

For Immediate Release – July 1, 2025

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It's Time to Apply for Property Valuation Freeze

Yavapai County Assessor Urges Seniors to Apply for Property Valuation Freeze by September 2nd Deadline

Yavapai County, AZ – The Yavapai County Assessor's Office is reminding senior homeowners about the upcoming September 2nd deadline to apply for the Senior Property Valuation Protection Option, often referred to as the "Senior Freeze." This vital program helps eligible seniors by freezing the Limited Property Value (LPV) of their primary residence for a three-year period, providing stability against rising property valuations.

While the "Senior Freeze" does not freeze the actual property tax bill, it locks in the property's Limited Property Value, which is a key component in calculating annual property taxes. This can lead to significant savings for qualifying seniors. [Click this link to watch a video that provides an in-depth explanation.](#)

"We strongly encourage all eligible senior residents to take advantage of this valuable program," said Yavapai County Assessor, Judd Simmons. "The Senior Freeze can offer considerable peace of mind by protecting against increases in your property's valuation, which directly impacts your tax liability."

To qualify for the Senior Freeze, applicants must meet specific criteria, including:

- At least one property owner must be 65 years of age or older at the time of application.
- The property must be the applicant's primary residence, occupied for an aggregate of nine months of the calendar year.
- The applicant must have resided in the primary residence for at least two years prior to applying.
- Total income from all sources (taxable and non-taxable) of all owners must not exceed the established income limits, averaged over the three years prior to the application. For applications filed in 2025, the income limit is currently \$46,416 for one owner or \$58,020 for two or more owners.

Important Dates to Remember:

- **September 2, 2025:** Deadline to submit your completed Senior Freeze application to the Yavapai County Assessor's Office for the 2026 tax year.

For information about Yavapai County, please contact David McAtee at 928-442-5509 or email

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- **On or before October 1st:** Yavapai County property tax bills are issued by the Treasurer's Office.

It is crucial for applicants to submit all required supporting documentation with their application, including proof of age, residency, and income verification for the past three years. Applications can be submitted in person, by mail, or by email.

For more information, eligibility requirements, and to download the application form, please visit the Yavapai County Assessor's Office website at [Forms - Yavapai, AZ](#) or contact their office directly at Prescott: (928) 771-3220, Cottonwood: (928) 639-8121, Email: web.assessor@yavapaiaz.gov

Don't miss this opportunity to potentially reduce your future property tax burden. Apply for the Senior Freeze today!

About the Yavapai County Assessor's Office:

The Yavapai County Assessor's Office is responsible for valuing all real and personal property in Yavapai County for tax purposes, as well as maintaining accurate property records and administering various property tax exemption and protection programs for its citizens.



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