HOMESTEAD EXEMPTION GUIDE

This guide is to provide a reference for Athens and surrounding counties, including, **Barrow, Clarke**, **Jackson, Madison, Oconee, Oglethorpe, Morgan** and **Walton**.

General Information and link for Homestead Application: [www.dor.georgia.gov/property-tax-homestead-exemptions](http://www.dor.georgia.gov/property-tax-homestead-exemptions)

**Quick Reference Guide**

**(SEE DOR LINK above and/or INDIVIDUAL COUNTY WEBSITESS for FULL ELIGIBILITY/EXEMPTION LISTS)**

* To receive Homestead Exemption for current tax year, homeowner must have owned the property on January 1 of that year.
* Property tax returns are required to be filed by April 1
* Homestead Applications are filed with your County Tax Officials, typically at the same time property taxes are paid.
* Once granted, the homestead exemption is automatically renewed each year.
* A Homestead Valuation Freeze Exemption (freeze of valuation of property at the base year amount for as long as the homeowner resides on the property) is available in some counties. (Refer to the above link for list)

**BARROW COUNTY**

 **Application can be mailed in or hand-delivered to Tax Commissioners office, Historic Courthouse, 30 N. Broad Street, Winder, Georgia 30680. Application must be accompanied by driver’s license with current address and car registration or current utility bill with current address (can be a copy if mailing)**

Overview: <https://dor.georgia.gov/local-government-services/search-county-property-tax-facts-map/county-property-tax-facts>

 Homestead Application Form for Barrow County: <https://www.qpublic.net/ga/barrow/forms.html>

**CLARKE COUNTY**

 **Application must be filled out IN PERSON at Athens-Clarke Co. Property Tax Office, 325 E Washington St., Suite 250, Athens**

Overview: <https://dor.georgia.gov/local-government-services/search-county-property-tax-facts-map/county-property-tax-facts>

 Homestead Exemptions and Qualifications for Clarke County: <https://www.accgov.com/DocumentCenter/View/1546/Exemptions?bidId=>

**JACKSON COUNTY**

 **Application can be mailed in or hand-delivered to Tax Commissioners office, 67 Athens Street, Jefferson, GA 30549**

Overview: <https://dor.georgia.gov/local-government-services/search-county-property-tax-facts-map/county-property-tax-facts>

 Homestead Application form for Jackson County: <https://qpublic.net/ga/JACKSON/forms.html>

**MADISON COUNTY**

 **Application must be hand delivered IN PERSON at Athens-Clarke Co. Property Tax Office, 325 E Washington St., Suite 250, Athens**

Overview: <https://dor.georgia.gov/local-government-services/search-county-property-tax-facts-map/county-property-tax-facts>

 Homestead Form: <https://dor.georgia.gov/sites/dor.georgia.gov/files/related_files/document/LGS/Form/LGS-Homestead_Application_for_Homestead_Exemption.pdf>

**MORGAN COUNTY**

**Application must be filled out IN PERSON at the Tax Assessor’s Office, 150 E. Washington St., Suite 130, Madison, GA 30650**

Overview: <https://dor.georgia.gov/local-government-services/search-county-property-tax-facts-map/county-property-tax-facts>

Homestead Form: <https://dor.georgia.gov/document/form/lgs-homestead-application-homestead-exemption/download>

Senior Citizen Homestead: <http://www.madisonga.com/614/Sr-Citizen-Homestead>

 Homestead Exemptions and Qualifications for Morgan County: <https://dor.georgia.gov/document/document/morgan/download>

**OCONEE COUNTY**

**Application can be mailed in or hand-delivered to Tax Commissioners office, 23 N Main St, Watkinsville, GA 30677**

Overview: <https://dor.georgia.gov/local-government-services/search-county-property-tax-facts-map/county-property-tax-facts>

 Homestead Form: <https://dor.georgia.gov/sites/dor.georgia.gov/files/related_files/document/LGS/Form/LGS-Homestead_Application_for_Homestead_Exemption.pdf>

 Informational Brochure: <https://www.oconeecounty.com/DocumentCenter/View/453/Tax-Commissioners-Informational-Brochure-PDF?bidId=>

**OGLETHORPE COUNTY**

**Application can be mailed in or hand-delivered to Oglethorpe County Tax Assessor, P.O. Box 136, Lexington, GA 30648**

Overview: <https://dor.georgia.gov/local-government-services/search-county-property-tax-facts-map/county-property-tax-facts>

Homestead Form: <https://dor.georgia.gov/sites/dor.georgia.gov/files/related_files/document/LGS/Form/LGS-Homestead_Application_for_Homestead_Exemption.pdf>

Homestead Exemptions and Qualifications for Oglethorpe County: <https://www.qpublic.net/ga/oglethorpe/exemptions.html>

**WALTON COUNTY**

**Application must be filled out IN PERSON at the Tax Assessor’s Office,** **303 S Hammond Drive, Suite 109, Monroe, GA 30655. Must bring copy of Warranty Deed.**

Overview: <https://dor.georgia.gov/local-government-services/search-county-property-tax-facts-map/county-property-tax-facts>

Homestead Form: <https://dor.georgia.gov/document/form/lgs-homestead-application-homestead-exemption/download>

 Homestead Exemptions and Qualifications for Walton County: <https://dor.georgia.gov/property-tax-homestead-exemptions>