

Enhanced Homestead Exemption

Benefits

- ✓ No income requirement
- ✓ No age requirement
- ✓ Value reduction amount is doubled to \$50,000 for property tax calculations

Who Should Apply?

1. Surviving Spouse of a Public Service Officer who was killed in the line of duty

OR

2. Military veterans who been honorably discharged or released from active duty;

AND have either:

- Received a total (100%) disability rating for service-connected disabilities; **OR**
- Received a total (100%) disability rating for compensation for service-connected disabilities based on a determination of individual unemployability
- Veteran applicants must provide a DD214 and a copy of their VA award letter

What other discounts are available?

Discount on Water Bill: You may be eligible to receive water discount through your city's utility department. Please contact:

Toledo	(419) 245-1800
Lucas County	(419) 213-2926
Maumee	(419) 897-7125
Oregon	(419) 698-7039

Contact Us

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HOMESTEAD EXEMPTION

A reduction in real estate taxes for those who qualify



Information for
Lucas County Residents

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What is the Homestead Exemption?

Homestead is a reduction in real estate taxes for those who qualify. This brochure will assist you in determining your eligibility, and answer questions relative to this program.

Who should apply?

Individuals who own & occupy their home as of January 1st:

- Age: 65 OR turn 65 any time in the year; **OR**
- Disability (Permanently and totally); **OR**
- Surviving Spouse (Homesteaded spouse dies and surviving spouse is at least 59 years old on date of death)

And meet the income requirement:

- Modified Adjusted Gross Income \$36,100 or less (Social Security income is NOT included)

OR

Disabled Veteran Status:

- For qualifications, refer to “Enhanced Homestead Exemption” section

OR

Surviving Spouse of a Public Service Officer:

- Qualified widow or widower of a qualifying public service officer (ex. peace officer, firefighter, or other emergency responder) until they remarry

Who is considered a homeowner?

A person whose name appears on the deed, purchaser under a land contract, person with a life estate ownership, or person with control under a living trust.

What documents do I need to prove my disability?

Disability certificate

- Physical disability: signed by a physician (licensed to practice medicine)
- Mental disability: signed by a physician or psychologist (licensed in Ohio)

OR

Any state or federal agency certificate

The disability certificate must be attached to the Homestead application.

What properties are eligible for the Homestead?

Homestead includes single family homes, condominiums, a unit in a multiple unit residence, mobile homes or manufactured homes occupied as the principal residence of the owner.

How soon after submitting an application will the credit be shown on the tax bill?

Citizens who file Homestead applications prior to December 1st, may see the reduction on the tax bill the following year.

Will I have to apply every year to receive the homestead exemption?

No, Homestead automatically renews. However, if your circumstances change and you no longer qualify for Homestead, you must notify the County Auditor’s office by December 31st.

How much will the Homestead Exemption reduce my taxes?

The exact amount of savings varies from location to location. Homestead exempts \$25,000 of market value when calculating property taxes. For example, a home with a market value of \$200,000 is taxed as if it is valued at \$175,000.

What if I missed the deadline?

If you qualify but missed the deadline, you may enroll for up to one year prior when applying.

How do I enroll?

Homestead application forms are accepted year round. All forms must be signed and submitted to the Auditor’s Office.