

PORTABILITY EXAMPLES

UPSIZING: The market value of your new homestead property is greater than your old homestead property.

	OLD HOMESTEAD		NEW HOMESTEAD
MARKET VALUE	\$ 250,000		\$ 350,000
SOH BENEFIT	\$ 85,000		\$ 85,000
ASSESSED VALUE	\$ 165,000		\$ 265,000

CARRY THE SOH BENEFIT FORWARD UP TO \$500,000

	OLD HOMESTEAD		NEW HOMESTEAD
MARKET VALUE	\$ 1,500,000		\$ 2,500,000
SOH BENEFIT	\$ 800,000		\$ 500,000
ASSESSED VALUE	\$ 700,000		\$ 2,000,000

CARRY THE SOH BENEFIT FORWARD UP TO \$500,000

DOWNSIZING: The market value of the new homestead property is less than the old homestead property.

	OLD HOMESTEAD		NEW HOMESTEAD
MARKET VALUE	350,000		227,500
SOH BENEFIT	85,000		55,250
ASSESSED VALUE	265,000		172,250

CARRY THE SOH BENEFIT FORWARD BASED ON A PERCENTAGE OF OLD TO NEW HOMESTEAD UP TO \$500,000
 $227,500 / 350,000 = 65\%$
 $85,000 \times 65\% = 55,250$

	OLD HOMESTEAD		NEW HOMESTEAD
MARKET VALUE	2,500,000		2,000,000
SOH BENEFIT	800,000		500,000
ASSESSED VALUE	1,700,000		1,500,000

CARRY THE SOH BENEFIT FORWARD BASED ON A PERCENTAGE OF OLD TO NEW HOMESTEAD UP TO \$500,000
 $2,000,000 / 2,500,000 = 80\%$
 $800,000 \times 80\% = 640,000$