Property Tax REDUCTIONS

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Each Ohio County Auditor's Office is available to communicate with residents about three types of programs that can result in a lower property tax bill. Those three programs are: The Homestead Program, the Owner Occupancy Credit, and reductions of valuations based on damage or destruction.



Homestead Program Update

The main goal of the Homestead Program is to help citizens stay in their home. The program is for senior citizens and disabled Veterans. Your County Auditor administers this program on behalf of the state. The senior citizen program is means-tested or based on income, while the program for Veterans is based on a service disability.

The topic of additional improvement to the Homestead Program was discussed with members of the legislature over the past several months. **If anyone has questions about the Homestead Program, just call your County Auditor, who will go over the details with you.** View Auditors by county at www.caao.org/auditors-directory



The Owner Occupancy Credit

What is the Owner Occupancy Credit?
The Owner Occupancy Credit is a program in the state of Ohio that allows property owners who live in their property to receive a 2.5% reduction credit on the property taxes for their *primary residence.*

Who qualifies?
To receive the tax reduction on an owner-occupied home in Ohio, you must own and occupy that home as your principal place of residence on January 1 of the year you file for the reduction. A homeowner and spouse are entitled to this credit on only one home.

How do you sign up?
To enroll in the Owner Occupancy Credit Program, homeowners should indicate on their property transfer form that the property will be their main residence. You can also sign up by contacting the County Auditor's Office.



Reductions from valuation for injured or destroyed property

If your property sustained any damage or was destroyed due to fire, flood, storm, or intentional demolition, the property may qualify for a reduction in the value of the damaged portion of your home.
An application for a reduction is available at your County Auditor's Office. The application form is called a DTE Form 26.
You must file by December 31 for property that was damaged or destroyed in the first nine months of the year. For property damaged in the last three months of the year, the filing deadline is January 31 of the following year. **If you have questions, contact your County Auditor.**