

## Senior Citizen/Disabled Citizen Property Tax Deferral Program qualifications

The following questions are meant to help you make an informed decision to determine if you meet the eligibility requirements of the property tax deferral program. This review does not guarantee acceptance into the deferral program. Final determination on qualification will be made by the Department of Revenue, after review of the actual application and any documentary proof required by the Department.

1) Will the individual(s) applying be 62 years or older on next April 15th? ORS 311.668(1)(a) (A)

- Yes - go to question # 3
- No - go to question # 2

2) Is the individual applying eligible to receive Social Security disability benefits? ORS 311.668(1)(a)(B)

- Yes - go to question # 3
- No - (Stop - not qualified)

3) Has the property been the homestead of the individual(s) filing a claim for at least 5 years preceding next April 15 and the individual(s) owns the fee simple estate (if applying jointly, with right of survivorship) under a recorded instrument of sale? ORS 311.670(1)(a)(b)

- Yes - go to question # 4
- No - (Stop - not qualified)

4) Is the property owned by a trust?

- Yes - go to question # 5
- No - go to question # 6

5) Was the trust created by & revocable by an individual who is both the trustor and a beneficiary of the trust? ORS 311.668(1)(c)

- Yes - go to question # 6
- No - (Stop - not qualified)

6) Was last year's household income \$39,500 or more? ORS 311.668(2)(a)(A)

- No - go to question # 7
- Yes - (Stop - not qualified)

7) Was last year's net worth of the claimant(s) assets (real property, cash, savings accounts, bonds and other investments, after deducting outstanding liabilities and excluding the value of the property on which the property tax deferral is sought) \$500,000 or more? ORS 311.668(2)(a) (B)

- No - go to question # 8
- Yes - (Stop - not qualified)

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8) Is there currently a reverse mortgage on the property for which you are seeking the property tax deferral? ORS 311.700(2)

- No - go to question # 9
- Yes - (Stop - not qualified)

9) Do you have fire/casualty insurance on the property for which you are seeking the property tax deferral? ORS 311.671(1)(c)

- Yes - go to question # 10
- No - (Stop - not qualified)

10) Are there currently any delinquent property taxes or have property taxes been canceled on the property for which you are seeking the property tax deferral? ORS 311.668(3)

- No - go to question # 11
- Yes - (Stop - not qualified)

11) For property in Columbia County, the property must meet a percentage of Columbia County's last certified assessment roll's median real market value in combination with the number of years that the taxpayer(s) have continuously owned and lived in the homestead. The Assessor's Office can do the calculation to determine whether your property meets this requirement. ORS 311.670(2)

- The calculation indicates the property **does not meet** the median/homestead requirement - (Stop - not qualified for this year)
- The calculation indicates the property **does meet** the median/homestead requirement

There is no guarantee that your application will be approved. However, if you made it through question # 11 without being stopped there is a reasonable expectation that you would be successful in receiving an approval of a deferral application. If it appears that you have met all the criteria and wish to apply for the deferral program, you may apply between January 1 and April 15.