

Contact Information

Mailing Address and In-Person

Greene County Senior Tax Credit, Room 110

940 N Boonville Ave

Springfield, MO 65802

Email

PropertyTaxCredit@greencountymo.gov

Phone

417-380-5889

Important Information About Applications and Applicants

- Applications submitted in person, with all applicants present, will not require notarization.
- Any applicant who does not appear in person must have their signature notarized on the application.
- All mailed and emailed applications require notarization
- Spouses or co-tenants residing in the home together, who are both owners of record either jointly or through other equitable interest means such as a trust are encouraged to apply together to protect the integrity of the “base year” of the freeze.
- Documents to accompany application:
 - o Copy of government issued ID for each applicant
 - o Copy of Warranty Deed or Quit-Claim Deed (Deed of Trust and Deed of Release are NOT acceptable documents).
 - o We may request additional documentation of ownership such as a Certification of Trust
- All applicants must be owners of record on the deed or trustees of the trust that is owner of record.
 - o HOWEVER, 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.

FAQ

I only filled it out in my name. I can just add my spouse/co-tenant on the renewal form, right?

We highly recommend applying in both names from the beginning to ensure the base year remains the year in which you apply. There is the potential for the taxes to be unfrozen and refrozen at a higher rate if the other person is added later.

What if taxes go down?

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

Can I apply if my home is in a trust (including a MAP trust)?

Yes.

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.

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 in order to qualify.

Can I apply if I just built my home?

Yes.

We encourage the homeowner(s) to apply with the understanding that the taxes will be frozen at a tax amount equivalent to a full-year residential tax bill and not necessarily the dollar amount paid in that first eligible year.

Do I still pay real estate taxes?

Yes.

This is not an exemption. It simply keeps the property tax amount from being affected by increases in assessed value or levies.

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. We should always specify that 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.

Do I have to apply for the property tax credit every year?

Yes, taxpayers who wish to receive the property tax credit should apply annually to establish and then maintain eligibility for the property tax credit on a given taxpayer's primary residence

I have submitted my application and supporting documentation. Am I approved for the property tax credit?

Upon submission of your application and documentation, your application will be time-stamped for proof of receipt and the complete packet placed on file. The County is unable to confirm eligibility upon submission, as the complete packet needs to go through an evaluation process to confirm eligibility. Following the process of due diligence, you will be notified whether the application has been accepted.

I need help with filling out the property tax credit application. How do I find the information I need?

Real Estate Account 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.

Proof of Ownership

Greene County Recorder of Deeds

Room 100

417-868-4068

<https://www.greenecountymo.gov/recorder/index.php>

Should I make copies of my supporting documentation?

Yes.

Photocopy of ID for all applicants and a copy of your deed or other certification by the Recorder of Deeds will be retained. Do not submit original documents as they are for your records.

When do I apply for the property tax credit?

To establish eligibility and then receive the property tax credit on future tax bills, eligible taxpayers are required to apply annually. The order currently in effect from the County Commission provides a deadline of September 30, 2024, for eligible taxpayers to apply for the initial 2024 year. Deadlines for renewals and new applications will be June 30th in future years beginning in 2025. You may apply or renew as early as January 1st each year.

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.

How do I return my completed application?

By mail or in-person

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