



DAVIDSON COUNTY

2026 PROPERTY TAX HOMESTEAD RELIEF INFORMATION



DO YOU CONSIDER YOURSELF AS ONE OF THE FOLLOWING?

- A SENIOR CITIZEN (65 OR OLDER AS OF JAN 1)
- A TOTALLY PERMANENTLY DISABLED CITIZEN
- A DISABLED VETERAN

**YOU MAY QUALIFY FOR ASSISTANCE ON YOUR
REAL OR PERSONAL PROPERTY TAXES**

DAVIDSON COUNTY



MAILING ADDRESS:

DAVIDSON COUNTY TAX DEPARTMENT
ATTENTION: HOMESTEAD EXEMPTION
PO BOX 1617
LEXINGTON, NC 27293-1617

PHYSICAL ADDRESS:

DAVIDSON COUNTY GOVERNMENTAL CTR
913 GREENSBORO STREET
LEXINGTON, NC 27292

TELEPHONE NUMBERS:

336-242-2160
336-242-2180

HOURS:

MONDAY—FRIDAY
8:00 AM TO 5:00 PM

FAX NUMBERS:

336-242-2851
336-243-2894

WEB ADDRESS:

www.co.davidson.nc.us

IF YOU ARE INTERESTED IN ADDITIONAL

INFORMATION AND AN APPLICATION

PLEASE CHECK ANY OF THE FOLLOWING :

PLEASE PROVIDE THE FOLLOWING INFORMATION AND MAIL TO:

DAVIDSON COUNTY TAX DEPARTMENT

PO BOX 1617

LEXINGTON, N.C. 27293

☐

**HOMESTEAD ELDERLY OR
PERMANENTLY DISABLED
EXCLUSION**

NAME(S): _____

MAILING ADDRESS _____

☐

**HOMESTEAD CIRCUIT BREAKER
TAX DEFERMENT PROGRAM**

☐

**DISABLED VETERANS
EXCLUSION**

PHONE NUMBER: _____

DATE OF
BIRTH _____

ELDERLY OR DISABLED EXCLUSION

REQUIREMENTS:

- A NORTH CAROLINA RESIDENT and
- OWN AND OCCUPY A PERMANENT RESIDENCE ON OR BEFORE JANUARY 1ST OF CURRENT YEAR and
- AT LEAST 65 YEARS OF AGE ON OR BEFORE JANUARY 1ST OF CURRENT YEAR and or
- TOTALLY AND PERMANENTLY DISABLED ON OR BEFORE JANUARY 1ST OF CURRENT YEAR and
- **2025 TOTAL INCOME CAN'T EXCEED \$38,800 (INCLUDING SPOUSE'S INCOME)**
- INCOME EXAMPLES: ~~WAGES—SOCIAL SECURITY—DISABILITY—SSI—VA BENEFITS—PENSIONS—ANNUITIES—INTEREST—IRA DISTRIBUTIONS—UNEMPLOYMENT—RENTAL—ALIMONY—FARM—ETC.~~
- ONE TIME APPLICATION REQUIRED

IF YOU MEET **ALL** THE QUALIFICATIONS PER THE NCGS 105-277.1 AND PROVIDE THE MANDATORY DOCUMENTS.....YOU MAY BE ABLE TO BENEFIT FROM THE HOMESTEAD EXCLUSION.

THE EXCLUSION AMOUNT IS THE GREATER OF \$25,000 OR 50% OF THE APPRAISED VALUE OF THE HOME AND UP TO ONE (1) ACRE OF LAND.

