

CAPPED HOMESTEAD PROPERTIES

GENERAL HOMESTEAD EXEMPTION

A homestead exemption reduces taxes by decreasing a home's taxable value. A property owner living in the home on January 1 and not already receiving the homestead exemption on another property is eligible for the homestead exemption. In order to qualify, a property must meet 4 tests:

1. The person(s) claiming the exemption must own the property January 1.
2. The property must be designed or adapted for human residence.
3. The owner must use the property as a residence.
4. The property must be the principal residence of the owner.

The Residential Homestead Exemption Application will provide more information about this exemption as well as the Over-65 and Disabled Person Exemption. A Disabled Veteran Exemption requires a different and separate application. There is no filing fee for any of these exemptions.

1. If the appraisal notice reflects your name as owner and you have not filed for exemption, please contact the Waller County Appraisal District at 979-921-0060 to request an application or print the form from our website, www.waller-cad.org. If your name is not reflected on the notice, the ownership must be updated before an application can be generated. Please contact the appraisal district at 979-921-0060 to have the ownership corrected.
2. If the appraisal notice does not reflect an exemption for which you have already made application, please allow 30 days from the date mailed to process the application. You may check our website at www.waller-cad.org or contact the appraisal district to inquire about its status.
3. If the residence was purchased after January 1 of this year, you will not qualify for an exemption until the following year. Applications are mailed to new homeowners around the first week of January each year. There is **no fee** required to file an application with the appraisal district.
4. If your appraisal notice reflects a homestead exemption, but an exemption is not listed for the city in which you reside, the city may not offer a homestead exemption.

5. If you applied for a homestead and received a denial letter, please contact the Exemptions Department at 214-631-1342 before filing a protest.

For ownership or mailing address questions, please contact the appraisal district at 979-921-0060 before filing an owner or exemption protest. To request an ownership or mailing address change, send a written request to the Waller County Appraisal District, P O Box 887, Hempstead, Texas 77445. Include your name, property location address, account number, name change documentation, daytime phone number and a clear explanation of what needs to be changed.

CAPPED VALUE APPRAISED VALUE LIMITATION

The Texas Property Tax Code, Section 23.23, states that a residential homestead is limited to a 10% increase.

Rules:

1. Limitations take effect one year after you receive your Homestead Exemption.
2. Limitations do not apply to new improvement added in that year (i.e., additions, pools, garages).
3. Limitations are removed when a property sells.
4. Limitations will be shown on the Notice as "Capped Value"
5. All granted exemptions are subtracted from the Capped Value instead of the Market Value.
6. Capped Value minus applicable exemptions equals Taxable Value.
7. The Capped Value is not a lifetime limitation.