



# UNDERSTANDING HOMESTEAD/FARMSTEAD

- **General definitions to know**
  - Assessed value – the dollar value that is assigned to a property
  - Median assessed value – the average dollar value assigned to the properties within a specific jurisdiction
  - Jurisdiction - the territory over which legal authority extends
  - Exclusion – the state of not being included, not considered
  - Millage – based on the Latin word that means “thousandth” This is why 1 mill is equivalent to \$1 in taxes per \$1,000 in assessed value
- **Facts about Homestead/Farmstead**
  - Act 1 of 2006 (formerly Act 72) is the Homeowner Taxpayer Relief Act.
  - A way to provide property tax relief to homeowners who reside within a school district’s jurisdiction
  - Funds are generated from the State’s gambling tax on casinos
  - Lowers a property’s assessed value, thus reducing the property taxes owed
  - All homestead properties will receive the SAME size exclusion
  - Once approved for Homestead/Farmstead, the status remains UNTIL the recipient moves or sells the property.
  - To qualify for a homestead/farmstead exemption, a homeowner must **occupy the property as their primary residence.**

# UNDERSTANDING HOMESTEAD/FARMSTEAD

Wallingford-Swarthmore  
School  
District



- **Responsibilities of the District:**
  - Mail received applications to qualified residents (WSSD is a pass-through entity)
  - Determine the homestead exclusion amount, in accordance with P.S. Code
  - Mail tax bills to residents
- **Responsibilities of Delaware County:**
  - Mail qualified applications to districts
  - Process completed homestead/farmstead
  - Notify districts of approved properties and new median assessed value
- **Calculating the homestead/farmstead exclusion**
  - Divide the tax relief subsidy by the # of approved homestead properties
  - Divide dollar amount by millage rate

■ Example:

$$\begin{array}{rcccl} \$2,757,017.69 & \div & 5,227 & = & \$527.48 \\ \text{(2024-2025 allocation)} & & \text{(2024 approved properties)} & & \\ \\ \$527.48 & \div & 30.0615 & = & \$17,547 \\ & & \text{(2024 Millage rate)} & & \end{array}$$

# SAMPLE HOMESTEAD/FARMSTEAD TAX BILLS

WALLINGFORD-SWARTHMORE SD - NETHER PROVIDENCE TOWNSHIP

## 2024 SCHOOL REAL ESTATE TAX BILL

BILL # 33

**PAYMENTS** PAY BY DROP BOX LOCATED AT:  
STRATH HAVEN MIDDLE SCHOOL  
200 S. PROVIDENCE RD.WALLINGFORD  
UPPER LOT - ADMINISTRATION ENTRANCE

OR PAY BY CREDIT CARD.  
DETAILS CAN BE FOUND AT:  
WWW.WSSD.ORG/TAXES

Mills	30.06150
Assessment	272,400
Property Tax	\$8,188.75

### Tax Relief Exclusion Information

Homestead	17,547
Farmstead	0
Net Assessment	254,853
Tax Relief Amount	\$527.49

Bill Date	07/01/2024	2% Discount	Flat	10% Penalty
DURING THIS PERIOD	07/01 - 08/31	09/01 - 10/31	11/01 - 12/31	
<b>PAY THIS AMOUNT ==&gt;</b>	<b>7,508.03</b>	<b>7,661.26</b>	<b>8,427.39</b>	

Please review instructions before selecting Installment Plan

or if selecting Installment Plan ==> FIRST INSTALLMENT: **2,553.76**  
DUE DATE: August 31, 2024

WALLINGFORD-SWARTHMORE SD - SWARTHMORE BOROUGH

## 2024 SCHOOL REAL ESTATE TAX BILL

BILL # 52

**PAYMENTS** PAY BY DROP BOX LOCATED AT:  
STRATH HAVEN MIDDLE SCHOOL  
200 S. PROVIDENCE RD.WALLINGFORD  
UPPER LOT - ADMINISTRATION ENTRANCE

OR PAY BY CREDIT CARD.  
DETAILS CAN BE FOUND AT:  
WWW.WSSD.ORG/TAXES

Mills	30.31440
Assessment	500,920
Property Tax	\$15,185.09
DCCC SPONSOR	\$125.83

### Tax Relief Exclusion Information

Homestead	17,547
Farmstead	0
Net Assessment	483,373
Tax Relief Amount	\$531.93

Bill Date	07/01/2024	2% Discount	Flat	10% Penalty
DURING THIS PERIOD	07/01 - 08/31	09/01 - 10/31	11/01 - 12/31	
<b>PAY THIS AMOUNT ==&gt;</b>	<b>14,483.41</b>	<b>14,778.99</b>	<b>16,256.89</b>	

Please review instructions before selecting Installment Plan

or if selecting Installment Plan ==> FIRST INSTALLMENT: **4,926.35**  
DUE DATE: August 31, 2024

Wallingford-  
Swarthmore  
School  
District



## HOMESTEAD/FARMSTEAD TIMELINE

- **End of November/Beginning of December**
  - District receives homestead/farmstead applications from the County
- **December 31st**
  - **Last day** for districts to send received applications to qualified residents
- **December 15th - March 1st**
  - Window to submit homestead/farmstead applications **to the county**
- **End of April**
  - The County notifies districts of the number of approved homestead properties and the median assessed value for the upcoming tax year
- **May 1st**
  - PDE notifies school districts of their property tax relief subsidy amount
- **End of May**
  - The district approves a resolution confirming the homestead discount for the upcoming tax year
- **Beginning of July**
  - Tax bills are mailed to residents, reflecting the homestead exemption for approved properties

