



NAVAJO COUNTY ASSESSOR'S OFFICE

Cammy Darris
Navajo County Assessor



2014 VALUATION PROCESS



The process begins with the valuation of the bare land

- ▶ The land value is derived from market data—the selling price of properties in the area



Land Characteristics

Size View Amenities



Location; Location; Location



ADDRESSING THE IMPROVEMENT VALUE



AN IMPROVEMENT IS ANY ADDITION TO
A VACANT PARCEL OF LAND



The improvement is measured, classified and graded based on its use, quality, design and workmanship

Homes are classified from an R-1 to R-7



Sales are used as bench-marks for Assessor's valuation: Market factors are applied to building cost for the various areas based on sales



MARKET INFORMATION

**ASSESSOR'S
VALUATION PROCESS**

The Affidavit of Property value is completed at the time of purchase

This affidavit is used by the assessor's office to run sales studies

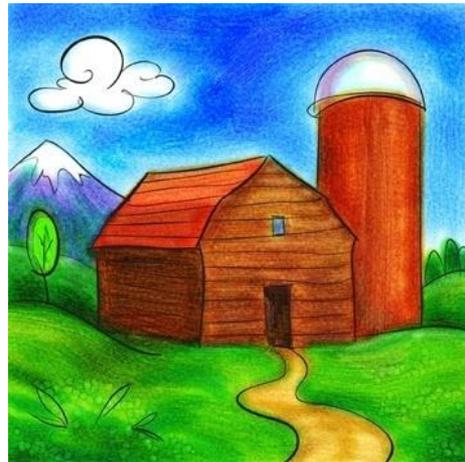
It is important that this document is completed correctly.



AFFIDAVIT OF PROPERTY VALUE

<p>1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S) Primary Parcel: _____ BOOK MAP PARCEL SPLIT LETTER Does this sale include any parcels that are being split / divided? Check one: Yes No How many parcels, <u>other</u> than the Primary Parcel, are included in this sale? _____ Please list the additional parcels below (no more than four): (1) _____ (3) _____ (2) _____ (4) _____</p>	<p>9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank (a) County of Recording: _____ (b) Docket & Page Number: _____ (c) Date of Recording: _____ (d) Fee / Recording Number: _____ Validation Codes: (e) ASSESSOR _____ (f) DOR _____</p> <hr/> <p style="text-align: center;">ASSESSOR'S USE ONLY</p> <p>Verify Primary Parcel in Item 1: _____ - _____ - _____ Use Code: _____ Full Cash Value: \$ _____</p>
<p>2. SELLER'S NAME AND ADDRESS: _____ _____ _____</p> <p>3. (a) BUYER'S NAME AND ADDRESS: _____ _____ _____</p> <p>(b) Are the Buyer and Seller related? Yes No If Yes, state relationship: _____</p> <p>4. ADDRESS OF PROPERTY: _____ _____ _____</p> <p>5. MAIL TAX BILL TO: _____ _____ _____</p>	<p>10. TYPE OF DEED OR INSTRUMENT (Check Only One Box): a. Warranty Deed d. Contract or Agreement b. Special Warranty Deed e. Quit Claim Deed c. Joint Tenancy Deed f. Other: _____</p> <p>11. SALE PRICE: \$ _____ 00</p> <p>12. DATE OF SALE (Numeric Digits): _____ Month Year (For example: 03 / 05 for March 2005)</p> <p>13. DOWN PAYMENT: \$ _____ 00</p> <p>14. METHOD OF FINANCING: a. Cash (100% of Sale Price) e. New loan(s) from financial Institution: b. Exchange or trade (1) Conventional c. Assumption of existing loan(s) (2) VA d. Seller Loan (Carryback) (3) FHA f. Other financing. Specify: _____</p>
<p>6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box a. Vacant Land f. Commercial or Industrial Use b. Single Family Residence g. Agricultural c. Condo or Townhouse h. Mobile or Manufactured Home d. 2-4 Plex l. Other Use; Specify: _____ e. Apartment Building</p> <p>7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check <u>one</u> of the following: To be occupied by owner or "family member." To be rented to someone other than "family member." See reverse side for definition of a "family member."</p>	<p>15. PERSONAL PROPERTY (see reverse side for definition): (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes No (b) If Yes, provide the dollar amount of the Personal Property: \$ _____ 00 AND briefly describe the Personal Property: _____</p> <p>16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____</p> <p>17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone): _____ _____ _____ Phone _____</p> <p>18. LEGAL DESCRIPTION (attach copy if necessary): _____</p>
<p>THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.</p>	
Signature of Seller/Agent _____ State of _____, County of _____ Subscribed and sworn to before me on this _____ day of _____ 20____ Notary Public _____ Notary Expiration Date _____	Signature of Buyer/Agent _____ State of _____, County of _____ Subscribed and sworn to before me on this _____ day of _____ 20____ Notary Public _____ Notary Expiration Date _____

