

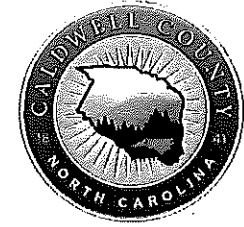
Applications may be requested by:

- **Telephone**
(828) 757-1418
- **Office Visit**
905 West Avenue, NW
Lenoir, NC 28645
Business Hours 8:00 am - 5:00 pm
- **Internet Website Address**
www.caldwellcountynctax.com
- **Written Request to:**
Caldwell County Assessor's Office
Attention: Property Tax Relief
PO Box 2200
Lenoir, NC 28645

Important to Remember

- **January 1st - January 31st**
Regular Listing Period
- **June 1, 2024: Last day**
applications accepted as timely.
- **You must file an Application if**
you think you qualify.

Caldwell County Assessor's Office
PO Box 2200
Lenoir, North Carolina 28645



CALDWELL COUNTY

PROPERTY TAX RELIEF

North Carolina Law Provides Three
Types Of Property Tax Relief For
North Carolina Residents

Elderly or Disabled Exclusion

Disabled Veteran Exclusion

**Circuit Breaker Property
Tax Deferment**

This brochure outlines Property
Tax Relief Programs for which you
may qualify. You are encouraged to
contact the Assessor's Office
should you have any questions.

CIRCUIT BREAKER PROPERTY TAX DEFERMENT

This program allows taxes billed each year to be limited to a percentage of the qualifying owner's income. However, taxes in excess of the limitation are deferred and remain a lien on the property. The three most current years of deferred taxes prior to a disqualifying event will become due and payable, with interest, on the date of the disqualifying event.

You must file a new application for this program each year.

Who is Eligible?

- A permanent resident of Caldwell County, age 65 or older, with an income not exceeding \$55,050, **and** who has owned and occupied their residence for at least the last five calendar years prior to January 1 of the year for which this Application is made.

Or

- A permanent resident of Caldwell County, totally and permanently disabled with an income not exceeding \$55,050, **and**, who has owned and occupied their permanent residence for at least the last five calendar years prior to January 1 of the year for which this Application is made.

How To Apply

- Applications should be filed during the regular listing period, January 1 through January 31, but may be timely filed through June 1.
- Applications received after June 1 are considered untimely.

How the Circuit Breaker affects the property tax bill.

For an owner whose income amount for the calendar year 2023, does not exceed the income eligibility limit for the current tax year (for 2024; \$36,700), the owner's property tax bill will be limited to four percent (4%) of the owner's income.

For an owner whose income amount for the calendar year 2023, exceeds the income eligibility limit of \$36,700 but does not exceed 150% of the income eligibility limit, (for 2024; \$55,050), the owner's property tax bill will be limited to five percent (5%) of the owner's income.

- Circuit Breaker Property Tax Deferral limits taxes assessed to the permanent residence only.
- All owners must qualify and elect to defer taxes under this program.
- If your total income from all sources exceeds \$55,050, you are not eligible for this program.
- Deferred taxes are a lien on your property.

Definitions

When used in this brochure the following definitions apply.

- **Income, Permanent Residence, and Temporary Absence:** Same as the Elderly or Disabled Exclusion definitions.
- **Income Eligibility Limit:** The amount for the preceding year, adjusted by the same percentage of the amount as the percentage of any cost-of-living made to the benefits under Titles II and XVI of the Social Security Act for the preceding calendar year, rounded to the nearest one hundred dollars (\$100.00). The Department of Revenue must determine the amount and notify the assessors across the State.
- **Deferred Taxes:** The difference between the taxes due and taxes that would have been due. Upon disqualification the three most current years of deferred taxes become due and payable with interest.
- **Multiple Ownership:** A permanent residence owned and occupied by two or more persons other than husband and wife.

North Carolina law provides three types of property tax relief for North Carolina residents. This brochure outlines requirements for property tax relief for the Elderly or Disabled Exclusion, Disabled Veteran Exclusion, and Circuit Breaker Property Tax Deferment. Please read this information carefully and contact the Assessor's Office should you have any questions.

ELDERLY OR DISABLED EXCLUSION

This program excludes from property taxes, the greater of twenty-five thousand dollars (\$25,000), or fifty percent (50%), of the appraised value of a permanent residence owned and occupied by a qualifying owner.

