

2024 Homestead Help Sites
ALL HELP SITES ARE BY
APPOINTMENT ONLY.

To schedule your appointment, call: 402-444-6617
between 9:00 a.m. - 4:00 p.m. Monday - Friday.

10:00 A.M. - Noon

- Thurs 4/18 1941 S 42nd St.**
- Thurs 4/25 2304 S 135th Ave.**
- Thurs 5/02 2825 'Y' St.**
- Thurs 5/16 4805 N 72nd St.**
- Thurs 5/23 1941 S 42nd St.**
- Thurs 6/06 1326 S. 26th St.**
- Thurs 6/13 5730 Fort St, Bldg 10**
- Thurs 6/20 1941 S 42nd St.**

More locations may be added, please check our website
for the most current list: vas-nebraska.org

If you do not already have Homestead Exemption
forms, the best way to obtain them is by visiting
our website: dcassessor.org – Homestead
Exemption – print the forms that are on the left
side of the page. Once you complete your
application, mail it to our
office:

Douglas County Assessor/Register of Deeds
1819 Farnam St. 4thFloor
Omaha, NE 68183

– OR –

email your application to:
homestead@douglascounty-ne.gov
We will contact you, if needed. Thank you for your
cooperation.

Visit dcassessor.org/homestead-exemptions
for more information.

2023 LATE FILING PROCEDURES

If an applicant had a medical condition that
prevented them from filing a 2023 Homestead
Exemption application on time, they may still be
eligible to file. If the medical condition involved a
period of incapacitation, and/or required inpatient
care in a hospital, hospice, or residential care
facility between February 1 and June 30, 2023, a tax
year 2023 Homestead Exemption application may
be filed by June 30, 2024.

Additionally, an owner may file a late application if
he or she includes a copy of the death certificate of
a spouse who died during 2023. The application
and death certificate must be filed no later than
June 30, 2024.



Volunteers Assisting Seniors

402-444-6617

vas-nebraska.com

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402-348-1069

legalaidofnebraska.org



Walt Peffer

Douglas County Assessor/Register of Deeds

Omaha-Douglas Civic Center

1819 Farnam St. - Fourth Floor

Omaha, NE 68183

Phone: 402-444-7060, option 4

Fax: 402-444-3973

2024
HOMESTEAD
PROPERTY-TAX
EXEMPTION
PROGRAM

*Basic information about property-tax
relief for qualifying individuals*



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

dcassessor.org

Qualifying for Homestead Exemption

To qualify, you must be the owner of record, a purchaser in possession under contract, have a life estate, or be a certain beneficiary of a trust on or before January 1, and occupy the residence between the dates of January 1 and August 15.

In addition, you must fall into one of four groups:

Group #1 - Seniors

- Be 65 years of age, or older, **before** January 1 of the application year.

Group #2 - Disabled Individuals

- Have a permanent physical disability; cannot walk without the regular use of a mechanical aid or prosthesis;
- Have undergone amputation of both arms above the elbows;
- Have a permanent partial disability of both arms, in excess of 75 percent.

Group #3 - Disabled Veteran or Widow(er) of a Qualified Veteran

- A wartime veteran drawing compensation from the VA due to a 100 percent service-connected disability;
- A wartime veteran totally disabled due to a nonservice-connected illness or accident;
- A veteran whose home is substantially contributed to by the VA;
- An unmarried, or remarried at age 57 or older, widow/widower of an above-qualified veteran.

Qualifying for Homestead Exemption (Cont.)

Group #4 - Individuals who have a developmental disability

- Qualified disabled claimant means an owner of a homestead who was disabled on or before January 1 of the year for which the claim is made, and whose household income is less than the maximum income amount;
- Intellectual or severe chronic disability that is:
 - Attributed to mental or physical impairment caused solely by mental illness;
 - Likely to continue indefinitely;
 - Substantial limitation in three or more of the following: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, and economic self-sufficiency.

What does the Homestead Exemption Program Cover?

The maximum assessed value for homestead changes every year. The following are property value maximums for 2023 applications. 2024 values will be available in August.

Older than 65	Disabled Individuals/Veterans
\$253,990	\$304,788

The exemption covers the residence, detached garage, and land surrounding up to one acre.

INCOME

What income do you include for consideration?

Social Security Income • Pension and/or annuity income • Interest and/or dividends income • Railroad retirement income

2023 Income Limits for Married

Applicants applying in 2024

Percentage	65 years and older	Disabled
	<u>Household Income</u>	<u>Household Income</u>
100%	\$0-41,000	\$0-45,000
90%	\$41,001-43,200	\$45,001-47,200
80%	\$43,201-45,400	\$47,201-49,400
70%	\$45,401-47,600	\$49,401-51,600
60%	\$47,601-49,800	\$51,601-53,900
50%	\$49,801-52,000	\$53,901-56,100
40%	\$52,001-54,200	\$56,101-58,300
30%	\$54,201-56,500	\$58,301-60,500
20%	\$56,501-58,700	\$60,501-62,700
10%	\$58,701-60,900	\$62,701-64,900
0%	\$60,901 and over	\$64,901 and over

The percentage of relief applies to the assessed value of the homestead, up to the maximum exemption.