AMENITIES ARE ADDED—SUCH AS GARAGES, CARPORTS, BARNS AND OTHER BUILDINGS OR IMPROVEMENTS TO THE BARE LAND

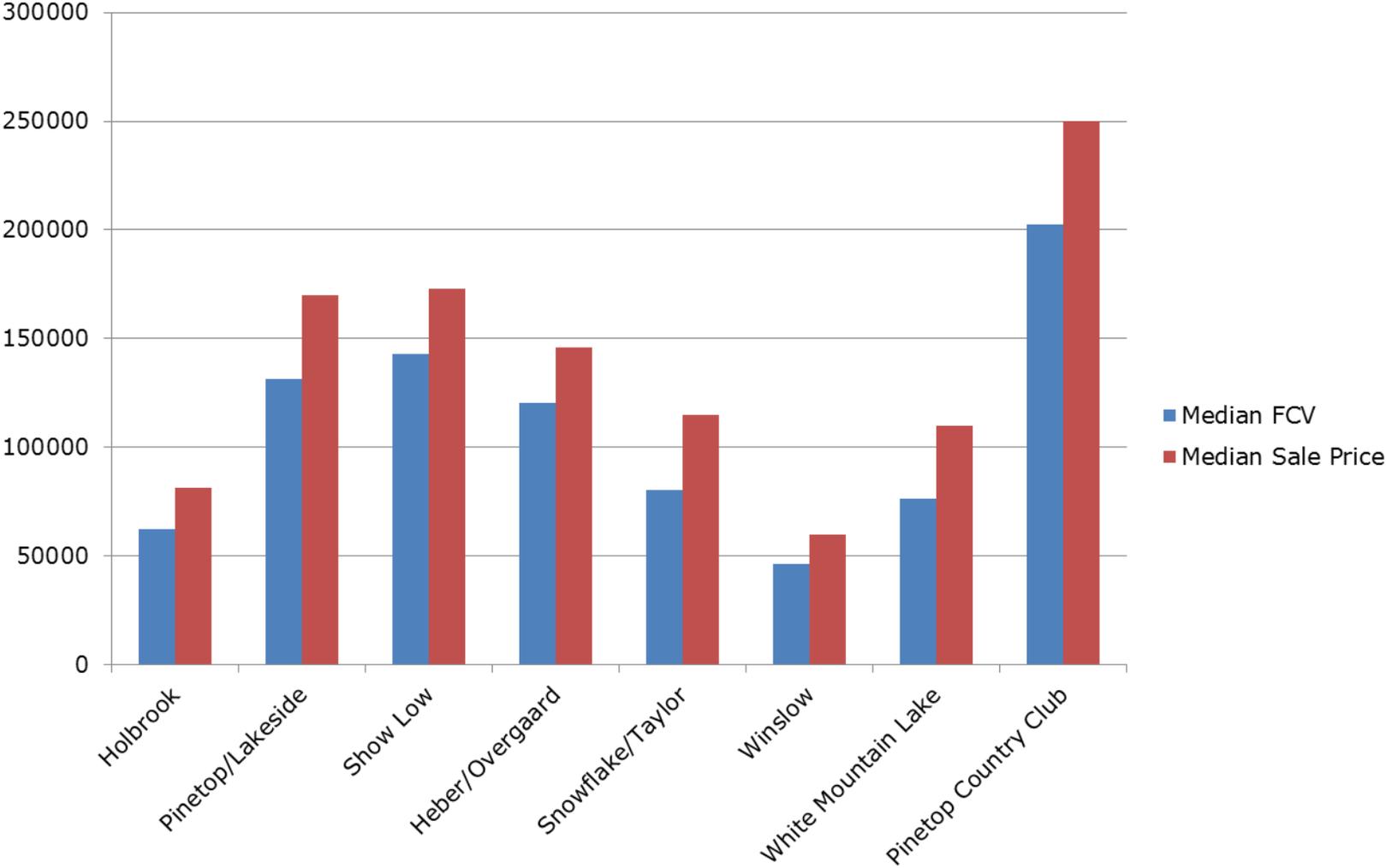


THE LAND VALUE AND
IMPROVEMENT VALUES ARE
ADDED TOGETHER TO ARRIVE AT
THE PROPERTY VALUATION

	Median 2014 Valuation	Median Sales Price
• HOLBROOK	\$ 62,341	\$ 81,500
• LAKESIDE/PINETOP	\$131,439	\$170,000
• SHOW LOW	\$132,025	\$173,000
• HEBER/OVERGAARD	\$120,562	\$146,000
• SNOWFLAKE/TAYLOR	\$ 80,339	\$115,000
• WINSLOW	\$ 46,413	\$ 60,000
• WHITE MOUNTAIN LAKES	\$76,652	\$110,000
• PINETOP COUNTRY CLUB	\$202,461	\$249,950

2014 VALUATION STATISTICS ON HOMES BY AREA

2014 FULL CASH VALUE VS SALES PRICE



There are two valuations for each property

The full cash value also known as the
secondary

The limited value also known as the
primary

**FULL CASH IS SYNONYMOUS WITH
MARKET VALUE**

**THE FULL CASH VALUE IS USED TO LEVY THE
SECONDARY PROPERTY TAX**

