

A Homestead Exemption



lowers the property taxes on your home by lowering its taxable value. If your home is valued at \$200,000 and you receive a \$100,000 homestead exemption, your home will be taxed as if it were worth \$100,000.

Once you receive a homestead exemption, the taxable value of your home cannot increase by more than 10% percent each year. **Excludes Add-ons**

Who qualifies for a homestead exemption?

Anyone who owns their home and resides in it as their primary residence is entitled to a \$100,000 homestead exemption to lower their school taxes this year... it doesn't matter if your home is a house, condominium, or mobile home.

Are other exemptions available?

Yes, some of the local taxing units have adopted local option exemptions for the general homestead owners as well as for the elderly and disabled. A complete list of exemptions available in your area is printed on the back of this pamphlet.

Are there any exemptions for the elderly or disabled?

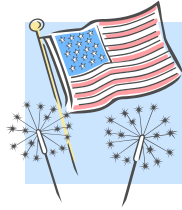
Yes, if you are disabled—or if you're 65 years old or older—you are entitled to an additional \$10,000 school tax exemption on your home.

And if you qualify for the over-65 exemption, you're also entitled to a permanent, locked-in "ceiling" on the school property taxes on your home. (The ceiling does not apply to county or city property taxes, and those entities may offer other exemptions). The over-65 homeowner's exemptions and school tax ceiling transfers to the surviving spouse, if the spouse is 55 years of age or older at the time of death and lives in and owns the home.

Over-65 homeowners also may transfer the percentage of school tax paid, based on their former home's over-65 school tax ceiling, to a new home.

And don't forget that some of local taxing units have adopted local option exemptions for the elderly and disabled too. A complete list of local option exemptions available in your area is printed on the back of this pamphlet.

What about disabled veterans?



If you are a disabled veteran with a 100% service-connected disability, you are entitled to an exemption that will totally exempt your home from taxation.

If you are **the surviving spouse of a 100% disabled veteran**, you can apply to continue receiving the exemption on your homestead (as long as you do not remarry). And if you choose to move to another house, you can transfer the *value amount* of your exemption to your new home (as long as you don't remarry).

If you turn 65 this year you must fill out an application for the Over 65 exemption. It is not automatic.



If you became disabled this year, you need to file for the disabled person's exemption.

How do I get the exemption?

In order to receive the exemption, you must first file an application form with the appraisal district and provide a copy of your driver's license.

Texas law now requires you to provide proof of residency prior to approval of the exemption.

How do I prove my residency?

- Texas driver's license



Remember: Your physical street address must match the address on your driver's license or state ID card. All three must have the same address.



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Do I have to apply each year?

No. If you had a homestead exemption on your home last year, you won't need to reapply this year unless the chief appraiser requires it. However, if you haven't received an exemption on your present home—or if you've moved to a new home—you'll need to file for an exemption this year.

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Where can I get an application form? Application forms are available at the appraisal district office or on our website:



www.henderson-cad.org

Give us a call
We will be happy to put one in the mail to you.

Henderson County Appraisal District
1751 Enterprise St. | P.O. Box 430
Athens, TX 75751
903.675.9296
Fax 903.675.4223

Selling or Buying a Home with an Existing Homestead Exemption

When you sell or buy a home, the taxes for the year will generally be prorated at the closing. This doesn't actually change your tax liability; the tax assessor will calculate that later in the year. The proration at closing will be based on estimated taxes due. You should be aware of the rules regarding homestead exemptions so that you are prepared if your actual tax liability turns out to be different.

Beginning January 1, 2022, property owners can apply for a homestead exemption on their primary residence at any time during the year. If the property was acquired after January 1, the homestead exemption will be prorated.

If the home you buy has had a cap in place for several years, be aware that the value of the home, and the taxes, may increase substantially in the year following the year you purchase it. This is because your cap won't take effect until the second year after your purchase the home.

If you buy or sell a home that has an existing over-65 or disability exemption, the rules are different. Whether the over-65 or disability exemption stays in place depends on whether the person who qualified for that exemption transfers it to a different homestead during the same year.

Update Texas Driver's License Information

If you have a current Texas driver's license and you move to a new location in Texas, you have 30 days to change the address on your driver's license. The simplest way to do this is online. Go to www.txdps.state.tx.us and follow the instructions for changing your address. *You will need to have a valid credit card for paying the \$11.00 fee, and you will need access to a printer so that you can print out your temporary receipt.* Otherwise, call or go in person to a Texas DPS.

For a new Texas driver's license (first time license or moving to Texas from out of state) go in person to a DPS location. You will need to complete an application, provide proof of identity (proof of Social Security, birth certificate, or an out of state driver's license), provide proof of vehicle registration, consent to be photographed, fingerprinted, and provide a signature. You will need to pass a vision examination.

First time applicants need to schedule a time for taking the driving test and pass both the driving and written test. Out of state applicants should apply within 90 days after entry into the state and need to be prepared to surrender their valid out of state driver's license upon application.

Texas DPS Athens Office
511 HWY 175 West
Athens, TX 75751
(903)675.6091

(Open 8:00 a.m. to 5:00p.m. Monday thru Friday)

Texas DPS Statewide Information (512) 424.2600



Homestead Exemption Availability Chart

Jurisdiction	State Mandated			Optional		
	General	Over 65	Disability	General	Over 65	Disability
Athens ISD	Y	Y	Y		Y	Y
*Brownsboro ISD	Y	Y	Y	Y	Y	Y
Crossroads ISD	Y	Y	Y		Y	Y
*Eustace ISD	Y	Y	Y	Y	Y	Y
Frankston ISD	Y	Y	Y	Y	Y	Y
Kemp ISD	Y	Y	Y		Y	Y
*LaPoynor ISD	Y	Y	Y	Y	Y	Y
Mabank ISD	Y	Y	Y		Y	Y
Malakoff ISD	Y	Y	Y		Y	Y
Murchison ISD	Y	Y	Y		Y	Y
Trinidad ISD	Y	Y	Y	Y	Y	Y
*Van ISD	Y	Y	Y		Y	Y
**City of Athens				Y	Y	Y
**City of Brownsboro					Y	
**City of Chandler				Y	Y	Y
Caney City					Y	
City of Frankston						Y
**City of Enchanted Oaks				Y	Y	Y
**City of Eustace				Y	Y	Y
City of Log Cabin					Y	
**City of Mabank					Y	Y
**City of Malakoff					Y	Y
City of Payne Springs						
City of Star Harbor				Y		
City of Tool				Y	Y	
City of Trinidad				Y	Y	
Athens Water					Y	Y
Lake View M&D						
Levee District #3						
ESV District #1						
ESV District #2						
ESV District #3						
ESV District #4						
ESV District #5						
ESV District #6						
ESV District #7						
ESV District #10						
ESV District #11						
ESV District #12						
TVCC					Y	Y
HC General					Y	Y
HC Road & Bridge					Y	Y
*HC FM/FC	Y					

State Mandated

*Optional

ISD gives optional 20%

**Additional amounts