

Greene County MO Senior Credit 2025

As of 2024, Greene County Seniors may be eligible for a Property Tax Credit!

This credit will allow qualified senior taxpayers to lock down their real estate taxes, effectively freezing their bill for future years.

- An applicant may only apply for a single home in this or any county
 - All applicants must physically occupy the home as their primary residence
 - An occupant may only claim one residence as their primary residence
- Annual renewal is required for the program annually between January 1 and June 30 to maintain eligibility
- This program is NOT an exemption. You still pay real estate taxes on your home.
- This program is NOT retroactive. If you are approved, your 'credit' amount (savings) will always be zero dollars in the initial year. It is the following year in which the program provides the first opportunity to see a 'credit'.

Frequently Asked Questions

Who is eligible for the property tax credit?

An eligible taxpayer is a Missouri resident who:

- is 62 years of age or older,
- is an owner of record of a homestead or has a legal/equitable interest in such homestead, and
- is liable for the payment of real estate taxes on such homestead. "Homestead" means real property occupied by an eligible taxpayer as the taxpayer's primary residence. An eligible taxpayer shall not claim more than one primary residence.

When is the Application and Renewal Period?

- January 1st - June 30th annually
- Do not submit forms before January.

How do I apply or renew for the Senior Tax Credit?

- Online: <https://greenecountymo.gov/collector/senior.php>
- Email: PropertyTaxCredit@GreeneCountyMO.gov
- In-Person: Interview style submission. Please allow additional time for this process. In-house applicants and renewals undergo immediate review. Please bring a government issued photo ID which contains date of birth.
- Mail: Forms must be **received** by the June 30th deadline.

**New applications require a copy of ID to be submitted with the application. In-house applicants may present their ID at time of application without the need for a separate copy.*

***If the property you are applying for is in the name of a trust or other entity, additional documentation may be required. Examples: Certification of Trust or Operating Agreement.*

How will I be notified of the status of my application?

- Status notifications for online and emailed submissions will be sent by email.
- Status notifications for mailed submissions will be sent by mail.
- In-House applications are reviewed at time of application and applicants receive status at that time.

How Do I Find My Real Estate Account (Parcel) Number?

- Listed in the upper right-hand corner of a paid tax receipt as “Account Number” (begins with 88)
- Searchable on the Collector’s website at www.countycollector.com by clicking on “Statements and Receipts” and entering name or address.

How do I contact the Senior Tax Credit Department?**Mailing Address and In-Person:**

Greene County Senior Tax Credit
Room 110
940 N Boonville Ave
Springfield, MO 65802
8:00 a.m. – 4:30 p.m.

Phone: (417) 380-5889

Please be aware that during peak times of operation, call answering and return of calls may be delayed. We will respond as soon as possible.

Email: PropertyTaxCredit@GreeneCountyMO.gov

What if taxes go down?

If the tax bill decreases below the amount at which it was previously frozen, the frozen amount becomes the new, lower amount.

Which part of my bill is “frozen”?

The tax amount itself.

Greene County adopted the tax freeze of the amount due for approved applicants/properties. Other counties are free to interpret it differently, and some have chosen to freeze only the assessed value. However, we interpret it as the final tax dollar amount.

Note that a non-ad valorem tax, such as a lien, is not a part of the freeze.

I turn 62 this year, but not before the deadline. Can I apply?

Yes.

A homeowner must only turn 62 on or before December 31st of the application year to qualify.

I am age-eligible (62) but my spouse (or co-tenant) is not. What now?

BOTH people should apply even if one is not yet 62.

Who should be listed on my application?

All parties who **both** own and occupy the home as their primary residence

- Spouses or co-tenants residing in the home together, who are both owners of record either jointly or through a trust or operating agreement are encouraged to apply together to protect the integrity of the “base year” of the freeze.
- All applicants must be owners of record on the deed either individually/jointly, trustees of the trust that is owner of record, or vested owners through the operating agreement of an entity that owns the property.
- Not all owners of record must apply for the property to be eligible. Any owner not residing in the home as a primary residence is not eligible. This includes owners who may reside in facilities outside the home such as assisted living or with relatives.

What Qualifies as a ‘Capital Improvement’ on My Renewal Form?

The Greene County Assessor’s Office in room 35 of the Historic Courthouse can help you with detailed questions and confirmations about things that are considered capital improvements. Stop by to inquire with them about detailed questions. In general,

- Choose ‘Yes’ to capital improvements if you have added structures or features to your property or expanded square footage of existing structures.
- Choose ‘No’ to capital improvements for maintenance of existing features.