

FAQ

What are the eligibility requirements for receiving the Homeowners Principle Residence Exemption?

- A. You are a resident of the State of Michigan.
- B. You own and occupy the home as your principle residence before May 1st of any particular year.
- C. Neither you, nor your spouse if you file a joint income tax return, receive an exemption, deduction, or credit substantially similar to Michigan Homeowner Principle Residence Exemption on property you own in another State.
- D. You have not filed a non-resident Michigan income tax return.
- E. You have not filed a tax return as a resident of another state.
- F. Property which is vacant and contiguous to your principle residence is eligible for the exemption.

What is a Michigan Resident?

You are a Michigan Resident if Michigan is your permanent home. Your permanent home is the place you intend to return to whenever you go away.

A temporary absence from Michigan, such as spending the winter in another state, does not make you a part-year resident.

What determines a principle residence?

Michigan law defines principle residence as the one place where a person has his or her true, fixed and permanent home to which, whenever absent he or she intends to return and that shall continue as a principle residence until another principle residence is established. In order to verify a persons claim that a particular property is a principle residence, Treasury will accept various documents including Drivers license, voter registration card, cancelled checks listing the property address, income tax records indicating the mailing address and insurance policies.

If a residence no longer qualifies for the Homeowners Principle Residence Exemption, you must file a request to recind form.

Why does the assessed value change from year to year?

The assessed value must reflect 50% of market value. Market Value is a product of the prices paid for multiple properties in a municipality. As the sale prices of properties increase/decrease, so does the market value and assessed value. All property values do not change to the same degree, as some have water frontage or scenic views for example that may increase their value more rapidly than others. Some may have limited access or limited utilities which could affect the value. Homeowners have a responsibility to report any changes made to their property that would affect its value, such as a building destroyed by fire. A building permit is required for all new buildings and the assessor is notified by the building department of these.

If I am unhappy with the assessed value, what can I do about it?

The first thing to do is talk to your local assessor about the valuation on your parcel. Check the appraisal records to make sure all the components of the property are correct. Appraisal record cards are considered public records and can be reviewed by calling the assessor. If you wish to proceed at this point, you can appear before the Board of Review which meets during the second week of March each year. The three member Board of Review is set up under the Michigan General Property Tax Law, members recommended by supervisors, and approve by the Township Board at a public meeting. If you are gone from the area and wish to appeal to the Board of Review you may send a personal representative or a letter explaining the reason for appealing (be sure to include the assessed value, parcel number your address and telephone number). The Board of Review will notify you by first class mail of their decision. If you wish to further appeal you may file an appeal with the Michigan Tax Tribunal on or before June 30 of the