

Monthly Newsletter

May 2023



"POCID"

HOMESTEAD EXEMPTIONS AND TAXES

By now many of you have received your notice of appraised value from the Calhoun County Appraisal District. Per the report presented by Mr. Hubbell at the April Board of Directors meeting, property values in Port O'Connor are rising across the board. This is due to the increase in market values affiliated with being a "hot" area in the market. For permanent residents, or those that have designated their property in Port O'Connor as their primary residence, it is important to have filed all the paperwork with the appraisal district to receive your homestead exemptions on your property's value. There are two types of homestead exemptions: the one that protects your home from judgment execution generally and the specific property tax exemption granted by the local appraisal district. This article addresses the second one- the property tax exemption only.

The Texas homestead exemption is a tax break for homeowners who qualify. Qualifying homeowners enjoy the residence homestead exemption. Other eligible taxpayers can also claim additional tax exemptions, such as military veterans, persons with disabilities, and homeowners who are over the age of 65. What property qualifies as a residential homestead? The Texas Tax Code defines it as follows: "Residence homestead" means a structure (including a mobile home) or a separately secured and occupied portion of a structure (together with the land, not to exceed 20 acres, and improvements used in the residential occupancy of the structure, if the structure and the land and improvements have identical ownership) that:

- (A) is owned by one or more individuals, either directly or through a beneficial interest in a qualifying trust;
- (B) is designed or adapted for human residence;
- (C) is used as a residence; and
- (D) is occupied as the individual's principal residence by an owner, by an owner's surviving spouse who has a life estate in the property, or, for property owned through a beneficial interest in a qualifying trust, by a trustee or beneficiary of the trust who qualifies for the exemption."

How does the Texas homestead exemption work?

Let's assume your residence is assigned a value of \$300,000 by your local tax assessor. If you have a \$25,000 exemption, you are allowed to subtract \$25,000 from \$300,000 to determine the taxable value of your property. This means your taxes will only be assessed at a property value of \$275,000. In Port O'Connor, with regard to the District's taxes, this reduction is even more for a disabled or over 65 homeowner. Remember, the Board of Directors for the Port O'Connor Improvement District has adopted a \$100,000 exemption for these individuals and a 20% of appraised value exemption on all homestead residences. Therefore, for District taxes, your taxes would be assessed at a property value of \$200,000 instead of \$300,000 if you fall in the disabled or over 65 category and, if not, taxes would be assessed on a property value of \$240,000. As you can see, having your homestead exemptions properly declared can result in tax savings. Just what your savings will be depends on many factors including—the value of your home, what your local tax assessor appraises your home value at, the local governmental entity's adopted tax exemptions, and your status as disabled, a veteran, or are over the age of 65.

Important Dates:

**POC Water Board Meetings
are held on the third
Thursday of each month @
1pm**

*May 18th * June 15th*

**Roll off Trash Bin
First Saturday of each month
behind the POCID Office
from 8am -2pm or UNTIL
FULL**

*May 6th * June 3rd*

Billing

***Bills are mailed by the 1st
of each month and are due
on 20th of every month
and a late fee will be assessed
on the 21st unless that falls
on a weekend and then it
will be due the following
Monday.***

Payment Methods:

***Credit Card*Mail*Automatic
Bank Draft*Automatic Credit Card
Draft*In Person*Payment Drop
Box* Bill Pay through your
Financial Institute***

Contact Us

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<https://www.facebook.com/POCIDofficial/>

Vision Statement

POCID is a proactive organization making a positive impact on the community while implementing best management practices to promote sustainable success.

Mission Statement

To proactively and efficiently manage the affairs of the District for the benefit of its customers, protect the health of the community, produce safe drinking water in adequate quantities, offer competitive rates, assure financial stability, and practice excellence in customer service.

Here were the 2022 Exemptions granted by governmental entities in Calhoun County:

Entity	Homestead	65 or older	Disabled
Calhoun County	20%	\$ 64,000	\$ 64,000
CCISD	\$ 40,000 (mandatory)	\$ 10,000	\$ 10,000
Port Authority	20%	\$125,000	\$125,000
Groundwater Cons Dist	20%	\$ 64,000	\$ 64,000
POCID	20%	\$100,000	\$100,000

What exemptions are available can vary for numerous reasons. First, it depends on the exemptions adopted by each taxing entity; therefore, your tax savings for the taxes imposed by each entity may differ. While some of the exemptions depend on each entity's determination, others are determined by statute. Section 11.13 of the Texas Tax Code provides:

- (a) A family or single adult is entitled to an exemption from taxation for the county purposes authorized in Article VIII, Section 1-a, of the Texas Constitution of \$3,000 of the assessed value of his residence homestead.
- (b) An adult is entitled to exemption from taxation by a school district of \$40,000 of the appraised value of the adult's residence homestead....
- (c) In addition to the exemption provided by Subsection (b) of this section, an adult who is disabled or is 65 or older is entitled to an exemption from taxation by a school district of \$10,000 of the appraised value of his residence homestead.

In addition, the statute provides for the adoption of exemptions for the disabled or 65 or older by taxing entities. These exemption amounts are determined by the governing body of the taxing entity or at special elections.

It is important to note that a person may not receive an exemption for more than one residence homestead in the same year.

If you have not already filed the paperwork with the appraisal district to claim your homestead exemptions you need to do so. Filing the proper paperwork will provide those that qualify with tax relief. The required forms for designating your homestead exemption can be obtained at the appraisal district office in Port Lavaca or at the Port O'Connor Improvement District office. In order to help customers claim their homestead exemptions, District personnel will have the requisite forms available at the District office.



Auto Draft Fee Waived

Sign up for Auto Draft with your **Bank Account** for **NO FEE!!** Please note that if you use your **Credit Card** there is a 3.5% fee.

* Go to the website @ www.pocid.org - select Bill Payment and log in or set up an account and then select I want to set up auto pay.

* Go online to <https://www.pocid.org/all-forms> and select POCID ACH & Credit Card Form then fill out a form and email it to www.pocid@pocid.org

* Call 844-923-2162 and pay your bill by phone 24/7

* Contact the Port O'Connor Improvement Office at 361-983-2652



POCID Rules and Regulations require all customers to have a customer service valve outside their meter box within 3 feet of the meter box.



Reminder

Check out our Website @

www.pocid.org

- * Sign up for Alerts
- * Pay your bill
- * Applications/Forms
- * Sign up for Auto Draft
- * Current Projects
- * Agendas/Minutes
- * Updates
- * Sign up for paperless billing

Irrigation Permits

All sprinkler systems require a permit completed and turned in to the POCID Office **before** installation. After installation a backflow inspection is required.



You now have the option to pay 24/7 by credit card by calling **844-923-2162.**

We will accept Visa, MasterCard and Discover for a 3.5% service fee.