

YAVAPAI COUNTY
SENIOR PROPERTY VALUATION PROTECTION CHECK
LIST
(Updated 11-14-2025)

PLEASE BRING DOCUMENTATION WITH YOU FOR VERIFICATION FROM THE FOLLOWING CHECK LIST. (One each from #1 & #2)

_____ 1. Applicant Proof of age:

- Birth Certificate **OR**
- Passport **OR**
- Driver's License

_____ 2. Applicant Proof of Primary Residence for **2 years prior to application:**
(Note: The Document must show your physical address and be at least 2 years old)

- Driver's License (with date of issue over two years) **OR**
- State issued ID card **OR**
- Voter Registration **OR**
- Utility Bills and/top portion of Income Tax Returns from two years previous.

_____ 3. Documentation of All Sources of Income, **TAXABLE & NON-TAXABLE**, For Applicant & ALL Titled Owners of the Property.

- Wages/Salary/Tips • Interest & Dividends
- Capital Gains/IRA's • Pension/Annuities
- Social Security • Workmen's Comp/Disability
- Copies of the previous three year's income tax returns.

(Income information will be used by this office for verification only and will be considered confidential.)

_____ 4. Applicant signature on completed application.

_____ 5. If the property is held in a TRUST, you must also provide proof of the trustees.

_____ 6. Other Information Required: _____.

QUALIFIED PERSONS MUST RENEW APPLICATION EVERY 3 YEARS
Renewal applications will be sent 6 months prior to renewal date.

Contact Yavapai County Assessor's office for further information:

Prescott 1015 Fair Street (928) 771-3220	Cottonwood 10 S 6 th Street (928)639-8121
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2026 Seniors' Property Valuation Protection
We will be accepting applications January 2nd through September 1st
If deadline falls on a weekend the deadline extends to Monday. (Revised 11-14-2025)

Constitution Preamble 9 Section 18.7: Valuation Freeze for Senior's was approved by the voters of the State of Arizona in the general election November 7, 2000. The program became effective for tax year 2001. In November 2002, a revision was voter approved regarding application deadline and income limits as adjusted below.

In 2015, the State of Arizona will be using the Limited Property Value (Taxable Value) for freezing values and calculating taxes. Your Full Cash Value will continue to represent market value and the Limited Property Value (LPV) will be used in freezing values. In addition, if your tax rates increase your taxes will also increase.

BENEFIT: To Freeze the Limited Property Value of your Primary Residence.

Should you qualify for the program, it is important to understand, your TAXES are NOT frozen.

The freeze applies only to the LIMITED PROPERTY VALUE (Taxable Value) of your property and will decrease in a declining real estate market. Any changes to the property such as new construction or demolitions will change your LIMITED PROPERTY VALUE (Taxable Value).

Qualifications for the Senior Property Valuation Protection

- 1. AGE:** At least one property owner must be the minimum qualifying age of 65 at the time of application.
- 2. RESIDENCE:** If the property is held in trust, provide proof of trustees along with the application to determine ownership eligibility. The property must be the owner(s) primary residence. A "primary" residence is that residence which is occupied by the property owner(s) for an aggregate of nine months of the calendar year. A qualified owner can have only one primary residence and must have resided in the residence for two years at the time of application. This protection includes up to ten acres of land including the primary residence identified by one parcel number.
- 3. INCOME LIMIT:** Total income from all sources, taxable and non-taxable, of all owners is used to determine eligibility. This income must be verified for three years prior to the year in which the freeze becomes effective. The total three-year average income cannot exceed the following limits:

**\$47,712 - One Owner
\$59,640 - Two Or More Owners**

- 4. INCOME VERIFICATION:** When applying for the property valuation protection program, **all supporting documentation must be provided** to verify income, residency, and age. Applications may be submitted in person, by email or standard mail. The list below offers examples of acceptable income verification forms.

<ul style="list-style-type: none">● Federal Income Tax Return● Dividends & Interest● Business/Farm Income● Veteran Disability Pension● Alimony/Welfare Payments	<ul style="list-style-type: none">● Social Security Benefits● Capital Gains/IRA Income● Rent & Royalty Income● Workman's Compensation● Retirement/Pension & Annuity	<ul style="list-style-type: none">● Wages/Salaries/Tips● Disability Compensation● Railroad Retirement● AZ Unemployment Ins
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When mailing/emailing application be sure to include all supporting documentation, including income.

- 5. REQUALIFICATION:** Once qualified, the freeze is in effect for a three-year period. The Assessor will notify the property owner(s) six months prior to the expiration of the current period; reminding them they must re-qualify for the protection to continue.

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