FUNDS VOTER APPROVED SERVICES AND INDEBTEDNESS OF THE JURISDICTIONS

LIMITED VALUE IS A STATUTORILY CALCULATED VALUE. THE FORMULA IS THE GREATER OF THE TWO FOLLOWING CALCULATIONS 1.)THE PRIOR YEAR'S LIMITED VALUE PLUS 10% 2.)THE CURRENT FULL CASH VALUE MINUS THE PRIOR YEARS LIMITED VALUE TIMES 25% AND ADD THAT TOTAL BACK TO LAST YEAR'S LIMITED

THE LIMITED IS USED TO LEVY THE PRIMARY TAXES

FUNDS THE MAINTENANCE AND OPERATION BUDGETS OF THE JURISDICTIONS

TAX CALCULATION



ASSESSOR'S ASSESSED VALUE X JURISDICTION TAX RATE = TAX AMOUNT

Assessor's assessed value is the full cash value X an assessment ratio
(based on use)

Owner-occupied Residential	10%
Non-Primary Residential	10%
Rental residential	10%
Vacant Properties	16%
Commercial	19%(decreased from 25%)

TAX RATE CALCULATION

JURISDICTION'S BUDGET DIVIDED BY ASSESSOR'S
VALUATION FOR JURISDICTION



EXAMPLE:

