

Tax Savings Programs

Homestead Exemption

Application Requirements

Applications for Homestead Exemption must be filed between January 1 and April 1.

To apply for Homestead Exemption for the first time, you need to come to the Tax Assessor's Office (201 S. Ward Street, Senatobia, MS. 38668) and bring the following:

- A copy of your recorded Warranty Deed
- Your Mississippi car and/or truck tag numbers
- Social Security Numbers for You and Your Spouse if you are married
- Birth dates for you and your spouse
- Your closing or settlement statement
- If you are over 65 years of age by January 1st of the filing year, bring proof of birthday to qualify for additional exemption
- 100% Disabled individuals qualify for additional tax exemption, you will need to bring proof of disability from Veteran's Administration or Social Security Administration.
- If you need further information, please call 662-562-6011.

Reapplication Reasons

If any of the following events have occurred, you will need to re-apply for your homestead credit by coming into the Tax Assessor's office and signing a new application to update the records. If you do not re-apply reflecting these changes, you will risk the chance of losing your homestead credit. It is the responsibility of the applicant to update pertinent information regarding their homestead.

Please read carefully:

- Did you get a divorce/separated recently? (Must bring divorce decree)
- Did you get married? (Need copy of marriage license)
- Did you receive a property through a will or court order? (Must bring copy of will or court order)
- Did you add, remove or change a name on your deed? If so, this becomes a change in ownership. Law states that if there is a change in ownership you must re-file your homestead to reflect this change. MS Code 27-33-31
- Has the property (legal) description changed? Law states that you must re-file reflection this change. MS Code 27-33-3

- Has the occupancy of the homestead property changed? (you must re-file reflection this change) MS Code 27-33-31
- Are you 100% disabled American veteran? (This disability must be service related and you must bring paperwork that states this)
- Death of a spouse? You will need to bring in a copy of the death certificate for the deceased spouse and re-file your homestead application removing the deceased spouse, and you will also need to provide proof of being over 65 or disabled proving that you qualify for the same exemption that the deceased spouse filed for.

Reason of Denial

Below are some reasons your homestead will be denied by Department of Revenue and a homestead chargeback will be added to your tax bill for the amount of homestead credit you received the previous year.

- Can NOT owe MS income tax
- Can NOT have homestead on any other property in county or any other states; you must live at this residence full time to receive the exemption
- Claiming to be a resident of another state when assessed with income tax.