two hours, and downtown Columbia is only a short drive from most surrounding suburbs.
- **Major Highways:** Interstates I-20, I-26, and I-77 connect you to Greenville, Charleston, Charlotte, and beyond — making work commutes and weekend trips simple.

## Typical Commutes:

Lexington → Downtown Columbia: about 20–30 minutes

Irmo → Downtown Columbia: about 15–25 minutes

Blythewood → Downtown Columbia: about 30 minutes

Chapin → Downtown Columbia: about 30–40 minutes

- **Traffic:** Rush hours are shorter and lighter than in most major metros. You'll see some slowdowns along I-20 and I-26 during peak times, but nothing close to big-city congestion.
- **Air Travel:** The Columbia Metropolitan Airport (CAE) offers daily flights to major hubs, and Charlotte Douglas International (CLT) is about 1.5 hours away for international travel and more nonstop options.
- **Public Transportation:** Columbia does have a public bus system through The COMET, but routes are mainly focused around downtown and the immediate surrounding areas. Most residents outside the city rely on personal vehicles for commuting.

## 💬 Brandon's Best Advice

When you're comparing neighborhoods, think about more than just mileage — focus on drive times during the hours you'll actually be commuting. A 10-mile drive in Lexington or Irmo can take very different amounts of time depending on the route and time of day.





**THANK YOU FOR  
CHOOSING US TO BE  
YOUR AGENT!**

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