BUDGET FOR JURISDICTION	ZZZ	EQUALS	\$1,000,000
VALUATION FOR JURISDICTION	ZZZ	EQUALS	\$2,000,000

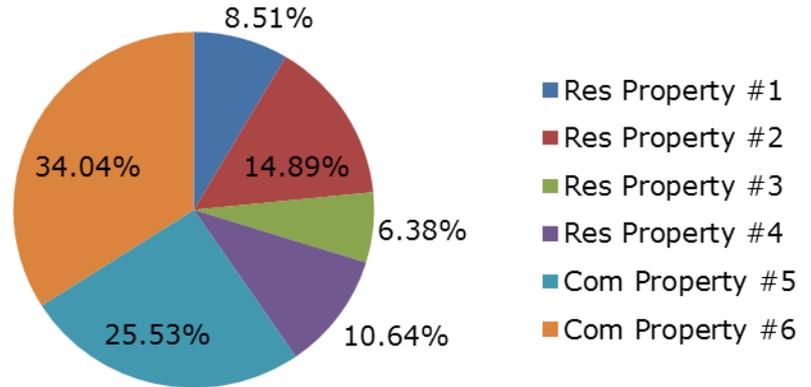
$$\$1,000,000 / \$2,000,000 = .50 \text{ TAX RATE}$$

EACH JURISDICTION SETS THEIR OWN BUDGET AND TAX RATE

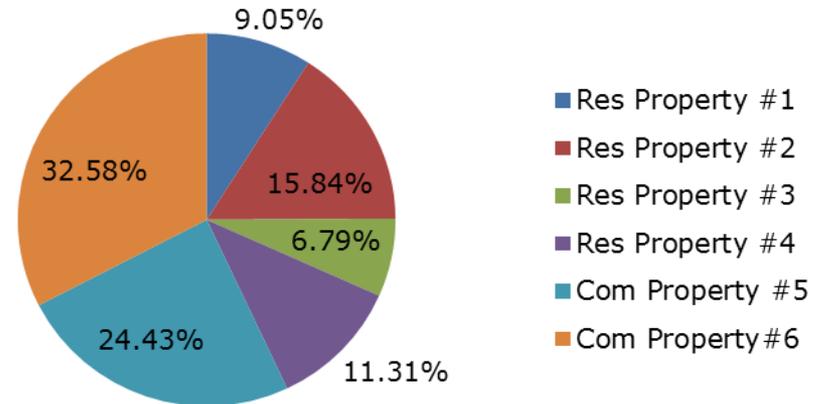


Valuation vs Jurisdiction Budget

	Full Cash Value	Assess Ratio	Assessed Value	% Assessed Values	Tax Amount
Res Property #1	200,000	0.1	20000	8.51%	\$4,255.32
Res Property #2	350,000	0.1	35000	14.89%	\$7,446.81
Res Property #3	150,000	0.1	15000	6.38%	\$3,191.49
Res Property #4	250,000	0.1	25000	10.64%	\$5,319.15
Com Property #5	300,000	0.2	60000	25.53%	\$12,765.96
Com Property #6	400,000	0.2	80000	34.04%	\$17,021.28
	1,650,000		235,000	100%	\$50,000.00



Res Property #1	200,000	0.1	20000	9.05%	\$4,524.89
Res Property #2	350,000	0.1	35000	15.84%	\$7,918.55
Res Property #3	150,000	0.1	15000	6.79%	\$3,393.67
Res Property #4	250,000	0.1	25000	11.31%	\$5,656.11
Com Property #5	300,000	0.18	54000	24.43%	\$12,217.19
Com Property #6	400,000	0.18	72000	32.58%	\$16,289.59
	1,650,000		221000	100%	\$50,000.00

