

Homestead Exemption Codes

To qualify, a home must meet the definition of a residence homestead: The home's owner must be an individual (for example: not a corporation or other business entity) and use the home as his or her principal residence on January 1 of the tax year. If you are age 65 or older, or disabled, the January 1 ownership and residency are not required for the age 65 or disabled homestead exemption. You may only have ONE homestead exemption in the state of Texas.

If this applies to you, please fill out a homestead form and return it to our office with a copy of your valid Texas ID. (Note: the physical address on your ID MUST match the physical address of your principal residence) If you are disabled, you must also include a copy of SSI award letter.

HS Code	Description		HS Code	Description
B	Disability Homestead		4B	SS SVC Member/Disabled
F	Widow		4H	SS SVC Member/Homestead
H	General Homestead		4S	SS SVC Member/Over 65
S	Over 65 Homestead		5B	SS First Resp/Disabled
			5H	SS First Resp/Homestead
W	Widow Homestead-SCH		5S	SS First Resp/Over 65
1	Disabled Vet/Homestead			
2	Disabled Vet/Disabled			
3	Disabled Vet/Over 65			

Note: SS SVC = Surviving Spouse of a US Armed Service Member Killed in Action

SS First Resp = Surviving Spouse of First Responder Killed in Line of Duty

Homestead Cap

Marion Central Appraisal District's CAMA system calculates and maintains the Homestead Cap Value for each tax year. An existing residence homestead property can increase in taxable value only 10% over the previous year. This increase can be caused by market trends, maintenance, land value increases, etc. If however, the increase is caused by the valuation of new improvements (structures not accounted for on the previous year valuation) or by assemblage (the inclusion in the legal description of land not included in the previous year), the taxable value can exceed a 10% increase over the previous year. The value is calculated thus:

$$\text{Current Homestead Cap Value} = (\text{Previous Year Taxable Value} \times 110\%) + \text{Current Value of New Improvements} + \text{Current Value of Assembled Land}$$

The CAMA system will automatically properly include in the calculation any new improvements. However, assemblage must be calculated by hand and the computer updated by staff when a new Homestead Form is processed.

The Taxable Value for a given Tax Year for a Residence Homestead is the lesser value when comparing the current Market Value (after any adjustments to the Residential Market Schedules and any adjustments to the specific property) to the Homestead Cap Value as calculated above.