

ASSESSING FREQUENTLY ASKED QUESTIONS

REVISED 11/10/2023



Why did my taxable value go up, if my SEV did not increase?

The Assessed Value represents approximately 50% of the estimated Market Value (or True Cash Value). Your Assessed Value is **not** based on 50% of your individual sales price. The law defines Market Value as the usual selling price of the property. On March 15, 1994, Michigan voters approved Proposal A, which limits the amount that property taxes could increase on an annual basis. Taxable Value increases are limited to the Inflation Rate Multiplier (IRM), also referred to as the Consumer Price Index (CPI), or five percent (5%) whichever is lower, not to exceed Assessed Value until ownership in the property is transferred. Taxable Value may also increase for physical additions and decrease for physical losses.

Why isn't the market value by the assessor the same as the price I recently paid for my home?

The sale price of a home is not necessarily the same as the market value. Michigan law (MCL 211.27(5)) states "beginning December 31, 1994, the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred." A specific sales study is completed for each "neighborhood". Using this study helps to more accurately reflect current market conditions. As always a fair and equitable assessment is the goal.

How is my property assessed if it is under construction?

The assessment for an unfinished building is for that part of the total value which is completed on December 31st.

What is a Property Transfer Affidavit?

A Property Transfer Affidavit notifies the Assessor that a sale has occurred. This form **must** be filed whenever a property changes ownership since transfer of ownership may affect the taxable value of the property. It is also used to determine if the taxable value should uncap.

What if I see Township personnel on my property taking pictures or measurements?

Yearly onsite property inspections do take place that may include taking photos as well as necessary measuring. These statutory duties are necessary in order for the Assessing Department to gather the most accurate information and to be able to update our assessing records.



Am I allowed to view my assessing records?

Yes. These are public records and can be viewed, please contact the Assessor by phone at (989) 781-0150 or by email to Assessor@thomastwp.org.

I do not have children in school. Is there a property tax exemption for this?

No. Whether or not you have children in school all residents pay a State Education of 6 mills. Non-owner occupied property such as rental houses, business property, and vacation homes pay up to 24 mills. Owner occupied homes are eligible to receive a Homeowner's Principal Residence Exemption or PRE. If you are receiving this exemption, your tax bill should show that there is no payment due under the "school operating" line item. If you are not sure if you qualify for the PRE, please contact the Assessor's Office.

How do I qualify for the Homeowner's Principal Residence Exemption (PRE)?

A Homeowner's Principal Residence Exemption form will need to be filled out if the below qualifications are met:

- You must own and occupy the home as your principal residence on or before November 1st.
- Any person (or married couple) is allowed only one Principal Residence Exemption in the state.
- You may not claim an exemption in any other state.

The Homeowner's Principal Residence Exemption will continue unless for some reason the use of your home as the principal residence changes. If this occurs, you **must** notify the Assessor's Office by completing a Homeowner's Rescind Principal Residence Exemption Affidavit. Rental houses, business property, and vacation homes are not eligible for the PRE. Due to recent legislation, granting of a second homestead is possible under certain conditions. Please contact the Assessor's Office for additional information or if you feel you may qualify.

What if I convert my Principal Residence to a rental and buy another home to use as my Principal Residence?

A Request to Rescind Principal Residence Exemption form needs to be filed with the Assessor. This form enables people who are selling or converting their home to another use to rescind their exemption. Rental houses, business property, and vacation homes are not eligible for the PRE. Due to recent legislation, granting of a second PRE is possible under certain conditions. You will need to file a Principal Residence Exemption Affidavit on the newly purchased home if it is to be your principal residence.

I purchased another home but have not been able to sell my previous home. Is there anything I can do about the taxes on the previous home?

A three (3) year Conditional Rescission of a Principal Residence Exemption is available that allows the owner to receive an exemption on their current property and the home that is listed for sale if certain criteria is met. The newly purchased home must be located in Michigan to qualify. A form must be filed with the Assessor on or before June 1 or November 1 of the first year the exemption is claimed. This form must be submitted to the Assessor **annually** on or before December 31 to verify the property still complies with the conditional rescission requirements in order to receive the exemption for the following year. Please contact the Assessor's Office for additional information.

I am on active duty in the military and rented out my principal residence while serving. Can I keep my PRE?

If you are serving in the U.S. Armed Forces a Conditional Rescission of an Active Duty Military Principal Residence Exemption form will need to be filled out and turned in to the Assessor, this would allow you to retain the Principal Residence Exemption while the residence is rented or leased out. Click here for the Conditional Rescission of an Active Duty Military Principal Residence Exemption form.

Is there any other tax relief for senior citizens other than deferment or poverty exemption?

There is a Homestead Credit Tax Relief available which is filed with your income tax. Contact your tax advisor for more information.

I believe the value placed on my home includes a mistake. What do I do about it?

First contact the Assessor's Office for an explanation of your assessment. The Assessor will take the time to help you understand how that value was reached and can possibly correct any problem before scheduling an appointment with the Board of Review.

For additional assessing questions please contact:



Thomas Township Assessor's Office

249 North Miller Road
Saginaw, MI 48609
Phone (989) 781-0150
Fax (989) 781-0290

The Assessor is available on limited days and times only. Please call the office to schedule an appointment, visit the Assessor's page at www.thomastwp.org, or E-mail to Assessor@thomastwp.org