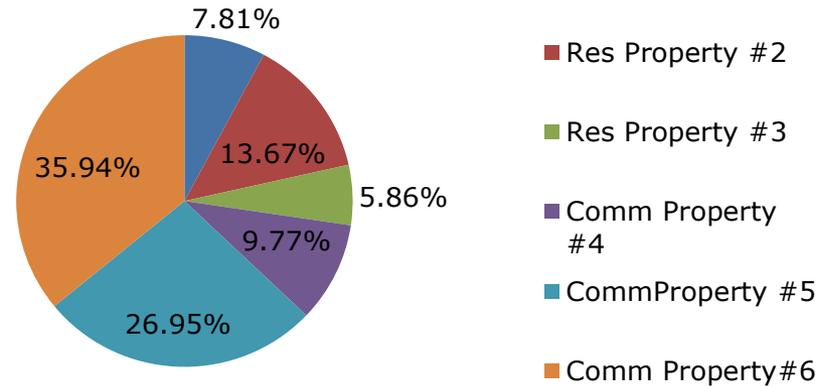


The budget for Jurisdiction "A" is \$50,000 for both examples; The tax amount is shifting due to the change in assessment ratios for commercial properties. Commercial property was a 25% ratio and then decreased each year by 1% percent until it capped out at 20%. The example indicates 18% due to a change that will happen over the next couple of years.. This will cause a shift in property taxes to the other classes of properties

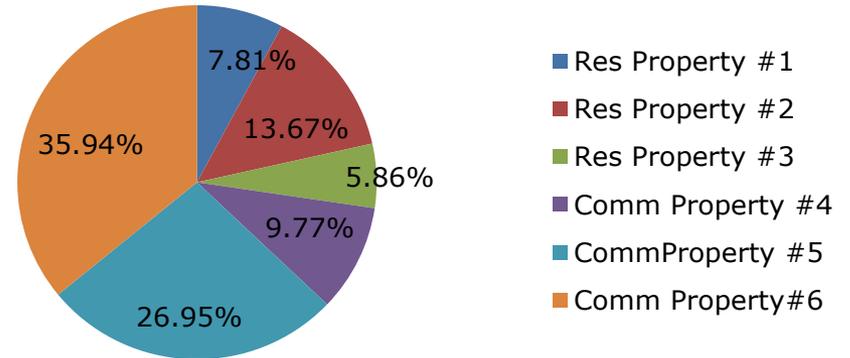
The circle (pie) represents Jurisdiction "A" budget of \$50,000

Valuation vs Jurisdiction Budget

	Full Cash Value	Assessed Ratio	Assess Value	% Assessed Values	Tax Amount
Res Property #1	200,000	0.10	20000	8.51%	\$4,255.32
Res Property #2	350,000	0.10	35000	14.89%	\$7,446.81
Res Property #3	150,000	0.10	15000	6.38%	\$3,191.49
Res Property #4	250,000	0.10	25000	10.64%	\$5,319.15
Com Property #5	300,000	0.20	60000	25.53%	\$12,765.96
Com Property #6	400,000	0.20	80000	34.04%	\$17,021.28
	1,650,000		235,000	100%	\$50,000.00



Res Property #1	160,000	0.10	16000	8.51%	\$4,255.32
Res Property #2	280,000	0.10	28000	14.89%	\$7,446.81
Res Property #3	120,000	0.10	12000	6.38%	\$3,191.49
Res Property #4	200,000	0.10	20000	10.64%	\$5,319.15
Com Property #5	240,000	0.20	48000	25.53%	\$12,765.96
Com Property #6	320,000	0.20	64000	34.04%	\$17,021.28
	1,320,000		188,000	100%	\$50,000.00

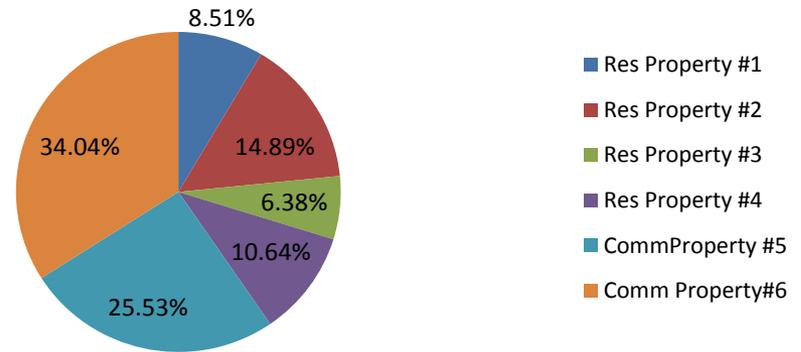


The two examples above indicate a value reduction of 20% with the same budget of \$50,000; The tax amount did not change with the reduction in value. The budget is the number that drives the tax amounts.

