



DAVIDSON COUNTY

2022 PROPERTY TAX HOMESTEAD RELIEF BENEFITS



**DO YOU CONSIDER YOURSELF AS
ONE OF THE FOLLOWING?**

- A SENIOR CITIZEN (65 OR OLDER AS OF JAN 1)
- A TOTALLY PERMANENTLY DISABLED CITIZEN
- A DISABLED VETERAN

YOU MAY QUALIFY FOR ASSISTANCE ON YOUR
REAL OR PERSONAL PROPERTY TAXES

DAVIDSON COUNTY



MAILING ADDRESS:

DAVIDSON COUNTY TAX DEPARTMENT
PO BOX 1617
LEXINGTON, NC 27293-1617
ATTENTION: HOMESTEAD EXEMPTION

PHYSICAL ADDRESS:

DAVIDSON COUNTY GOVERNMENTAL CTR
913 GREENSBORO STREET
LEXINGTON, NC 27292

TELEPHONE NUMBERS:

336-242-2160
336-242-2180

HOURS:

MONDAY - FRIDAY
7:30 AM TO 5:30 PM

FAX NUMBERS:

336-242-2851

WEB ADDRESS:

www.co.davidson.nc.us

IF YOU ARE INTERESTED IN ADDITIONAL

INFORMATION AND AN APPLICATION

PLEASE CHECK ANY OF THE FOLLOWING:

HOMESTEAD ELDERLY OR
PERMANENTLY DISABLED
EXCLUSION

NAME(S): _____

HOMESTEAD CIRCUIT BREAKER
TAX DEFERMENT PROGRAM

MAILING ADDRESS _____

DISABLED VETERANS
EXCLUSION

PHONE NUMBER: _____

DATE OF

BIRTH _____

PLEASE PROVIDE THE FOLLOWING INFORMATION AND MAIL TO:

DAVIDSON COUNTY TAX DEPARTMENT

PO BOX 1617

LEXINGTON, N.C. 27293

HOMESTEAD ELDERLY AND PERMANENTLY DISABLED EXCLUSION

REQUIREMENTS:

- A NORTH CAROLINA RESIDENT and
- OWN AND OCCUPY A PERMANENT RESIDENCE ON OR BEFORE JANUARY 1ST OF CURRENT YEAR and
- AT LEAST 65 YEARS OF AGE ON OR BEFORE JANUARY 1ST OF CURRENT YEAR and or
- TOTALLY AND PERMANENTLY DISABLED ON OR BEFORE JANUARY 1ST OF CURRENT YEAR and
- 2021 TOTAL INCOME CAN'T EXCEED \$31,900 (INCLUDING SPOUSE'S INCOME)
- INCOME EXAMPLES: WAGES–SOCIAL SECURITY–DISABILITY–SSI–VA BENEFITS–PENSIONS–ANNUITIES–INTEREST–IRA DISTRIBUTIONS–UNEMPLOYMENT–RENTAL–ALIMONY–FARM–ETC.

IF YOU MEET ALL THE QUALIFICATIONS PER THE NCGS 105-277.1 AND PROVIDE THE MANDATORY DOCUMENTS.....YOU MAY BE ABLE TO BENEFIT FROM THE HOMESTEAD EXCLUSION.

THE EXCLUSION AMOUNT IS THE GREATER OF \$25,000 OR 50% OF THE APPRAISED VALUE OF THE HOME AND UP TO ONE (1) ACRE OF LAND.

