

Homestead Market Value Exclusion



The **market value exclusion** reduces the taxable market value of **homestead** property



The exclusion is **increasing** starting with taxes payable in **2025**
As a result homesteads with value in the affected value range may experience **lesser tax increases** or **larger tax reductions**

2024

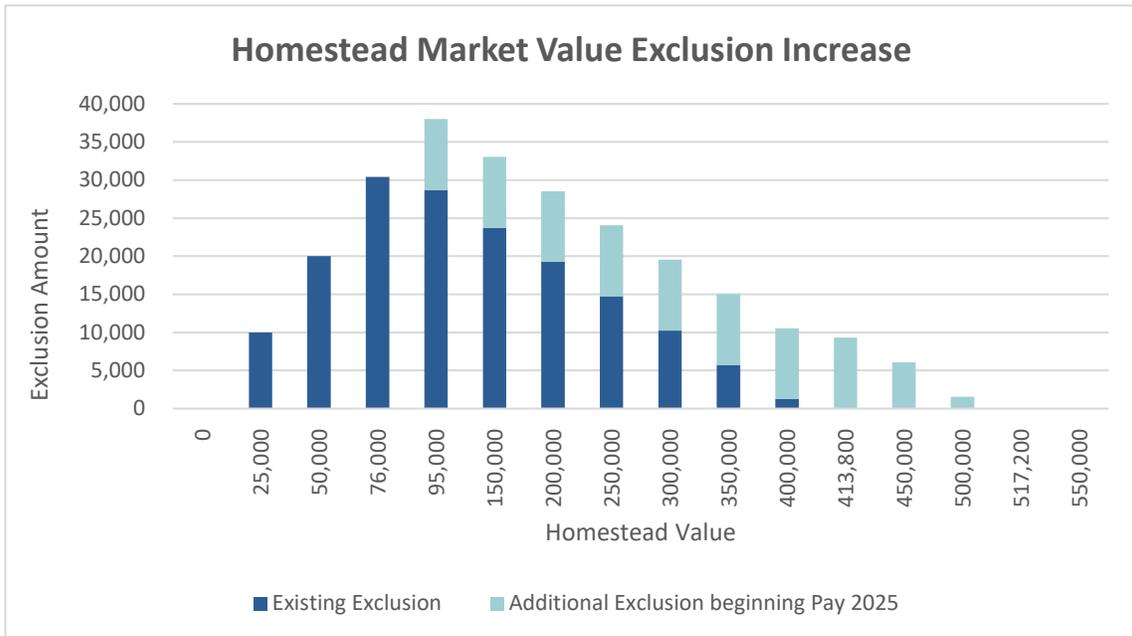
- 40% of the value up to **76,000**
- Reduced by 9% of the value over **76,000**
- Phases out to 0 at value of **413,800**

2025

- 40% of the value up to **95,000**
- Reduced by 9% of the value over **95,000**
- Phases out to 0 at value of **517,200**



The exclusion **decreases** as the value **increases**
The exclusion **increases** as the value **decreases**



Impact of the Change in Market Value Homestead Exclusion on Taxable Market Value and Taxes

- The increase in the exclusion will cause a one-year larger increase in the exclusion for taxes payable in 2025 for homesteads in the affected value range.
- Taxes payable in 2024 and prior year 2023 are both based on exclusion maximum at 76,000.
- Taxes payable in 2025 will be a transition year, with the prior year 2024 based on an exclusion maximum of 76,000 and current year based on an exclusion maximum of 95,000. As a result 2025 will reflect a larger increase in the exclusion/lesser increase or reduction in taxable market value.
- Taxes payable in 2025 and 2026 will both be based on exclusion maximum at 95,000.
- The increase in exclusion and reduction in TMV will shift taxes to other classifications/other homesteads.

