

A Variety of Homestead Exemptions Could Lower Your Property Taxes!

A homestead exemption lowers the property taxes on your home by lowering its value. If your home is valued at \$50,000 and you receive a \$15,000 homestead exemption, your home will be taxed as if it were worth \$35,000.

Who qualifies for an exemption?

Anyone who owns a home on Jan. 1 and uses it as a primary residence on that date is entitled to a \$15,000 homestead exemption to lower school taxes. It doesn't matter if your home is a house, condominium or mobile home. Counties, cities and special taxing districts may also offer homestead exemptions.

Are other exemptions available?

If you're 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 65 or older or disabled exemption, you're also entitled to a permanent, locked-in "ceiling" on the school property taxes on your home. The county, city or junior college may adopt a tax ceiling for 65 and older or disabled homeowners. The age 65 or older homeowners 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. The age 65 or older homeowners (or their surviving spouses 55 years of age or older) also may transfer the percentage of school tax paid, based on their former home's school tax ceiling to a new home.

If you're a disabled veteran who receives from the Veterans Affairs (VA) - (1) 100 percent disability compensation due to a service connected disability and (2) a rating of 100 percent disabled or a determination of individual unemployment, you are entitled to an exemption from taxation of the total appraised value of your resident homestead.

Do I have to apply each year?

No. If you had a homestead exemption on your home in 2014, you won't need to reapply for 2015 unless your 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 for 2015. If you are 65 this year, you may file for the age 65 or older exemption up to one year after the date you turned 65. And if you became disabled, you need to file for the disabled person's exemption.

When and where should I file?

File applications before May 1 at your appraisal district office. If you need more time, contact us at:

*Frio County Appraisal District
815 S. Oak
P.O. Box 1129
Pearsall, Texas 78061-1129
Telephone: (830) 334-4163*

Or contact:

*Texas Comptroller Susan Combs
Property Tax Assistance Division
P.O. Box 13528 'Austin, Texas 78711-3528*

Or call: 1-800-252-9121 and press "2" to access the menu and then press "1" to contact the Information Service Team.

Or on the Web at:

www.window.state.tx.us/taxinfo/proptax