

INSTRUCTIONS FOR THE NAVAJO COUNTY LAND COMBINATION

General Information

The parcels to be combined must be adjacent. They must be in the same Tax Area. They need to be zoned the same. Property taxes must be paid to date. Property cannot be combined if back taxes are due.

This request will **NOT** be processed if you fail to obtain all approvals or if properties to be combined are not the exact identical ownership per Assessor tax records. (All properties involved *must be of identical ownership*, according to the tax records. ***This form does not convey title.*** If there is an encumbrance or deed of trust on any of the parcels being combined, it is your responsibility to notify the lending institution of this change in the event they are impounding monies for the payment of taxes.

Processed for Tax Year

This portion is filled in by the Assessor's Office representative. When property boundaries are changed, the Assessor is required to assign a new parcel number in a future valuation year according to statutory and constitutional requirements. This is done so the property owner can be notified of the parcel value and given an opportunity to appeal that value. It is the owners' responsibility to see that the taxes are paid on the original parcels up to the valuation year of the new parcels. The valuation year will be noted on the application for your records.

Parcel Numbers

List the Assessor parcel numbers being combined. Mark the parcels' current usage; residential, vacant, agricultural, commercial or rental.

The parcels cannot be part of a horizontal regime or condominium unless the subdivision plat is amended.

APPROVALS AND SIGNATURES

Your application will be reviewed by these government offices.

Owner Signatures

Sign and print the owners name EXACTLY the way it is on the current deed. If the owner of record is a corporation, trust or estate then the Agent for Owner must sign.

"EXACTLY the way it is on the current deed" means that and no variations.

John Smith is not the same as John A. Smith

John Smith is not the same as John Smith Jr.

John Smith is not the same as John Smith and Jane Smith

John Smith is not the same as John Smith and Jane Doe

John Smith is not the same as John Smith Company

John Smith is not the same as John Smith Trust

Provide a contact mailing address, daytime phone number and / or an email address.

**The cost of a combination is \$200.00 for a two parcel combination
and \$50.00 for each additional parcel**



Processed for Tax year _____

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Navajo County Land Combination Request Form

This request will NOT be processed if you fail to obtain all approvals or if properties to be combined are not the exact identical ownership per Assessor tax records. (All properties involved must be of identical ownership, per the tax records. This form does not convey title.)

As the OWNER of RECORD, you are hereby authorized to Combine:

Check appropriate usage.

Parcel Number(s)	Residential	Vacant	Agricultural	Commercial	Rental

APPROVALS AND SIGNATURES:

Department	Signature	Date
City Planning & Zoning Community Development		
Treasurer's Office		

	Date:
Owner of All Parcels (per Assessor records)	
Print Name	

OWNER SIGNATURES _____ DATE _____

OWNER SIGNATURES _____ DATE _____

OWNER ADDRESS _____

OWNER EMAIL _____ PHONE _____

ASSESSOR REP SIGNATURE _____ DATE _____

PAYMENT RECEIVED _____