

Homestead Exemption 2021 Requirements

1. Own your home as your principal place of residence on Jan. 1, 2021.
2. At least age 65, or totally and permanently disabled. (Proof of age or disability required)
3. Adjusted Gross Income in 2020 of \$34,200 or less.



Mike Kovack
Medina County Auditor
144 N. Broadway St., Room 301
Medina, OH 44256

For more information,
contact:

MIKE KOVACK
Medina County Auditor
144 N. Broadway Street
Room 301
Medina, OH 44256



Call:

Medina: 330-725-9754
Toll Free: 1-844-722-3800
Ask for extension 9754

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www.medinacountyauditor.org

2021 HOMESTEAD EXEMPTION PROGRAMS



MIKE KOVACK
Medina County Auditor
144 N. Broadway Street
Medina, Ohio 44256



HOMESTEAD EXEMPTION PROGRAMS

Standard Homestead Exemption

The standard Homestead Exemption allows low-income senior citizens and permanently and totally disabled Ohioans to reduce their property tax bills by shielding some of the market value of their homes from taxation. The exemption, which takes the form of a credit on property tax bills, allows qualifying homeowners to exempt up to \$25,000 of the market value of their homes from all property taxes. *Example: A home with a market value of \$100,000 is billed as if it is worth \$75,000.*

2021 Qualifications

1. Own your own home as your principal place of residence on Jan. 1, 2021.
2. At least age 65 or totally and permanently disabled (proof of age or disability required)
3. Adjusted gross income in 2020 of \$34,200 or less (line 3 of the Ohio Income Tax Return)

How to Apply

Complete the application form (DTE 105A, Homestead Exemption Application Form for Senior Citizens, Disabled Persons and Surviving Spouses), then file it with the Auditor's office. The form is available on the Auditor's website. Applications are due on Dec. 31 of the filing year.

Disabled Veterans Expanded Homestead Exemption

The Homestead Exemption for Disabled Veterans provides a reduction in property taxes to qualified disabled veterans. The exemption is eligible on the dwelling and one acre of land that is the applicant's principal place of residence. This reduction allows \$50,000 of the market value of the property to be exempted.

2021 Qualifications

1. Have been honorably discharged or released from active duty.
2. Be determined to have a total service-related disability or be receiving compensation for a service-related disability at a level of 100% following a determination of individual unemployability by the Department of Veteran's Affairs.
3. Own and have occupied your home as your principal place of residence on Jan. 1 of the year in which you file the application.

How to Apply

Complete the application form (DTE 105I, the Homestead Exemption Application Form for Disabled Veterans and Surviving Spouses), then file it with the Auditor's Office. The form is available on the Auditor's website and due Dec. 31 of the filing year.

NEW! Exemption for Spouses of Public Safety Personnel Killed in the Line of Duty

Effective Jan. 15, 2021

A new expansion for Homestead Exemption in 2021 is available for the widow or widower of a peace officer, firefighter or other emergency responder who dies in the line of duty or by an injury or illness sustained in the line of duty. This reduction allows \$50,000 of the market value of the property to be exempted from taxes, which will show as a credit on property tax bills.

Requirements

1. Own your own home as your principal place of residence on Jan. 1, 2020.
2. Exempts surviving spouse from the income requirement.
3. An application (DTE Form 105K) by the surviving spouse is to be accompanied by a letter or other written confirmation compliant with section 323.152 of the Revised Code that the public service officer was killed in the line of duty.
4. The exemption is allowed for tax year 2020 and each tax year after that.