Mission Statement

The mission of the Yavapai County Assessor’s Office is to proficiently and effectively comply with all applicable statutes, procedures, and regulations of the State of Arizona in producing an accurate annual assessment roll for use by the public and by governmental agencies.

Contact Us:
We are proud to have two locations to serve our community:

**Prescott**
1015 Fair Street
Prescott, AZ 86305
Ph: 928-771-3220

**Cottonwood**
10 South 6th Street
Cottonwood, AZ 86326
Ph: 928-639-8121

Yavapai County
Assessor’s Office

Assessor
Judd W. Simmons
Chief Deputy
Anne D. Spiess

www.yavapai.us
Assessor Terms

Limited Property Value (LPV):
The value against which tax rates are levied.

Full Cash Value (FCV):
Full Cash Value is synonymous with market value.

Tax Area Code:
Geographic area subject to specific taxing authorities.

Primary Tax:
Supports the daily function of local government and government programs such as roads and libraries.

Secondary Tax:
Supports area specific indebtedness and overrides approved by voters.

Notice of Change:
Generated when there is a qualifying change to the property during the year. These notices are mailed no later than September 30. Property owners have 25 days after the postmark on the card to appeal the new value.
Primary Residential Occupancy

The Jobs Bill *(HB 2001)*, passed in 2011, lowered the assessment ratio for businesses from 20% to 18% to encourage growth and draw new businesses to Arizona.

This change prompted a provision by the legislature that changed the classification for owner occupied property. A qualifying residence must be the location in which the owner resides nine months of the year.

In accordance with *HB 2221*, the property owner must register any rental property as Legal Class 4.2 with the Assessor's Office. Failure to do so may result in a penalty.

**LEGAL CLASSIFICATIONS:**

<table>
<thead>
<tr>
<th>Property Class</th>
<th>Assessment Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>10%</td>
</tr>
<tr>
<td>Commercial</td>
<td>18%</td>
</tr>
<tr>
<td>AG/Vacant Land</td>
<td>15%</td>
</tr>
</tbody>
</table>

These three (3) classifications are the most common uses of property although the State of Arizona has over 38 classifications of property.

The Assessment Ratio is an important factor in determining the Assessed Value of a property.

Limited Property Value x Assessment Ratio = Assessed Value

Did you know?

- Yavapai County was founded November 9th, 1864.
- It is named after the Yavapai People; who were the majority of inhabitants when the area was annexed into the United States of America.
- Yavapai County is one of the original four counties created by the 1st Arizona Territorial Legislature.
- Apache, Coconino, Maricopa, and Navajo counties were carved from the original Yavapai acreage before its current boundaries, 8,128 acres, were established in 1891.
- The current population of Yavapai County is approximately 230,000.
We Value our Community

It is the duty of the Assessor’s Office to:

- identify, locate and value all taxable property in Yavapai County
- notify property owners of proposed valuations
- consider and act on requests or applications for change in valuations from property owners
- Each year, Notices of Value are mailed to property owners showing the Full Cash Value (FCV) and Limited Property Value (LPV) of their property. The Notice also shows a comparison to the previous year as well as the deadline information for an appeal if the property owner does not agree with the Full Cash Value or Property Classification.

<table>
<thead>
<tr>
<th>2018 RESIDENTIAL NOTICE OF VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>THIS IS NOT A TAX BILL</strong></td>
</tr>
<tr>
<td>- Full Cash Value (PCV): Full Cash Value is the value set by statute. It is subject to change each year.</td>
</tr>
<tr>
<td>- Limited Property Value (LPV): The LPV is determined by a statutory formula which limits the amount by which it can increase each year.</td>
</tr>
</tbody>
</table>

2018
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<table>
<thead>
<tr>
<th>Property Class</th>
<th>Value</th>
<th>Assessed value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Full Cash Value
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<table>
<thead>
<tr>
<th>Property Class</th>
<th>Value</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**Appeals**

The County Assessor must have all Notices of Value sent out by March 1\(^{st}\). Property owners have the option to appeal the Full Cash Value and/or Classification of their property to the Assessor’s Office within 60 days.

The Appeal forms can be found on the Department of Revenue website.

At the petitioner’s written request, an option on the Petition for Review form, the assessor’s representative will meet with the petitioner to review valuation or classification of the property.

The county assessor’s office must rule on all petitions by August 15\(^{th}\).

If an appeal is denied, the petitioner may appeal to the County Board of Equalization or State Board of Equalization within 25 days.

The SBOE and CBOE must rule on each decision on or before October 15 of the valuation year.

If the petitioner is dissatisfied with the SBOE decision, they have 60 days to file an appeal with the Tax Court.

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**Valuation**

Since 1980, Arizona has calculated two separate values for each parcel of property: Full Cash Value and Limited Property Value.

Full Cash Value is easy to calculate as it is synonymous with Market Value. Calculating a property’s Limited Property Value can be done in two ways:

**Rule A:**
This rule applies to those properties with no changes in land or improvements, no change in use and was not erroneously left off the roll in the preceding valuation year.

- LPV is calculated by taking the LPV for the preceding year + 5%

**Rule B:**
This rule applies when a parcel experiences a significant change in use, has been consolidated or split or has been modified with additions or demolition.

- LPV is calculated by comparing to other properties with the same classification.
Exemption Programs

**Widow/Widower Exemption**

Tax relief for qualifying property owners whose spouse is deceased. The benefit and requirements for the exemption:

- Must have resided with your spouse in Arizona, as residents, at time of death or
- Must have established residency in Arizona prior to January 1, 1969, if your spouse died as a resident of state other than Arizona.

**Senior Property Valuation Protection**

A state program which allows the qualifying taxpayer to “freeze” the value on the property (not taxes) to mitigate the market valuation fluctuations.

**Disability Exemption**

A tax relief for persons totally and permanently disabled, either physically or mentally; resulting in that person’s inability to engage in any substantial gainful activity.

- Must submit either a Certificate of Disability signed by a physician or psychiatrist or a letter from the Department of Veterans Affairs in Phoenix.
- Whichever is submitted must state the applicant’s disability to be total and permanent, be dated between February 28th of the previous year and February 28th of current year. The document must also be postmarked or delivered by the last business day of February current year.

**Non-Profit**

Exemptions are not automatic, one must request, qualify based on use of property and provide supporting documentation as indicated by law. A tax exemption reduces the taxable assessed value of one’s property. This reduction may either lower the tax bill or eliminate it completely. Once approval has been granted by the Assessor’s office, the organization may request an exemption for vehicles which are used exclusively for organization purposes.

**Business Personal Property Exemption**

A.R.S. § 42-11127 provides for an exemption from property taxation of up to a maximum amount of full cash value for each taxpayer’s qualifying personal property. The original maximum exempt amount was $50,000. The DOR is required to annually adjust the maximum amount of the exemption for the following tax year based on the total biennial change in the U.S. Bureau of Labor Statistics Employment Cost Index for the most recent complete state fiscal years and must do so on or before December 31 each year.

**Historic Properties**

A property is eligible for the commercial property classification if it is listed in the national Register of Historic Places and is currently maintained according to minimum maintenance standards established by the State Parks Board.

For more information or to find out if you qualify for any of these programs, please visit us online or call the number on the back of this pamphlet.