

What are the benefits?

- Senior Value Freeze lessens the impact of a rising market on your home's valuation.
- Senior Value Freeze is effective for 3 years.
- If qualified, you may continue to reapply for as long as you own your home.



Apache County Assessor's Office

Rodger Dahozy, Assessor

Jason Moore, Chief Deputy

75 West Cleveland Street

PO Box 770

St. Johns, AZ 86936

Telephone: 928-337-7624

FAX: 928-337-3386

apache.assessor@co.apache.az.us

www.co.apache.az.us/assessor

**SENIOR
PROPERTY
VALUATION
PROTECTION**



A K A :

S e n i o r V a l u e F r e e z e



HOW IT WORKS

- This is **not** a Tax Freeze.
- Upon qualification, your **value** is frozen in three year increments.
- Tax rates may vary from year to year.
- “Owner” means the owner of record of the property and includes a person who owns the majority beneficial interest of a living trust.
- To qualify, at least one owner must be 65 years of age at time of application.
- The home must be your primary residence for 9 months of the year.
- The home must have been your primary residence for at least 2 years.
- 2024 Income qualifications:
 - 1 owner may have a three year maximum average income of **\$45,264**
 - 2 or more owners may have a three year maximum average income of **\$56,580**
- ◆ Application period is January 1st to September 1st of each year.

WHAT TO BRING

- ◆ **Application Period is January 1st to September 1st of each year.**

NEW APPLICATION:

- ◆ Your completed & signed application.
- ◆ Proof of age; drivers license, birth certificate or passport. (one owner must be at least 65 years of age).
- ◆ Copies of **all income** for **three years prior to initial application**. Ex: Federal and State tax returns including schedules, Social Security statements, Account Statements, 1099 forms, etc.
- ◆ Copy of Declaration of Trust Document.

RENEWAL:

- ◆ Your completed and signed application.
- ◆ Copies of **all income** for the last 3 three years; the previous year and the two years before that.

NOTES

- ◆ Should you qualify for the protection option your taxes are not frozen & will continue to be levied at the same rate as all other properties in the taxing district. The freeze applies to the Limited Property Value.
- ◆ If a physical change (addition, remodel) is made to the home, the property will be re-valued according to statute.
- ◆ If the owner meets all requirements & the application is approved, the valuation of the home will remain fixed for a three year period.
- ◆ To remain eligible, the owner is required to renew the option every three years.
- ◆ The freeze terminates if the owner sells the home or otherwise becomes ineligible.
- ◆ The freeze applies to the primary residence including not more than 10 acres of undeveloped appurtenant land.
- ◆ Contact the Assessor’s Office for more information.