Who is Eligible?

- A permanent resident of Caldwell County, age 65 or older, with an income not exceeding \$36,700.

Or

- A permanent resident of Caldwell County, totally and permanently disabled, with an income not exceeding \$36,700.

How To Apply

- Applications should be filed during the regular listing period, January 1 through January 31, but may be timely filed through June 1.
- Applications received after June 1 are considered untimely.
- Request an Application by:
 - ◇ Telephone
 - ◇ Visiting the Assessor's Office
 - ◇ Internet Website
 - ◇ Written Request

DEFINITIONS

When used in this brochure the following definitions apply.

- **Income:** All monies received from every source other than gifts or inheritances received from a spouse, lineal ancestor, or lineal descendant. For married applicants residing with their spouses, the income of both spouses must be included, whether or not the property is in both names.
- **Permanent Residence:** A person's legal residence. **It includes the dwelling, the dwelling home site not to exceed one acre, and any related improvements.** The dwelling may be a single family residence, a unit in a multi-family residential complex, or a manufactured home.
- **Totally and Permanently Disabled:** Persons with a physical or mental impairment that substantially precludes him or her from obtaining gainful employment and appears reasonably certain to continue, without substantial improvement throughout their life. Persons must provide acceptable proof they are totally and permanently disabled. The proof must be in the form of a certificate from a physician licensed to practice medicine in North Carolina, or from a governmental agency authorized to determine qualification for disability benefits.
- **Temporary Absence:** An otherwise qualifying owner does not lose the benefit of this exclusion because of a temporary absence from his or her permanent residence for reasons of health, or because of an extended absence while confined to a rest home or nursing home, so long as the residence is either unoccupied or occupied by the owner's spouse or dependent.

DISABLED VETERAN EXCLUSION

This program excludes the first forty-five thousand dollars (\$45,000) of the appraised value of a permanent residence owned and occupied by a North Carolina Resident, who is an Honorably Discharged Disabled Veteran, or the unmarried surviving spouse of an Honorably Discharged Disabled Veteran.

Who is Eligible?

- A permanent resident of Caldwell County who is either (1) an Honorably Discharged Disabled Veteran, **or** (2) an unmarried surviving spouse of an Honorably Discharged Disabled Veterans.
- A Disabled Veteran is a Veteran who either (1) has a 100% permanent total disability that is service-connected **or** (2) receives benefits for specially adapted housing under 38 U.S.C. 2101.
- A Disabled Veteran who has a 100% permanent total disability that is service-connected must provide a Veteran's Disability Certification, which may be in the form of the VA Award Letter or a separate letter from the VA or other federal agency. The Certification must state the appropriate disability level to qualify for the exclusion.
- A Disabled Veteran who has received benefits for specially adapted housing under 38 U.S.C. 2101 must show acceptable proof from the VA of the benefits received under the program.
- An unmarried surviving spouse of an Honorably Discharged Disabled Veteran must provide proof that the deceased spouse met all the requirements at the time of death.

How To Apply

- Applications should be filed during the regular listing period, January 1 through January 31, but may be timely filed through June 1.
- Applications received after June 1 are considered untimely.

NOTE:

- **Veterans who received a General Discharge under honorable conditions do not qualify** for this program.
- The Disabled Veteran Exclusion applies **only** to Veterans who have been Honorably Discharged.
- Veterans must provide proof by submitting a copy of their Honorable Discharge Certificate or similar evidence.
- The unmarried surviving spouse must provide proof by submitting a copy of the Honorable Discharge Certificate or similar evidence.
- **Your disability determination must be 100% permanent and total.**

Definitions

When used in this brochure the following definitions apply.

- **Permanent Residence and Temporary Absence:** Same as Elderly or Disabled Exclusion definitions.
- **Veteran:** A Veteran of any branch of the Armed Forces of the US.
- **Disabled Veteran:** A veteran who, as of January 1, has a **Veteran's Disability Certification** **or** who receives benefits for specially adapted housing under 38 U.S.C. 2101.
- **Veteran's Disability Certification:** A Certification by an accredited Veteran's Service Officer (VSO) at either a State Veteran's Service Center or County Veteran's Service Office.

Veteran Services contacts:

Regina Goforth (828) 757-8694

Veterans Service Officer
PO Box 2200
Lenoir, NC 28645

Email: rgoforth@caldwellcountync.org