

## UNDERSTANDING MY HOMESTEAD EXEMPTION

CODE		DEDUCTION FROM ASSESSED VALUE	ASSESSED VALUE IS REDUCED FOR
<b>S1</b>	STATE HOMESTEAD DEDUCTION - DEFAULT	\$ 2,000	COUNTY AND SCHOOL TAXES
<b>S3</b>	STATE DOUBLE HOMESTEAD FOR AGE 62-64 AND NET INCOME MAXIMUM \$10,000	\$ 2,000 \$ 10,000	COUNTY TAXES SCHOOL TAXES
<b>L1</b>	SENIOR EXEMPTION FOR AGE 65+	\$ 10,000	COUNTY AND SCHOOL TAXES (\$2,000 STATE + \$8,000 LOCAL)
<b>L4</b>	SENIOR EXEMPTION FOR AGE 65+ AND NET INCOME MAXIMUM OF \$10,000	\$ 12,000 \$ 18,000	COUNTY TAXES SCHOOL TAXES
<b>S5</b>	VETERAN 100% DISABLED AGE LESS THAN 65 INCLUDES UNREMARIED SURVIVING SPOUSE (PROOF REQUIRED; AMOUNT CHANGES ANNUALLY)	\$ 100,896	2021 VALUE FROM STATE
<b>L5</b>	VETERAN 100% DISABLED AGE 65+ INCLUDES UNREMARIED SURVIVING SPOUSE (PROOF REQUIRED; AMOUNT CHANGES ANNUALLY)	\$ 108,896	2021 VALUE FROM STATE PLUS \$8000 LOCAL

ANY OF THESE CODES MAY ALSO HAVE AN "F" WHICH SIGNIFIES THE **HOMESTEAD FREEZE (S1F, L1F)**.  
 THE **HOMESTEAD FREEZE** IS THE EXEMPTION EQUAL TO ANY INCREASE OF ASSESSED VALUE ABOVE  
 THE ASSESSED VALUE ON THE DATE THE HOMESTEAD EXEMPTION WAS APPROVED.  
 IT APPLIES TO THE VALUE OF THE HOME AND SURROUNDING LAND (NOT EXCEEDING 5 ACRES)  
 BUT DOES NOT APPLY TO POOLS, BARNs, DETACHED GARAGES, SHOPS AND OTHER STRUCTURES.

## HOW DOES THE HOMESTEAD FREEZE REDUCE MY TAX BILL?

### EXAMPLE

ASSUME HOMESTEAD EXEMPTION APPROVED IN 2006 WITH FAIR MARKET VALUE	\$	<b>499,182.00</b>	FAIR MARKET VALUE (100%)
FAIR MARKET VALUE CURRENTLY	\$	<b>604,000.00</b>	FAIR MARKET VALUE (100%)
DIFFERENCE	\$	<b>104,818.00</b>	FAIR MARKET VALUE (100%)

<b>HOMESTEAD FREEZE EXEMPTION</b>	MULTIPLY BY 0.40	\$ <b>41,927.20</b>	ASSESSED VALUE (40%)
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### COMPUTE TAX WITH THE HOMESTEAD FREEZE

ASSUME CODE OF S1F

EXEMPTION	\$	<b>2,000.00</b>
FREEZE EXEMPTION	\$	<b>41,927.20</b>
TOTAL EXEMPTIONS	\$	<b>43,927.20</b>

CURRENT FAIR MARKET VALUE OF HOMESTEAD	\$	<b>604,000.00</b>
<b>CURRENT ASSESSED VALUE OF HOMESTEAD</b>	MULTIPLY BY 40%	\$ <b>241,600.00</b>

NET ASSESSED VALUE EQUALS ASSESSED VALUE MINUS EXEMPTIONS	ASSESSED VALUE	\$ <b>241,600.00</b>
	EXEMPTIONS	\$ <b>43,927.20</b>
	NET ASSESSED VALUE	\$ <b>197,672.80</b>

TAXES EQUAL NET ASSESSED VALUATION  
MULTIPLIED BY THE MILLAGE RATE

NET ASSESSED VALUE	\$	<b>197,672.80</b>	
MILLAGE RATE		<b>0.020605</b>	1 MILL = 1/10 OF \$.01
CURRENT PROPERTY TAX	\$	<b>4,073.05</b>	

HOMESTEAD FREEZE TAX SAVINGS

FREEZE EXEMPTION	\$	<b>41,927.20</b>
MILLAGE RATE		<b>0.020605</b>
SAVINGS	\$	<b>863.91</b>

MILLAGE RATES ARE SET BY EACH TAXING DISTRICT JURISDICTION IN LATE SUMMER. ALL NOTICES OF ASSESSMENT USE THE PREVIOUS YEAR MILL RATE, BY LAW BECAUSE THIS YEAR'S MILL RATES HAVE NOT BEEN ESTABLISHED. THIS EXAMPLE USES DISTRICT 81 MILL RATE FROM 2020