



**Navajo County Assessor
Cammy Darris**

RESIDENTIAL COMMON AREA VALUATION FORM

Organization Name: _____

Development/Subdivision Name: _____

Mailing Address: _____

Contact Person: _____ Telephone: _____ Date Filed _____

Property must meet all of the following requirements to be considered a common area per ARS Statute 42-13402:

- The property must be owned/deeded to the non-profit homeowners' association, community association or corporation.
- Non-Profit organization must be current and listed with the Corporation Commission.
- The association or corporation must be organized and operated to provide for the maintenance and management of the common area property.
- All residential property owners in the development are required to be and must actually be members of the association or corporation, or must be obligated to pay mandatory assessments to maintain and manage the common areas.
- All members of the association or residential property owners in the development, their immediate families, and guests, if provided by organizational rules, have the right to use and enjoy the common area.
- As a condition for valuation the party that owns the common area shall record a deed restriction with the county recorder and file a copy of the restriction with the county assessor restricting the property to use as a common area
- The subdivider of the residential subdivision or the community or the homeowner's association that owns the common area shall record a deed restriction with the county recorder and file a copy of the restriction with the county assessor restricting the property use to common area.

Please provide with this application:

- The Request to Combine Common Area Parcel Numbers (form DOR 82354).
- Copy of the recorded Covenants, Conditions, and Restrictions (CC & R's).

Please make and retain a copy of this application for your records.

Mail this application and the supporting documentation to:
Navajo County Assessor
PO Box 668
Holbrook, AZ 86025
(928) 524-4095