

Why saying taxes will go down by X% doesn't work. . . .

Example: 150k True Cash Value for a home

Prairie Ronde Township

Homestead 29.0859 Mils  $29.0859 \times 75 = \$2,181.44$

Non Homestead 47.8059 Mils  $47.8059 \times 75 = \$3,585.44$

Taxes go down by 39% if property is homesteaded

City of Kalamazoo

Homestead 47.4169 Mils  $47.4169 \times 75 = \$3,556.27$

Non Homestead 65.2873 Mils  $65.2873 \times 75 = \$4,896.55$

Taxes go down by 28% in the city off Kalamazoo if the property is homesteaded

105,000 Sales price. Lets assume SEV and taxable value adjust to half that, so Taxable Value is 52,500

$28.3544 + 38.5062 = 66.8606$

$66.8606 - 18$  (what taxes will go down when homesteaded)  $= 48.8606$

$52.5 \times 48.8606 = \$2,565.18$

Taxes on this house would actually go up even though the property will be homesteaded.