



Terms Used in Assessing

STATE EQUALIZED VALUE (SEV)

State Equalized Value represents 50 percent of the current true cash value of your home. SEV goes up and down without limit based on market conditions.

TAXABLE VALUE (TV)

Taxable Value is the number that your property taxes are calculated on. Because of Proposal A, Taxable Value may not go up more than the rate of inflation or 5 percent, whichever is less.

UNCAPPED

The year after a property is transferred, its taxable value is uncapped. This causes the Taxable Value (TV) and Assessed Value (SEV) to be the same.

PRINCIPAL RESIDENCE EXEMPTION (PRE) *Formerly known as "Homestead Exemption"*

If you own and occupy your principal residence by Nov. 1st of any given year, you may be exempt from a portion of your local school operating taxes.

RESCINDING YOUR EXEMPTION

If you claim an exemption and then stop using it as a principal residence, you must notify your township assessor within 90 days of the change.

CONDITIONAL RESCISSION OF A PRE EXEMPTION

This enables a person who has established a new principal residence to retain a PRE on a property previously exempt as the owner's principal residence. The conditional rescission allows an owner to receive a PRE on his or her current Michigan property and on previously exempted property simultaneously, for up to three years, if certain criteria are met.