SEE BELOW FOR AN EXAMPLE:

If you meet the age, income, and residence qualifications

House Value—\$61,000
Land Value for three acres—\$12,000
Total Taxable Value of Property—\$73,000

Tax bill amount = \$394.20 (Based on the current county tax rate)

With the exclusion:

1/2 Value of House = \$30,500
1/2 Value of one acre = (1 acre @ \$4,000 divided by 1/2)= \$2,000
Total Exemption = \$32,500

Previous Taxable Value = \$73,000
Minus Exemption Value = \$32,500
Total Taxable Value = \$40,500

Tax bill amount= \$218.70 (Based on the current county tax rate)

Savings amount of \$175.50

CIRCUIT BREAKER TAX DEFERMENT BENEFIT

REQUIREMENTS:

- A NORTH CAROLINA RESIDENT
- MUST HAVE OWNED AND OCCUPIED PROPERTY AS THE OWNER'S PERMANENT LEGAL RESIDENCE FOR FIVE (5) YEARS
- AT LEAST 65 YEARS OF AGE OR TOTALLY AND PERMANENTLY DISABLED BEFORE JANUARY 1ST OF CURRENT YEAR
- 2021 TOTAL INCOME CAN'T EXCEED \$47,850
- INCOME EXAMPLES: WAGES–SOCIAL SECURITY–DISABILITY–SSI–VA BENEFITS–PENSIONS–ANNUITIES–INTEREST–IRA DISTRIBUTIONS–UNEMPLOYMENT–RENTAL–ALIMONY–FARM–ETC.

IF YOU MEET ALL THE QUALIFICATIONS PER THE NCGS 105-277.1 AND PROVIDE THE MANDATORY DOCUMENTS.....YOU MAY BE ABLE TO BENEFIT FROM THE HOMESTEAD CIRCUIT BREAKER

INCOME QUALIFICATIONS:

If your income is below \$31,900 your tax limitation is 4% of the income.
If your income is between \$31,901 to \$47,850 your tax limitation is 5% of the income. If your income is above \$47,850 you do not qualify.

BELOW IS AN ESTIMATED DEFERRED TAX WORKSHEET TO
DETERMINE POSSIBLE BENEFIT AMOUNT

| | |
|--|--------|
| (A) 2021 TAX ON RESIDENCE (Dwelling plus related improvements & up to 1 acre of land) | (A) \$ |
| (B) TAX LIMITATION Income: \$0–\$31,900 X 4% = (OR) Income: \$31,901– \$47,850 X 5% = | (B) \$ |
| (C) ESTIMATED DEFERRED TAX SUBTRACT BOX (B) FROM BOX (A) | (C) \$ |

THIS IS A DEFERRED TAX BENEFIT

DISABLED VETERAN EXCLUSION

REQUIREMENTS:

- HONORABLY DISCHARGED VETERAN WITH A PERMANENT TOTAL DISABILITY THAT IS SERVICE CONNECTED OR RECEIVES OR HAS RECEIVED BENEFITS FOR SPECIALLY ADAPTED HOUSING UNDER 38 U.S.C. 2101.
- UNMARRIED SURVIVING SPOUSE OF AN HONORABLY DISCHARGED VETERAN THAT HAD A PERMANENT TOTAL DISABILITY THAT WAS SERVICE-CONNECTED OR HAD RECEIVED BENEFITS FOR SPECIALLY ADAPTED HOUSING UNDER 38 U.S.C. 2101
- A CERTIFICATION BY THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS OR ANOTHER FEDERAL AGENCY THAT A VETERAN HAS A PERMANENT TOTAL DISABILITY THAT IS SERVICE-CONNECTED
- NO AGE REQUIREMENT
- NO INCOME REQUIREMENT
- AN OWNER WHO RECEIVES THIS EXCLUSION MAY NOT RECEIVE OTHER PROPERTY TAX RELIEF
- ONE TIME APPLICATION REQUIRED

DISABLED VETERAN EXCLUSION

A PERMANENT RESIDENCE OWNED AND OCCUPIED BY AN OWNER WHO IS A NC RESIDENT AND WHO IS AN HONORABLY DISCHARGED DISABLED VETERAN OR THE UNMARRIED SURVIVING SPOUSE OF AN HONORABLY DISCHARGED DISABLED VETERAN IS DESIGNATED A SPECIAL CLASS OF PROPERTY.....

THE FIRST \$45,000 OF APPRAISED VALUE OF THE RESIDENCE IS EXCLUDED FROM TAXATION.