Homestead Disaster Credit Example - Residential Homestead

	January 2 (Pre-disaster) (a)	Reassessed (After disaster) (b)
Values		
1. Estimated Market Value: Land	15,000	15,000
2. Residence and Garage	160,000	105,000
3. Other Buildings*	10,000	10,000
4. Total	185,000	130,000
5. Homestead Market Value Exclusion	20,590	25,540
6. Taxable Market Value - After Exclusions	164,410	104,460
7. Net Tax Capacity Value (Taxable Market Value x Class Rate):	1,644	1,045
Calculation of Net NTC Tax for Computing Disaster Credit:		
8. Local Tax Rate (Assumed)	125.000%	125.000%
9. Net Tax Capacity Based Tax Before Credits (Line 7 x Line 8)	2,055	1,306
10. Other Credits Reducing NTC Tax (Powerline, taconite, etc.)	NA	NA
11. Net Tax Capacity Based Tax After Credits (Line 9- Line 10)	2,055	1,306
Calculation of Net RMV Based for Computing Disaster Credit:		
12. Referendum Market Value (EMV x 100%)	185,000	130,000
13. Referendum Market Value Tax Rate (Assumed)	0.12345%	0.12345%
14. Referendum Market Value Based Tax (Line 12 x Line 13)	228	160
15. Credits Reducing RMV Tax (Powerline, taconite, etc.) (Line 10b x Line 21)	NA	NA
16. Referendum Market Value Based Tax After Credits (Line 14– Line 15)	228	160

Calculation of Disaster Credits:		
17. NTC-Based Disaster Credit (Line 11a – Line 11b)	749	
18. RMV-Based Disaster Credit (Line 16a – Line 16b)	68	
19. Total Disaster Credit (Line 17 + Line 18)	817	
Final Net Tax After Application of Disaster Credits:		
20. Net NTC-Based Tax (Line 11 – Line 17)**	1,306	
21. Net RMV-Based Tax (Line 16 – Line 18)**	160	
22. Net NTC-Based Tax (Line 20 + Line 21)**	1,466	

* In this example, the other buildings were destroyed by the disaster. However, for purposes of calculating the homestead disaster credit, the pre-disaster value is used because only the house and garage value are eligible and captured in this calculation.

** Note that the priority of the disaster credit could cause one of the other credits to be reduced if the tax is reduced to zero but these circumstances should be extremely rare.

Homestead Disaster Credit Example - Agricultural Homestead

	January 2 (Pre-disaster)	Reassessed (After disaster)
	(a)	(b)

Values

		(a)	(b)
1.	Estimated Market Value: HGA - 1 Acre	5,000	5,000
2.	HGA - House and Garage	60,000	25,000
3.	Remainder – Buildings*	30,000	30,000
4.	Remainder – Land (119 acres @ $1,500/acre)	178,500	178,500
5.	Total	273,500	238,500
6.	Homestead Market Value Exclusion	26,000	12,000
7.	Taxable Market Value - After Exclusions	247,500	226,500
8.	Net Tax Capacity Value (Taxable Market Value x Class Rate):	1,433	1,223

Calculation of Net NTC Tax for Computing Disaster Credit:

		(a)	(b)
9.	Local Tax Rate (Assumed)	125.000%	125.000%
10.	Net Tax Capacity Based Tax Before Credits (Line 8 x Line 9)	1,791	1,529
11.	Agricultural Market Value Homestead Credit	298	298
12.	Credits Reducing NTC Tax (Powerline, taconite, etc.)	NA	NA
13.	Net Tax Capacity Based Tax After Credits (Line 10 - Line 11 - Line 12)	1,493	1,231

Calculation of Net RMV Based for Computing Disaster Credit:

		(a)	(b)
14.	Referendum Market Value (HGA EMV x 100%)	65,000	30,000
15.	Referendum Market Value Tax Rate (Assumed)	0.12345%	0.12345%
16.	Referendum Market Value Based Tax (Line 14 x Line 15)	80	37
17.	Other Credits Reducing RMV Tax (Powerline, taconite, etc.) (Line 12b x Line 24)	NA	NA
18.	Referendum Market Value Based Tax After Credits (Line 16 – Line 17)	80	37

Calculation of Disaster Credits:

19.	NTC-Based Disaster Credit (Line 13a – Line 13b)	262
20.	RMV-Based Disaster Credit (Line 18a – Line 18b)	43
21.	Total Disaster Credit (Line 19 + Line 20)	305

Final Net Tax After Application of Disaster Credits:

22.	Net NTC-Based Tax (Line 13 – Line 19)**	1,231
23.	Net RMV-Based Tax (Line 18 – Line 20)**	37
24.	Net NTC-Based Tax (Line 22 + Line 23)**	1,268

* In this example, the other buildings were destroyed by the disaster. However, for purposes of calculating the homestead disaster credit, the pre-disaster value is used because only the house and garage value are eligible and captured in this calculation.

