

*“When an appeal is filed, you are disputing the market value. The taxable value will **ONLY** be changed if you are successful in lowering the market value **BELOW** the assessed value.”*

Homestead Qualifications:

- Property must be your primary residence
- Current TX driver license or TX state issued ID card address matches property (in most cases)



Homestead Exemptions

Kaufman Central
Appraisal District

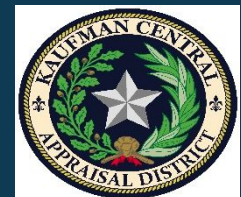
Kaufman Central Appraisal District

3950 S Houston, Kaufman, TX

PO Box 819, Kaufman, TX

(972) 932-6081

www.kaufman-cad.org





Market Value

The value the property would sell for on January 1st.

Market Value has NO limitation as to the increase per year on all properties including those with a homestead exemption.

Homestead “CAP” has no effect on market value.



Assessed Value

The value that is used to determine the amount of taxes, after all exemptions are applied.

Homesteaded properties can ONLY increase by 10% assessed value each year (plus any new improvements).

How the Homestead “CAP” works:

CAP does not take effect until first full year after residing in property on January 1.

Prior Year Market Value = \$100,000

Current Year Market Value = \$130,000

10% of Prior Year Market Value = \$10,000

Current Year Assessed Value = \$100,000 + \$10,000 = \$110,000

Taxes will be determined by multiplying new tax rates times the Assessed Value

If you had exemption in prior year and the prior year assessed value was capped, the current year CAP will be based on prior year assessed value, not the market value.

Tax Rates are determined beginning in August by the taxing entities (school, city, county, and others)

Often, when large value increases happen in a year, taxing entities (i.e., schools, cities, counties) may lower the tax rates!

Additional tax savings provided by the Homestead Exemption:

All ISD's (schools) - \$100,000 Exemption

Other entities provide optional exemptions.

Exemption amounts are subtracted from Assessed Value

If Assessed Value = \$210,000

Taxable Value for ISD =

\$210,000 - \$100,000 = \$110,000

For ISD, the taxes will be determined by multiplying the new tax rate times the Assessed Value minus exemptions.

How appeals affect the taxable/assessed value

- Appeals dispute the market value NOT the taxable/assessed value
- If the appeal is successful in lowering the market value, the taxable/assessed value will NOT change unless the market value is lowered BELOW the assessed value

To learn more about Homestead Exemptions including Over 65 exemptions please see our website:

<https://kaufman-cad.org>

or the Comptroller website:

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