



Homestead Exemptions

What is a Homestead Exemption?

A homestead exemption reduces the taxable value of your home which saves you money on your property taxes. The homestead exemption also limits the increase in the assessed value of your home to 10% each year. All Texas homeowners can apply for a General Residence Homestead Exemption for their primary residence. Other exemptions are available to homeowners who are over 65, veterans or disabled, and require the same application process.

Who qualifies?

These requirements must be met to receive the exemption:

1. You must own and occupy the home as your primary residence on January 1st in the year that you apply for the homestead exemption.
2. You may apply for a prorated homestead exemption in the year you purchase and occupy the home if the property was not claimed as a homestead by the previous owner i.e. the property was a rental or is a new construction home.
3. You may only claim one property as homestead in Texas.
4. Only individual homeowners (not corporations or other entities) may receive a homestead exemption. Family Trusts may qualify, check with the local appraisal district for requirements.
5. A homestead can be a house, condominium, or a manufactured home together with land also owned by the homeowner and used as a yard or for another purpose related to the residential use of the home.
6. Constitutional amendments were passed on November 4, 2025, are retroactive for 2025 and increased the following school district exemptions:

- Homestead exemption increased from \$100,000 to \$140,000
- Homestead exemption additionally increased from \$10,000 to \$60,000 for elderly or disabled persons

How do homeowners apply?

1. Complete the **Application for Residential Homestead Exemption**. The application is available on the websites of most county appraisal districts, or at the Texas Comptroller's website at: <https://comptroller.texas.gov/forms/50-114.pdf>
2. Include a copy of your **DRIVER'S LICENSE** or **IDENTIFICATION CARD** from the Texas Department of Public Safety at www.dps.texas.gov. The address **MUST MATCH** the homestead address.
3. Take a copy of the **RECORDED DEED** in case the Appraisal District has not yet updated court records. Contact us at **IndependenceTitle.com** if you need help securing a copy of your recorded deed.
4. Provide documentation of **veteran** or **disabled status** if claiming this exemption.

For more information on all types of property tax exemptions, contact your local county appraisal district office, or visit:

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



Greater Austin Area Appraisal Districts

Valuing Property

Each county's appraisal district determines the value of all taxable property within the county. Before the appraisals begin, the district compiles a list of taxable property. The listing for each property contains a description and the name and address of the owner.

The appraised home value for a homeowner who qualifies his or her homestead for exemptions in the preceding and current year may not increase more than 10 percent per year.

Property Tax Code Section 23.23(a) sets a limit on the appraised value of a residence homestead, stating that its appraised value for a tax year may not exceed the lesser of:

(1) the market value of the property; or (2) the sum of: (A) 10 percent of the appraised value of the property for last year; (B) the appraised value of the property for last year; and (C) the market value of all new improvements to the property, excluding a replacement structure for one that was rendered uninhabitable or unusable by a casualty or by mold or water damage. The appraisal limitation first applies in the year after the homeowner qualifies for the homestead exemption.

How is your property valued?

The appraisal district must repeat its appraisal process for property at least once every three years.

To save time and money, the appraisal district uses mass appraisal to appraise large numbers of properties. In a mass appraisal, the district first collects detailed descriptions of each taxable property in the district. It then classifies properties according to a variety of factors, such as size, use and construction type. Using data from recent property sales, the district appraises the value of typical properties in each class. Taking into account differences such as age or location, the district uses "typical" property values to appraise all the properties in each class.

The appraisal district may use three common methods to value property: the market, income and cost approaches.

The market approach is most often used and simply asks, "What are properties similar to this property selling for?" The value of your home is an estimate of the price your home would sell for on Jan. 1. The appraisal district compares your home to similar homes that have sold recently and determines your home's value.

Other methods are used to appraise types of properties that don't often sell, such as utility companies and oil leases. The income approach asks, "What would an investor pay in anticipation of future income from the property?" The cost approach asks, "How much would it cost to replace the property with one of equal utility?"



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512-303-1930
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Bell County

Belton Office: 254-939-5841
Killeen Office: 254-634-9752
Temple Office: 254-771-1108
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Burnet County

223 South Pierce Street, Burnet
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Caldwell County

610 San Jacinto, Lockhart
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Coryell County

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Hays County

21001 North IH 35, Kyle
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Lampasas County

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Williamson County

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Texas Comptroller

www.window.state.tx.us