

10 Things You Need to Know About the Arizona Property Tax System

1. There are two values for your property every year, the Full Cash Value or Market Value known as FCV, and the Limited Property Value known as LPV.
2. By law the Full Cash Value is reviewed annually to reflect market value changes and a Notice of Value is sent to homeowners usually in February. The valuation date is typically January 1.
3. If you disagree with the Full Cash Value, taxpayers or their agents, have sixty (60) days from the mailing date of the Notice of Value to protest the valuation.
4. **The only value that is taxed in the current system is the Limited Property Value. Taxpayers cannot protest the Limited Property Value directly. The Full Cash Value acts as a cap or ceiling to the Limited Property Value. Those seeking tax relief only achieve reduced taxes when the Full Cash Value lowers down to the LPV and then continues to pull the LPV down further.**
5. If a protest is not filed within the sixty (60) days, a taxpayer can consider filing a protest directly to small claims or superior court before December 15th of the same year.
6. There is no charge from the assessor's office to file an administrative appeal within the first 60 days, licensed agents may represent you in the process and usually charge a fee to do this work on your behalf.
7. You cannot appeal the property value in past years. If there is a specific error on your property, a correction can be sought for the current year and the previous three years.
8. Appeals or protests of the Notice of Value to the assessor cannot result in a decision of an increased Full Cash Value. The assessor may disagree with the requested value and leave the property as noticed, they may reduce it, or they may grant the value requested on the petition.
9. Properties are typically not valued individually due to the volume of properties. They are valued with the assistance of a CAMA system (Computer-Assisted Mass Appraisal). Individual property purchase prices do not trigger a reset to the value like they do in California. Rather, the sale is added into the analysis system and it becomes a reference point, along with many others, for the CAMA system to use when setting values for many properties.
10. If you appeal your valuation, you must still pay your property taxes in-full and on-time even if you think they are too high. Failing to pay them on-time will result in the pending appeal to be terminated without any right to refile. Simply remember that if you win a reduction to the taxable value, you will be refunded the overpaid taxes with interest.

If you have a specific property tax question, please reach out through the "Contact Us" link on www.CheckMyAZPropertyTax.org.