** Note that the priority of the disaster credit could cause one of the other credits to be reduced if the tax is reduced to zero but these circumstances should be extremely rare.

Disaster Abatement Example - Agricultural Homestead

Inside Disaster Area

	January 2 (Pre-disaster)	Reassessed (After disaster)
	(a)	(b)
Values		
1. Estimated Market Value: HGA - 1 Acre	5,000	5,000
2. HGA - House and Garage	60,000	25,000
3. Remainder – Buildings*	30,000	30,000
4. Remainder – Land (119 acres @ $1,500/acre)	178,500	178,500
5. Total 273,500	238,500	
6. Homestead Market Value Exclusion	26,000	12,000
7. Taxable Market Value - After Exclusions	247,500	226,500
8. Net Tax Capacity Value (Taxable Market Value x Class Rate):	1,433	1,223
Calculation of Net NTC Tax for Computing Disaster Abatement:		
9. Local Tax Rate (Assumed)	125.000%	125.000%
10. Net Tax Capacity Based Tax Before Credits (Line 8 x Line 9)	1,791	1,529
11. Agricultural Market Value Homestead Credit	298	298
12. Credits Reducing NTC Tax (Powerline, taconite, etc.)	NA	NA
13. Net Tax Capacity Based Tax After Credits (Line 10 - Line 11 - Line 12)	1,493	1,231
Calculation of Net RMV Based for Computing Disaster Abatement:		
14. Referendum Market Value (HGA EMV x 100%)	65,000	30,000
15. Referendum Market Value Tax Rate (Assumed)	0.12345%	0.12345%
16. Referendum Market Value Based Tax (Line 14 x Line 15)	80	37
17. Other Credits Reducing RMV Tax (Powerline, taconite, etc.) (Line 12b x Line 24)	NA	NA
18. Referendum Market Value Based Tax After Credits (Line 16 – Line 17)	80	37

Calculation of Disaster Abatement:		
19. NTC-Based Disaster Abatement (Line 13a – Line 13b)	262	
20. RMV-Based Disaster Abatement (Line 18a – Line 18b)	43	
21. Total Disaster Abatement (Line 19 + Line 20)	305	
Final Net Tax After Application of Disaster Abatement:		
22. Net NTC-Based Tax (Line 13 – Line 19)**	1,231	
23. Net RMV-Based Tax (Line 18 – Line 20)**	37	
24. Net NTC-Based Tax (Line 22 + Line 23)**	1,268	

* In this example, the other buildings were destroyed by the disaster. However, for purposes of calculating the disaster abatement, the pre-disaster value is used because only the house and garage value are eligible and captured in this calculation.

** Note that the priority of the disaster abatement could cause one of the other credits to be reduced if the tax is reduced to zero but these circumstances should be extremely rare.

Disaster Abatement Example - Residential Homestead

Inside Disaster Area

	January 2 (Pre-disaster) (a)	Reassessed (After disaster) (b)
Values		
1. Estimated Market Value: Land	15,000	15,000
2. Residence and Garage 160,000	105,000	
3. Other Buildings* 10,000	10,000	
4. Total 185,000	130,000	
5. Homestead Market Value Exclusion	20,590	25,540
6. Taxable Market Value - After Exclusions	164,410	104,460
7. Net Tax Capacity Value (Taxable Market Value x Class Rate):	1,644	1,045
Calculation of Net NTC Tax for Computing Disaster Abatement:		
8. Local Tax Rate (Assumed)	125.000%	125.000%
9. Net Tax Capacity Based Tax Before Credits (Line 7 x Line 8)	2,055	1,306
10. Other Credits Reducing NTC Tax (Powerline, taconite, etc.)	NA	NA
11. Net Tax Capacity Based Tax After Credits (Line 9- Line 10)	2,055	1,306
Calculation of Net RMV Based for Computing Disaster Abatement:		
12. Referendum Market Value (EMV x 100%)	185,000	130,000
13. Referendum Market Value Tax Rate (Assumed)	0.12345%	0.12345%
14. Referendum Market Value Based Tax (Line 12 x Line 13)	228	160
15. Credits Reducing RMV Tax (Powerline, taconite, etc.) (Line 10b x Line 21)	NA	NA
16. Referendum Market Value Based Tax After Credits (Line 14– Line 15)	228	160