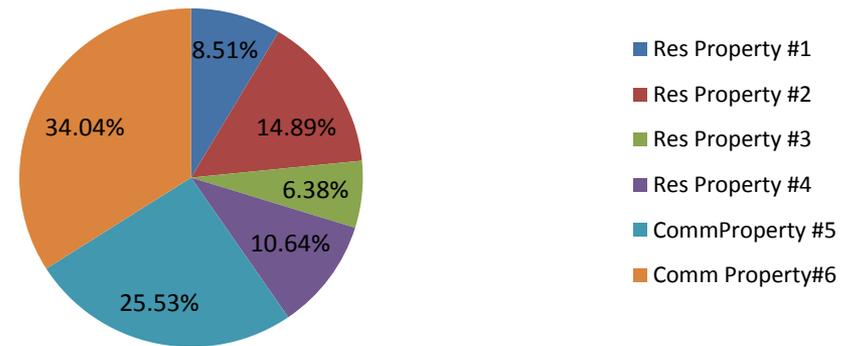
The valuation is used to slice the pie between the property owners

The circle (pie) represents Jurisdiction "A" budget of \$50,000

Res Property #1	200,000	0.10	20000	8.51%	\$4,255.32
Res Property #2	350,000	0.10	35000	14.89%	\$7,446.81
Res Property #3	150,000	0.10	15000	6.38%	\$3,191.49
Res Property #4	250,000	0.10	25000	10.64%	\$5,319.15
Com Property #5	300,000	0.20	60000	25.53%	\$12,765.96
Com Property #6	400,000	0.20	80000	34.04%	\$17,021.28
	1,650,000		235000	100%	\$50,000.00

