Yavapai County Board of Supervisors to Discuss Tax Increase

On Wednesday July 17, 2019, the Yavapai County Board of Supervisors, during their regular meeting, will hold a courtesy Truth in Taxation Hearing to discuss with the public their plan to increase its primary property taxes over last year’s level. Many people have asked what does this mean to the average homeowner and is this increase really going to raise my total property tax by 18%? Let me answer the second question first, No. Yavapai County will not be increasing your property tax, as a whole, by 18%.

It is important to understand a few things about your property taxes. First, the total amount you pay in property taxes does not go to Yavapai County. Yavapai County Primary Property Tax is only about 17% of the total property taxes you pay each year. Second, everyone’s property taxes are different based on their properties assessed value and based on what other taxing authorities exist where the property is owned.

Here is an example of what this all means using a homeowner whose primary residence has a Limited Property Value (LPV) of approximately $100,000 ($100,076):

See Attached Image.
As you can see from this 2018 Property Tax Statement this property has a Limited Primary Total or Limited Property Value, of $100,076. Their total tax due was $1,042.70. The amount that went to Yavapai County’s Primary Property Tax, the first line in the itemized section, is $175.32 or 17% of the total.

The owner of this property has a home worth, according to Zillow, $220,000 and will see an increase in their Yavapai County Primary Property Tax of approximately $31 per year if the Board of Supervisors approve the increase on August 5, 2019.

Is your TOTAL property tax ($1042.70) going up by 18%? NO.

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