Calculation of Disaster Abatement:	
17. NTC-Based Disaster Abatement (Line 11a – Line 11b)	749
18. RMV-Based Disaster Abatement (Line 16a – Line 16b)	68
19. Total Disaster Abatement (Line 17 + Line 18)	817
Final Net Tax After Application of Disaster Abatement:	
20. Net NTC-Based Tax (Line 11 – Line 17)**	1,306
21. Net RMV-Based Tax (Line 16 – Line 18)**	160
22. Net NTC-Based Tax (Line 20 + Line 21)**	1,466

* In this example, the other buildings were destroyed by the disaster. However, for purposes of calculating the disaster abatement, the pre-disaster value is used because only the house and garage value are eligible and captured in this calculation.

** Note that the priority of the disaster abatement could cause one of the other credits to be reduced if the tax is reduced to zero but these circumstances should be extremely rare.

Local Option Disaster Abatement Example – Residential Homestead
Outside a disaster or emergency area

	January 2 (Pre-disaster) (a)	Reassessed (After disaster) (b)
Values		
1. Estimated Market Value: Land	15,000	15,000
2. Residence and Garage	200,000	95,000
3. Other Buildings	10,000	5,000
4. Total	225,000	115,000
5. Homestead Market Value Exclusion	16,990	26,890
6. Taxable Market Value - After Exclusions	208,010	88,110
7. Net Tax Capacity Value (Taxable Market Value x Class Rate):	2,080	881
Calculation of Net NTC Tax for Computing Disaster Abatement:		
8. Local Tax Rate (Assumed)	125.000%	125.000%
9. Net Tax Capacity Based Tax Before Credits (Line 7 x Line 8)	2,600	1,101
10. Other Credits Reducing NTC Tax (Powerline, taconite, etc.)	NA	NA
11. Net Tax Capacity Based Tax After Credits (Line 9- Line 10)	2,600	1,101
Calculation of Net RMV Based for Computing Disaster Abatement:		
12. Referendum Market Value EMV x 100%)	225,000	115,000
13. Referendum Market Value Tax Rate (Assumed)	0.12345%	0.12345%
14. Referendum Market Value Based Tax (Line 12 x Line 13)	278	142
15. Credits Reducing RMV Tax (Powerline, taconite, etc.) (Line 10b x Line 26)	NA	NA
16. Referendum Market Value Based Tax After Credits (Line 14– Line 15)	278	142

Calculation of Disaster Abatement:	
17. NTC-Based Disaster Abatement (Line 11a – Line 11b)	1,499
18. RMV-Based Disaster Abatement (Line 16a – Line 16b)	136
19. Total Disaster Abatement (Line 17 + Line 18)	1,635
Reduction of Disaster Abatement	
20. Number of Full Months in the Year after Disaster	9
21. Reduction Ratio (Line 20 / 12 months)	0.750
22. Reduced NTC-Based Disaster Abatement (Line 17 x Line 21)	1,124
23. Reduced RMV-Based Disaster Abatement (Line 18 x Line 21)	102
24. Reduced Total Disaster Abatement (Line 22 + Line 23)	1,226
Final Net Tax After Application of Disaster Abatement:	
25. Net NTC-Based Tax (Line 11 – Line 22)*	1,476
26. Net RMV-Based Tax (Line 16 – Line 23)*	176
27. Net NTC-Based Tax (Line 25 + Line 26)*	1,652

*Note that the priority of the disaster abatement could cause one of the other credits to be reduced if the tax is reduced to zero but these circumstances should be extremely rare.

Local Option Disaster Abatement Example – Commercial/Industrial Property

Outside a disaster or emergency area

	January 2 (Pre-disaster)	Reassessed (After disaster)
	(a)	(b)

Values

1. Estimated Market Value: Land	50,000	50,000
2. Buildings	400,000	180,000
3. Taxable Market Value - After Exclusions & Limitations	450,000	230,000
4. Net Tax Capacity Value (Taxable Market Value x Class Rate):	8,250	3,850

Calculation of Net NTC Tax for Computing Disaster Abatement:

5. Local Tax Rate (Assumed)	125.000%	125.000%
6. Net Tax Capacity Based Tax Before Credits (Line 4 x Line 5)	10,313	4,813
7. State General Tax Net Tax Capacity Based Tax (Line 4 x SGT C/I rate)*	4,046	1,888
8. Credits Reducing NTC Tax (Powerline, taconite, etc.)	NA	NA
9. Net Tax Capacity Based Tax After Credits (Line 6 + Line 7 - Line 8)	14,359	6,701

Calculation of Net RMV Based for Computing Disaster Abatement:

10. Referendum Market Value (EMV x 100%)	450,000	230,000
11. Referendum Market Value Tax Rate (Assumed)	0.12345%	0.12345%
12. Referendum Market Value Based Tax (Line 10 x Line 11)	556	284
13. Credits Reducing RMV Tax (Powerline, taconite, etc.)	NA	NA
14. Referendum Market Value Based Tax After Credits (Line 12– Line 13)	556	284

Calculation of Disaster Abatement:

15. NTC-Based Disaster Abatement (Line 9a – Line 9b)	7,658
16. RMV-Based Disaster Abatement (Line 14a – Line 14b)	272
17. Total Disaster Abatement (Line 15 + Line 16)	7,930

Reduction of Disaster Abatement

18. Number of Full Months in Year after Disaster	7
19. Reduction Ratio (Line18 / 12 months)	0.583
20. Reduced NTC-Based Disaster Abatement (Line 15 x Line 19)	4,465
21. Reduced RMV-Based Disaster Abatement (Line 16 x Line 19)	159
22. Reduced Total Disaster Abatement (Line 20 + Line 21)	4,624

Final Net Tax After Application of Disaster Abatement:

23. Net NTC-Based Tax (Line 9 – Line 20)**	9,894
24. Net RMV-Based Tax (Line 14 – Line 21)**	397
25. Net NTC-Based Tax (Line 23 + Line 24)**	10,291

* The SGT C/I rate for Payable 2011 is 49.043%.

**Note that the priority of the disaster abatement could cause one of the other credits to be reduced if the tax is reduced to zero but these circumstances should be extremely rare.

Local Option Disaster Credit Example – Residential Homestead

Outside a disaster or emergency area

	January 2 (Pre-disaster)	Reassessed (After disaster)
	(a)	(b)
Values		
23. Estimated Market Value: Land	15,000	15,000
24. Residence and Garage	200,000	95,000
25. Other Buildings	10,000	5,000
26. Total	225,000	115,000
27. Homestead Market Value Exclusion	16,990	26,890
28. Taxable Market Value - After Exclusions	208,010	88,110
29. Net Tax Capacity Value (Taxable Market Value x Class Rate):	2,080	881
Calculation of Net NTC Tax for Computing Disaster Credit:		
30. Local Tax Rate (Assumed)	125.000%	125.000%
31. Net Tax Capacity Based Tax Before Credits (Line 7 x Line 8)	2,600	1,101
32. Other Credits Reducing NTC Tax (Powerline, taconite, etc.)	NA	NA
33. Net Tax Capacity Based Tax After Credits (Line 9- Line 10)	2,600	1,101
Calculation of Net RMV Based for Computing Disaster Credit:		
34. Referendum Market Value EMV x 100%)	225,000	115,000
35. Referendum Market Value Tax Rate (Assumed)	0.12345%	0.12345%
36. Referendum Market Value Based Tax (Line 12 x Line 13)	278	142
37. Credits Reducing RMV Tax (Powerline, taconite, etc.) (Line 10b x Line 26)	NA	NA
38. Referendum Market Value Based Tax After Credits (Line 14– Line 15)	278	142

Calculation of Disaster Credits:		
39. NTC-Based Disaster Credit (Line 11a – Line 11b)	1,499	
40. RMV-Based Disaster Credit (Line 16a – Line 16b)	136	
41. Total Disaster Credit (Line 17 + Line 18)	1,635	
Reduction of Disaster Credit		
42. Number of Full Months in the Year after Disaster	9	
43. Reduction Ratio (Line 20 / 12 months)	0.750	
44. Reduced NTC-Based Disaster Credit (Line 17 x Line 21)	1,124	
45. Reduced RMV-Based Disaster Credit (Line 18 x Line 21)	102	
46. Reduced Total Disaster Credit (Line 22 + Line 23)	1,226	
Final Net Tax After Application of Disaster Credits:		
47. Net NTC-Based Tax (Line 11 – Line 22)*	1,476	
48. Net RMV-Based Tax (Line 16 – Line 23)*	176	
49. Net NTC-Based Tax (Line 25 + Line 26)*	1,652	

*Note that the priority of the disaster credit could cause one of the other credits to be reduced if the tax is reduced to zero but these circumstances should be extremely rare.

