

COA Opinion: Passing a deed from a partnership to one of the partners constitutes a transfer of ownership that allows reassessment of the property's taxable value.

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In *Schwass v. Township of Riverton*, No. 292737 (Sept. 30, 2010), the Court of Appeals held that conveying a deed for a piece of real property from a partnership to one of the partnership's members constitutes a transfer of ownership under [MCL § 211.27a\(3\)](#), a tax statute. Under this statute, a transfer of ownership "uncaps" the taxable value, which means it allows a tax authority to reassess a property's taxable value. While [MCL § 211.27a\(7\)](#) lists certain transfers that do not trigger uncapping, such as a joint tenancy, it does not include tenancies in partnership as one of the exceptions to uncapping.