

Questions and Answers about Residential Exemptions

Homestead Exemption is an exemption of \$1,000 of the assessed valuation. This can be a savings of \$75 to \$125 depending on which area of the county you are located .

TO QUALIFY:

You must be the homeowner who resides in the property on January 1. The deed must be executed on or before January 1 and filed with the County Clerks Office on or before February 1. You must be a resident of Oklahoma.

TO APPLY:

You may apply for Homestead Exemption with the Rogers County Assessors Office between 8:00 a.m. and 5:00 p.m. Monday through Friday. Our office is located at 219 S Missouri, Room 108, Claremore, Oklahoma, 74017.

RENEWAL:

If you have been granted a homestead exemption and continue to occupy the homestead property you shall not be required to re-apply for homestead exemption. However, if you change your deed for some reason or move you will need to re-file between January 1 and March 15.

Do You Qualify For Homestead Exemption?

If you are head of household and qualify for homestead exemption, you may also qualify for additional homestead. You may receive an additional \$1,000 assessment exemption if the gross household income from all sources did not exceed **\$20,000** for the past calendar year.

HOW TO FILE :

You may file for additional homestead between January 1 and March 15. There is a simple form on income that you will fill out as part of your application. If you are 65 or older as of March 15 of the filing period and presently qualify for additional homestead, you will not have to renew the additional homestead annually. However, it will be the responsibility of the taxpayer to notify the Assessor's office if your income exceeds \$20,000.

Senior Freeze Property Valuation Limitation must be 65 as of January 1st of current year to be eligible.

On November 2nd, 2004 State Question 714 was approved. With the approval of this state question, the maximum gross household income qualification changes from the current Twenty-Five Thousand Dollars (\$25,000.00) limit.

The United States Department of Housing and Urban Development (HUD) will determine the estimated median income for the preceding year for each county or Metropolitan Statistical Area beginning January 1, 2005.

This maximum qualification amount will be provided to each county annually by the Tax Commission. The qualification is subject to change each year. **For the tax year 2010, Rogers County's maximum income qualification is \$57,600.** No other qualification requirements have changed. This will freeze the taxable value on your homestead. **Your taxes can change each year based on the millage changes, or a new tax district being added.**

If you feel you qualify for this senior freeze, please bring your federal income tax return if you file, or documents showing proof of total gross household income based on last year's income (2009 income) between January 1st and March 15th of 2009. (This includes, but not limited to, social security, retirement, pension, VA benefits, interest, etc.)

DEFINITION OF "HOUSEHOLD INCOME"

Total household income means the total amount of income received by ALL Persons living in the same household whether the income was taxable or not for income purposes. This includes, but is not limited to, public assistance payments, support money, workmen's compensation, loss-of-time insurance payments, total wages, salaries, fees, commissions, bonuses, tips, interest and dividend income received, social security, including medicare, railroad retirement benefits, pensions, annuities, IRA's, alimony, unemployment benefits, 2008 earned income received in 2009 and advanced EIC received in the 2009, gross income from rental, royalties, partnerships, estates, trusts, gains, from the sale or exchange of property (taxable and nontaxable), gross business and farm income.

Income that is exempt must be included in the in the year received, for example; non taxable sources of income of you W-2, such as dependent care reimbursement account or military

housing assistance, and the distribution of earnings from a Roth IRA. Note: Do not include income deferred for Federal Income Tax purposes, for example; tax deductible contributions to a 401K or to a traditional IRA. This income will be included when distributed and taxed on your Federal Return.

GROSS HOUSEHOLD INCOME

FROM OKLAHOMA TAX COMMISSION FORM 994

Is defined in 60 O.S. Section 2890 as “the gross amount of income of every type, regardless of the source, received by **all persons** occupying the same household, whether such income was taxable or nontaxable for Federal or State Income tax purposes, including pensions, annuities, federal social security, unemployment payments, veteran’s disability compensation, public assistance payments, alimony, support money, workmen’s compensation, loss of time insurance payments, capital gains and any other type of income received; and excluding gifts.

Gross Household limits subject to change in January, 2011.

Please check in assessor’s office after Jan. 1st, 2011 for new limits.

YEAR “2010” FILING DEADLINES

HOMESTEAD EXEMPTIONS: for the year 2010 must be filed by **March 15th, 2009**. Homesteads for the year 2011 can be filed anytime during 2010, to become effective in the 2010 tax year.

2009 PROOF OF INCOME MUST BE PROVIDED FOR THE FOLLOWING:

DOUBLE HOMESTEAD EXEMPTIONS: *are limited to those whose gross household earnings for 2009 were no more than \$20,000.* The Double Homestead form must be filed between **JANUARY 1ST AND MARCH 15TH**. There is no age limit on double homesteads. If one is 65 or older and has filed for double homestead the year before, the double homestead is automatically carried over each year like a regular homestead exemption.

SENIOR VALUATION FREEZE: must be filed between **JANUARY 1ST AND MARCH 15TH**. **Proof of 2009 income must be provided.** *The head of household or spouse must be **65 years of age** to receive this benefit.* The freeze is limited to those whose gross household earnings were no more than \$57,600 for the year 2009. If your total gross yearly income does not exceed \$57,600, the Senior Valuation Freeze on property value

is automatically carried over to the next year. If new growth is added to your property, after the freeze is in effect, this will raise the property valuation freeze by the amount of new growth.

THE GROSS HOUSEHOLD INCOME WILL VARY FROM YEAR TO YEAR, BASED ON HUD MEDIAN INCOME. OKLAHOMA TAX COMMISSION WILL FURNISH THE ASSESSOR THE NEW LIMITS EACH YEAR.

SALES TAX REFUNDS: for those earning no more than \$20,000 per year must be enclosed with ones Oklahoma State Tax Returns. **If one is 65 years of age or older, disabled, or has dependents, household earning can be up to \$50,000.** In the event one does not file state tax returns, ones application must be filed with the Oklahoma Tax Commission before **JUNE 30TH, 2010.** The refund amount is \$40.00 per filed household member.

REFUND OF PROPERTY TAX: this property tax refund provides a tax credit of paid property taxes for taxpayers whom are either *totally disabled or over the age of 65, and have a gross household income under \$12,000.* **The maximum refund amount is \$200.00.** To qualify, the Oklahoma Tax Commission form 538-H must be completed and submitted to the Oklahoma Tax Commission along with a copy of ones 2009 property taxes, and be submitted no later than **JUNE 30TH, 2010.**