Disaster Credit Example – Commercial/Industrial

Inside a disaster or emergency area

	January 2 (Pre-disaster)	Reassessed (After disaster)
	(a)	(b)

Values

	(a)	(b)
1. Estimated Market Value: Land	50,000	50,000
2. Buildings	400,000	180,000
3. Taxable Market Value - After Exclusions	450,000	230,000
4. Net Tax Capacity Value (Taxable Market Value x Class Rate):	8,250	3,850

Calculation of Net NTC Tax for Computing Disaster Credit:

	(a)	(b)
5. Local Tax Rate (Assumed)	125.000%	125.000%
6. Net Tax Capacity Based Tax Before Credits (Line 4 x Line 5)	10,313	4,813
7. State General Tax Net Tax Capacity Based Tax (Line 4 x SGT C/I rate)*	4,046	1,888
8. Credits Reducing NTC Tax (Powerline, taconite, etc.)	NA	NA
9. Net Tax Capacity Based Tax After Credits (Line 6 + Line 7 - Line 8)	14,359	6,701

Calculation of Net RMV Based for Computing Disaster Credit:

	(a)	(b)
10. Referendum Market Value EMV x 100%)	450,000	230,000
11. Referendum Market Value Tax Rate (Assumed)	0.12345%	0.12345%
12. Referendum Market Value Based Tax (Line 10 x Line 11)	556	284
13. Credits Reducing RMV Tax (Powerline, taconite, etc.)	NA	NA
14. Referendum Market Value Based Tax After Credits (Line 12– Line 13)	556	284

Calculation of Disaster Credits:

15. NTC-Based Disaster Credit (Line 9a – Line 9b)	7,658
16. RMV-Based Disaster Credit (Line 14a – Line 14b)	272
17. Total Disaster Credit (Line 15 + Line 16)	7,930

Final Net Tax After Application of Disaster Credits:

18. Net NTC-Based Tax (Line 9 – Line 15)**	6,701
19. Net RMV-Based Tax (Line 14 – Line 16)**	284
20. Net NTC-Based Tax (Line 18 + Line 19)**	6,985

* The SGT C/I rate for Payable 2011 is 49.043%.

**Note that the priority of the disaster credit could cause one of the other credits to be reduced if the tax is reduced to zero but these circumstances should be extremely rare.

Local Option Disaster Credit Example – Commercial/Industrial

Outside a disaster or emergency area

	January 2 (Pre-disaster) (a)	Reassessed (After disaster) (b)
Values		
50. Estimated Market Value: Land	50,000	50,000
51. Buildings 400,000	180,000	
52. Taxable Market Value - After Exclusions & Limitations	450,000	230,000
53. Net Tax Capacity Value (Taxable Market Value x Class Rate):	8,250	3,850
Calculation of Net NTC Tax for Computing Disaster Credit:		
54. Local Tax Rate (Assumed)	125.000%	125.000%
55. Net Tax Capacity Based Tax Before Credits (Line 4 x Line 5)	10,313	4,813
56. State General Tax Net Tax Capacity Based Tax (Line 4 x SGT C/I rate)*	4,046	1,888
57. Credits Reducing NTC Tax (Powerline, taconite, etc.)	NA	NA
58. Net Tax Capacity Based Tax After Credits (Line 6 + Line 7 - Line 8)	14,359	6,701
Calculation of Net RMV Based for Computing Disaster Credit:		
59. Referendum Market Value (EMV x 100%)	450,000	230,000
60. Referendum Market Value Tax Rate (Assumed)	0.12345%	0.12345%
61. Referendum Market Value Based Tax (Line 10 x Line 11)	556	284
62. Credits Reducing RMV Tax (Powerline, taconite, etc.)	NA	NA
63. Referendum Market Value Based Tax After Credits (Line 12– Line 13)	556	284

Calculation of Disaster Credits:		
64. NTC-Based Disaster Credit (Line 9a – Line 9b)	7,658	
65. RMV-Based Disaster Credit (Line 14a – Line 14b)	272	
66. Total Disaster Credit (Line 15 + Line 16)	7,930	
Reduction of Disaster Credit		
67. Number of Full Months in Year after Disaster	7	
68. Reduction Ratio (Line18 / 12 months)	0.583	
69. Reduced NTC-Based Disaster Credit (Line 15 x Line 19)	4,465	
70. Reduced RMV-Based Disaster Credit (Line 16 x Line 19)	159	
71. Reduced Total Disaster Credit (Line 20 + Line 21)	4,624	
Final Net Tax After Application of Disaster Credits:		
72. Net NTC-Based Tax (Line 9 – Line 20)**	9,894	
73. Net RMV-Based Tax (Line 14 – Line 21)**	397	
74. Net NTC-Based Tax (Line 23 + Line 24)**	10,291	

* The SGT C/I rate for Payable 2011 is 49.043%.

**Note that the priority of the disaster credit could cause one of the other credits to be reduced if the tax is reduced to zero but these circumstances should be extremely rare.