SEE BELOW FOR AN EXAMPLE:

If you meet the age, income, and residence qualifications

House Value—\$61,000
Land Value for three acres—\$12,000
Total Taxable Value of Property—\$73,000

Tax bill amount = \$394.20 (Based on the current county tax rate)

With the exclusion:

1/2 Value of House = \$30,500
1/2 Value of one acre = (1 acre @ \$4,000 divided by 1/2)= \$2,000
Total Exemption = \$32,500

Previous Taxable Value = \$73,000
Minus Exemption Value = \$32,500
Total Taxable Value = \$40,500

Tax bill amount= \$218.70 (Based on the current county tax rate)

Savings amount of \$175.50

CIRCUIT BREAKER TAX DEFERMENT BENEFIT

REQUIREMENTS:

- A NORTH CAROLINA RESIDENT
- MUST HAVE OWNED AND OCCUPIED PROPERTY AS THE OWNER'S PERMANENT LEGAL RESIDENCE FOR FIVE (5) YEARS
- AT LEAST 65 YEARS OF AGE OR TOTALLY AND PERMANENTLY DISABLED BEFORE JANUARY 1ST OF CURRENT YEAR
- **2025 TOTAL INCOME CAN'T EXCEED \$58,200**
- INCOME EXAMPLES: WAGES—SOCIAL SECURITY—DISABILITY—SSI—VA BENEFITS—PENSIONS—ANNUITIES—INTEREST—IRA DISTRIBUTIONS—UNEMPLOYMENT—RENTAL—ALIMONY—FARM—ETC.
- ANNUAL APPLICATION REQUIRED

IF YOU MEET ALL THE QUALIFICATIONS PER THE NCGS 105-277.1 AND PROVIDE THE MANDATORY DOCUMENTS.....YOU MAY BE ABLE TO BENEFIT FROM THE HOMESTEAD CIRCUIT BREAKER

INCOME QUALIFICATIONS:

If your income is below **\$38,800** your tax limitation is 4% of the income.
If your income is between **\$38,801** to **\$58,200** your tax limitation is 5% of the income. If your income is above **\$58,200**, you do not qualify.

BELOW IS AN ESTIMATED DEFERRED TAX WORKSHEET TO DETERMINE POSSIBLE BENEFIT AMOUNT

(A) 2024 TAX ON RESIDENCE (Dwelling plus related improvements & up to 1 acre of land)	(A) \$
(B) TAX LIMITATION Income: $\$0 - \$38,800 \times 4\% =$ (OR) Income: $\$38,801 - \$58,200 \times 5\% =$	(B) \$
(C) ESTIMATED DEFERRED TAX SUBTRACT BOX (B) FROM BOX (A)	(C) \$

THIS IS A DEFERRED TAX BENEFIT

ONCE A DISQUALIFYING EVENT OCCURS, THREE (3) YEARS OF DEFERRED TAXES WILL BECOME DUE AND PAYABLE

DISABLED VETERAN EXCLUSION

REQUIREMENTS:

- HONORABLY DISCHARGED VETERAN WITH A PERMANENT TOTAL DISABILITY THAT IS SERVICE CONNECTED OR RECEIVES OR HAS RECEIVED BENEFITS FOR SPECIALLY ADAPTED HOUSING UNDER 38 U.S.C. 2101.
- UNMARRIED SURVIVING SPOUSE OF AN HONORABLY DISCHARGED VETERAN THAT HAD A PERMANENT TOTAL DISABILITY THAT WAS SERVICE-CONNECTED OR HAD RECEIVED BENEFITS FOR SPECIALLY ADAPTED HOUSING UNDER 38 U.S.C. 2101
- A CERTIFICATION BY THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS OR ANOTHER FEDERAL AGENCY THAT A VETERAN HAS A PERMANENT TOTAL DISABILITY THAT IS SERVICE-CONNECTED
- NO AGE REQUIREMENT
- NO INCOME REQUIREMENT
- AN OWNER WHO RECEIVES THIS EXCLUSION MAY NOT RECEIVE OTHER PROPERTY TAX RELIEF
- ONE TIME APPLICATION REQUIRED

DISABLED VETERAN EXCLUSION

A PERMANENT RESIDENCE OWNED AND OCCUPIED BY AN OWNER WHO IS A NC RESIDENT AND WHO IS AN HONORABLY DISCHARGED DISABLED VETERAN OR THE UNMARRIED SURVIVING SPOUSE OF AN HONORABLY DISCHARGED DISABLED VETERAN IS DESIGNATED A SPECIAL CLASS OF PROPERTY.....

THE FIRST \$45,000 OF APPRAISED VALUE OF THE RESIDENCE IS EXCLUDED FROM TAXATION.