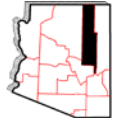




NAVAJO COUNTY ASSESSOR'S OFFICE

Navajo County Governmental Center
PO Box 668
Holbrook, Arizona 86025
(928) 524-4086

CAMMY DARRIS
ASSESSOR



Darlene Fraley
Chief Deputy Assessor

SENIOR PROPERTY VALUATION FREEZE REQUIREMENTS

PREFACE: Proposition 104 was touted as a senior tax freeze and is misleading because it is ACTUALLY A VALUATION FREEZE. This allows the full cash value of the residence of one who qualifies to be frozen which should reduce taxes for future years. However, if your limited value is not equal to your full cash value, the limited value will rise until it is the same as your full cash value, which may cause an increase in taxes. Also, taxing entities may raise or lower their tax rates that could also cause an increase or decrease in taxes. **NOTE:** If you believe your value may decrease, this freeze may not be to your advantage.

When an application is received in the Assessor's Office, the appraiser of that area will inspect the property. This audit of the property will confirm that the property is described accurately on our records.

1. The taxpayer's primary residence may include up to 10 acres of land.
2. At least one of the owners must be 65 years of age by January 1 of the year the application is filed. A copy of proof of age must be submitted (driver's license or birth certificate).
3. The property must be the primary residence of the taxpayer, which is defined as a residence that is occupied by the taxpayer for an aggregate of nine (9) months of the calendar year.
4. The owner must have resided in the primary residence at least two years prior to January 1 of year applying (deed recording date or utility bills).
5. The 2010 allowable income for a single owner's total gross income is \$32,352 and \$40,440 total gross income for more than one owner. These income limits change from year to year. We require proof of income for the prior three years (front page of IRS income tax, income statements, etc.). The full cash value will be frozen at the 2010 level for the September, 2011 tax billing.
6. The application period is January 1 through September 1 of each year; however, we encourage you to file in January or February. Please mail your application to: Navajo County Assessor, PO Box 668, Holbrook, AZ 86025.

If the owner meets all of these requirements and the County Assessor approves the application, the valuation of the primary residence will remain fixed for a three-year period. To remain eligible, the owner is required to renew the option every three years. The freeze terminates if the owner sells the home, makes changes to the property, or otherwise becomes ineligible. At that time, the property will be re-valued to reflect the current full cash value.

It is important to remember that while the **FULL CASH VALUE OR VALUATION** will be frozen as long as the owner remains eligible, TAXES for the primary residence will not be frozen and will continue to be levied at the same rate as all other properties in the taxing district.

COUNTY ASSESSOR'S USE ONLY

Approved Date _____

Original Date Received _____

Disapproved Date _____

Date Returned to Property Owner _____

Need More Information What Info is Needed _____

Date Received Back _____

APPLICATION

SENIOR PROPERTY VALUATION PROTECTION OPTION

APPLICANT: Please read the instructions on the **reverse side** before completing this form. If you believe you qualify for this valuation freeze, please complete this form and make a copy for your records before submitting it to the **Navajo County Assessor, PO Box 668, Holbrook, AZ 86025**. Initial application Renewal Application

Application Date _____ County _____ Book _____ Map _____ Parcel _____

Applicant's Name (s) _____

Primary Residence Mailing Address _____ City _____ Zip _____

Property Address _____ Years lived in primary residence _____ (Must be minimum of 2 years)

Provide proof of residency by submitting utility statements, voter registration, or other documentation of proof to Assessor.

NOTE: "Primary residence" is defined as that residence which is occupied by the taxpayer for an aggregate of nine months of the calendar year. A qualified taxpayer can have only one primary residence.

Are you the sole owner? Yes No If co-owned, please state total number of owners including yourself _____

At least one of the owners must be 65 years old. Provide proof of age (birth certificate, driver's license, passport, etc.)

Qualified Owner(s) date(s) of birth ____/____/____ ____/____/____ Do You File Income Tax? Yes No

INCOME INFORMATION: List total annual income for all owners from **all** sources, taxable and non-taxable, for the previous three calendar years. Please send documentation along with this application supporting prior three years' income (income tax, statements of income, etc.) If you file income tax please send Federal Return along with social security statements.

INCOME FROM ALL SOURCES	Year One 2009	Year Two 2008	Year Three 2007
Salaries, Wages & Tips			
Social Security Benefits (One Owner)			
Social Security Benefits (Second Owner)			
Pension and Annuity			
Dividend and Interest			
Rent and Royalty Income			
Business and Farm Income			
Arizona Unemployment Insurance Payments			
Workmen's Compensation			
Railroad Retirement Benefits			
Veteran's Disability Pensions			
Alimony Received			
Partnership, Estate and Trust			
Welfare Payments			
Other Income			
TOTAL ANNUAL COMBINED INCOME	\$ _____	\$ _____	\$ _____

Three Year Total Annual Combined Income \$ _____ Three Year Average \$ _____

Under penalty of perjury, I hereby certify that all of the information contained in this application form is true and correct. I consent to the freezing of the property valuation of my primary residence for a three-year period.

Print Name _____ Phone () _____

Signature _____ Date _____