

# NOTICE OF AVAILABILITY PROPERTY TAX EXEMPTIONS

## General Homestead Exemptions

Persons who owned and occupied a home as their principal place of residence as of January 1, 2021 are eligible for a \$25,000 general homestead exemption from school taxes. Additionally, the Carlisle ISD offers a 20% local option exemption. A mobile home, even if on leased land, can qualify for a homestead exemption. The filing deadline is April 30<sup>th</sup>.

## Over-65 Homestead Exemptions

Homeowners who are 65 years of age or older are entitled to an additional \$10,000 school tax exemption. Homeowners who turn 65 during 2021 may apply during the year and receive credit for the exemption for the entire year. Over 65 homeowners are also entitled to a tax ceiling on their school and county taxes. The ceiling is equal to the amount they paid on their home the first year they were eligible for the over-65 exemption. Over 65 homeowners may also transfer their tax ceilings, on a percentage basis, from their old home to a new home. The over-65 homeowner's exemptions and tax ceilings transfer to the surviving spouse if the spouse is 55 years or older at the time of death and lives in and owns the home.

## Disabled Persons Exemptions

Homeowners who are receiving social security disability payments are also eligible for an additional \$10,000 school exemption. Homeowners who become eligible during 2021 may apply during the year and receive credit for the exemption for the entire year. A homeowner may claim either the over-65 or the disabled persons exemption, but not both at the same time. The disabled persons exemption also entitles the homeowner to a tax ceiling on their school and county taxes.

## Tax Deferrals for Over-65 and Disabled or Disabled Veteran Homeowners

An over 65 homeowner or one qualified as a disabled person or disabled veteran may postpone paying delinquent and current taxes on their home by signing a tax deferral. However, the deferral only postpones the taxes, it does not cancel them. During the deferral period, interest accrues at 5%/year on the unpaid tax, and when the homeowner no longer owns and lives in the house, the taxes become due. If the taxes are not paid, the taxing units can sue to collect the deferred taxes and interest. You may obtain a deferral affidavit at the appraisal district.

## Veteran Related Exemptions

### V.A. Rated Disabilities

Veterans with a service connected disability or their survivors are eligible for an exemption on property they own as of January 1<sup>st</sup> in amounts ranging from \$5000 to \$12,000 depending on the degree of disability. An applicant may claim the exemption on

one piece of property. Surviving spouse and children benefits also may apply. See your local appraisal district for details.

### 100% Disabled Veteran Homesteads

Veterans who receive 100% disability compensation due to a service connected disability and a rating of 100% disability or of individual unemployment may qualify for a 100% homestead exemption. The applicant must be a Texas resident to apply. Surviving spouse benefits also may apply. See your local appraisal district for details.

### Homes Donated to a Disabled Veteran

Homesteads donated to disabled veterans by charitable organizations may also qualify for an exemption. The home must be donated at no cost to the veteran or not more than 50 percent of the good faith estimate of the homestead's market value. Surviving spouse benefits also may apply. See your local appraisal district for details.

### Surviving Spouse of an Armed Services Member Killed in Action

The surviving spouse of a member of the Armed Forces killed in action may qualify for a special homestead exemption. Please contact your local appraisal district for qualification details.

The filing deadline for these exemptions is April 30<sup>TH</sup>.

## Residence Homestead for a Surviving Spouse of a First Responder Killed in the Line of Duty

The surviving spouse of a first responder who is fatally injured or killed in the line of duty may qualify for a special homestead exemption. Please contact your local appraisal district for qualification details.

## Other Property Tax Exemptions

Non-profit organizations that meet statutory requirements may seek property tax exemptions and must apply to their county appraisal district by a specific date. Businesses that receive tax abatements granted by taxing units; ship inventory out of Texas that may be eligible for the "Freeport" exemption in Troup ISD; store certain goods in transit in warehouses that are moved within 175 days; construct, install or acquire pollution control property; own and operate energy storage systems; convert landfill-generated gas; or store offshore drilling equipment while not in use may also be eligible for statutory exemptions.

## Ag/Timber Use

State law provides that certain lands may be valued and taxed according to their productive capacity rather than their market value.

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The general qualifications are that the land has to be currently devoted principally to agricultural, timber use or wildlife management and has a history of having been principally used for agriculture or timber for any five of the preceding seven years. There are also additional minimum standard guidelines concerning intensity of usage.

If land receiving ag use/timber use valuations is diverted to a non-qualifying use, a rollback tax is triggered. The rollback tax recaptures the difference in the taxes that would have been paid on market value versus those actually paid on productivity value plus interest for the last five years preceding the year in which the change occurred.

The filing deadline for ag use/timber use is April 30<sup>th</sup>.

## **Business Personal Property Renditions**

State Law requires owners of business personal property to render a listing of any taxable personal property they own as of January 1<sup>st</sup>. The law provides for a 10% penalty for late filing or failure to file. In some circumstances the penalty can be as high as 50% and may involve civil and criminal sanctions. The basic categories of business personal property that must be reported are inventories, furniture and fixtures, machinery and equipment, vehicles and any other tangible personal property used in the production of income. Owners do not have to render exempt property such as church property or an agriculture producer's equipment used for farming.

The filing deadline for renditions is April 15<sup>th</sup>.

## **Personally Owned Business Vehicle**

An individual is entitled to an exemption for one motor vehicle owned by the individual that is used in the course of the individual's occupation or profession and is also used for personal activities of the owner that do not involve the production of income. The filing deadline is April 15<sup>th</sup>.

## **Notice of Availability of Electronic**

**Communications** for delivery of the 2021 valuation notices for taxpayers with at least 25 Property Accounts. Please contact the Appraisal District to negotiate an agreement for this service.

## **Residence Homestead Tax Deferral**

Texas homeowners may postpone paying the currently delinquent property taxes due on the appreciating value of their homes by filing a tax deferral affidavit at the local appraisal district. This tax relief allows homeowners to pay the property taxes on 105 percent of the preceding year's appraised value of the homestead, plus the taxes on any new improvements to the homestead. The remaining taxes are postponed, but not cancelled, with interest accruing at 8 percent per year.

## **Appraisal Notices**

If a taxpayer's property value increased in the last year, the Texas taxpayer may receive a notice of appraised value from the local appraisal district. The city, county and school districts will use the appraisal district's value to set property taxes for the coming year.

## **Property Taxpayer Remedies**

The Comptroller has a publication that explains in detail how to protest a property appraisal, what issues the county appraisal review board (ARB) can consider and what to expect during a protest hearing. The publication also discusses the options of taking a taxpayer's case to district court, the State Office of Administrative Hearings or binding arbitration if the taxpayer is dissatisfied with the outcome of the ARB hearing.

## **Protesting Property Appraisal Values**

Property owners who disagree with the appraisal district's appraisal of their property for local taxes or for any other action that adversely affects them may protest their property value to the appraisal district's ARB.

## **Additional Information**

For additional information or assistance with any property tax related matters, you may contact the Cherokee County Appraisal District by mail at P. O. Box 494, Rusk, TX 75785 or by phone: (903)683-2296. The Appraisal District is located at 107 E 6<sup>th</sup>, in Rusk, TX. Lobby hours are 8 - 4:30, M - F. Phones answered until 5:00.

Email: [info@cherokeecad.net](mailto:info@cherokeecad.net)

Website: [www.cherokeecad.com](http://www.cherokeecad.com)

Texas Comptroller Property Tax Division website:

<https://comptroller.texas.gov/taxes/property-tax/>