



Property Tax Resources/Exemptions for Veterans

As Veterans Day approaches on November 11th, Assessor Rolf Kleinhans and his team are reminding residents of its discounts for veterans. To honor our current veterans, the Assessor's Office has established a dedicated program to provide meaningful property tax assistance to those who have sacrificed so much for our country.

Disabled Veterans' Exemption:

The Disabled Veterans' Exemption is available to veterans who are rated 100 percent disabled by the Veterans Administration (VA). This must be the veterans' primary residence to qualify. In 2024, this exemption provides up to a \$169,769 reduction in the taxable value of the home, meaning a \$1,698 reduction in the annual tax bill (only required to apply once).

There is also a low-income version of the Disabled Veterans' Exemption. For 2024, those with a household income of \$76,235 (in calendar year 2023) or less may qualify. This exemption provides up to a \$254,656 reduction in the home's taxable value, translating to about \$2,547 in annual savings (must apply each year).

Veterans' Exemption:

The Veterans' Exemption is available only to honorably discharged veterans or the spouse or pensioned parent of a deceased, honorably discharged veteran. Most people, however, are disqualified from this exemption due to the restrictions on the value of property a claimant may own. However, as this benefit only offers a \$4,000 reduction in taxable value to qualified veterans (or \$40 reduction off the annual tax bill) and is unable to be combined with the Homeowners' Exemption, the Homeowners' Exemption is the best option.

The Homeowners' Exemption offers a \$7,000 reduction in taxable value to all homeowners for their principal place of residence (or \$70 reduction off the annual tax bill). Everyone should check to see if they have claimed the Homeowners' Exemption, which can be done by checking your property tax statement or contacting the Nevada County Assessor's Office.

The Office of the Assessor offers several other tax-savings programs as well and the Veterans' Exemptions are just two examples. Additional information can be found on their website at <https://www.nevadacountyca.gov/4051/Disabled-Veterans-Exemption>. If you have questions, please contact the Assessor's Office by phone at 530-265-1232 or by email at assessor@nevadacountyca.gov. If you are unsure or would like to check on the status of your Disabled Veterans' eligibility, you may contact the Nevada County Veterans Services at 530-273-3396 or by email at ncvso@nevadacountyca.gov.