

Senior Property Valuation Protection Option

The valuation program ‘freezes’ the full cash value of your home at the current tax year value for the next three years. The taxpayer must be 65 years of age and their income must be under a specified amount (see below). The home must be the primary residence of the taxpayer and owned by the taxpayer for 2 years prior to the application.

Arizona voters approved Proposition 104 in the November 2000 General Election amending the Arizona Constitution. The amendment provides for the ‘freezing’ of the valuation of homes owned by adults 65 and older who meet statutory requirements.

You can apply for this program if you meet all of the following criteria:

1. The property owner must be 65 years of age at the time the application is filed.
2. The residential property must be the primary residence of the taxpayer.
3. The property owner/taxpayer must have been owned by the taxpayer for 2 years prior to the application.
4. The taxpayer's income from all *sources* cannot exceed \$29,904 for an individual, and \$37,380 for joint ownership, averaged over a 3 year period.
5. Applications for the Senior Property Valuation Protection Option will be accepted every year from March 1 to Sept. 1.

Contact the Pima County Assessor's Office directly at (520) 243-6255 and speak with their knowledgeable staff.

Applications and information also are available through the PCOA Elder Rights & Benefits Assistance Program at (520) 790-7262.