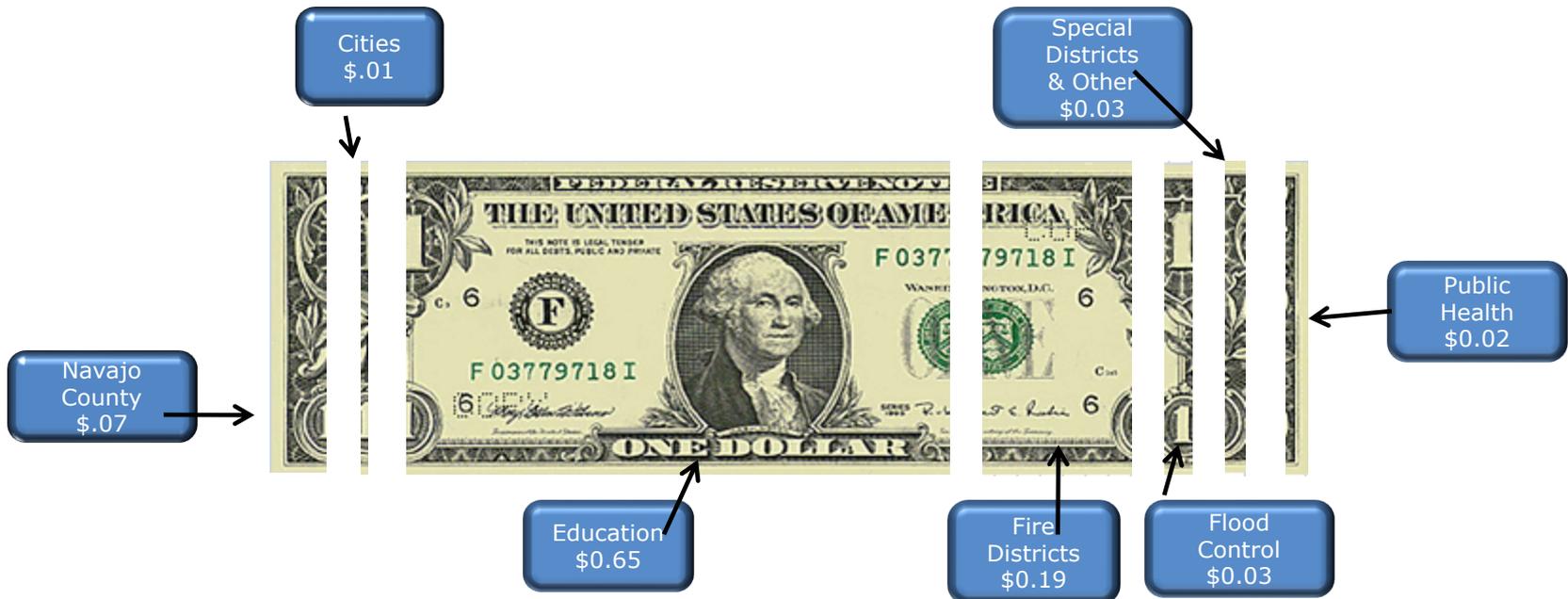


Res Property #1	160,000	0.10	16000	8.51%	\$4,680.85
Res Property #2	280,000	0.10	28000	14.89%	\$8,191.49
Res Property #3	120,000	0.10	12000	6.38%	\$3,510.64
Res Property #4	200,000	0.10	20000	10.64%	\$5,851.06
Com Property #5	240,000	0.20	48000	25.53%	\$14,042.55
Com Property #6	320,000	0.20	64000	34.04%	\$18,723.40
	\$1,320,000		\$188,000	100%	\$55,000.00



The two examples above indicate a Value reduction of 20% with an increased budget of 10% or \$55,000. The tax amounts increased 10% with a 20% reduction in value. The budget is the number that drives the tax amounts. The valuation is used to slice the pie between the property owners

DISTRIBUTION OF TAX DOLLARS



PROPERTY TAX EXEMPTIONS AND PROPERTY FREEZE

**WIDOWS,
WIDOWERS, DISABILITY,
CHURCHES, SOME NON-PROFIT
ORGANIZATIONS AND SENIOR
PROPERTY FREEZE**

INFORMATION CAN BE OBTAINED ON OUR WEBSITE OR
BY CONTACTING OUR OFFICE

DANNY DARRIS
 NAVAJO COUNTY ASSESSOR
 PO BOX 668
 100 E CODE TALKERS DRIVE
 HOLBROOK, AZ 86025
 RETURN SERVICE REQUESTED
 (928) 524-4088

Re: [REDACTED]



[REDACTED]

2014 RESIDENTIAL NOTICE OF VALUE

THIS IS NOT A TAX BILL

- **APPEAL INSTRUCTIONS** are on the back of this Notice.
- If the Legal Class shown for this property (shown below) is Legal Class Three (an owner's or a qualified family member's primary residence) or Legal Class Four, Subclass One (a nonprimary residence), and if this property is being leased to any person, you **must** report the residential-rental use of this property to the County Assessor. Failure to report this residential-rental use may result in a civil penalty, pursuant to A.R.S. § 33-1902.
Note: See definitions on the back of this Notice to ensure that your property is correctly classified.
- **FULL CASH VALUE (FCV)** is synonymous with market value if no statutory method is prescribed to determine the value. FCV is used to compute secondary taxes including bonds, budget overrides and special districts such as fire, flood control and other limited purpose districts.
- **LIMITED PROPERTY VALUE (LPV)** is calculated according to a statutory formula mandated by the Legislature and is used to compute primary taxes unmarked for maintenance and operation of school districts, cities, counties, and community college districts. By law, the LPV can not exceed the full cash value.

PARCEL ID NUMBER: [REDACTED] NOTICE DATE: 02/22/2013 APPEAL DEADLINE: 04/23/2013

	FULL CASH VALUE				LIMITED PROPERTY VALUE			
	Legal Class	Value	Assessment Ratio	Assessed value	Legal Class	Value	Assessment Ratio	Assessed value
2013	4.2	\$8,234	10.0	\$,823	4.2	\$8,234	10.0	\$,823
2014	4.2	\$6,543	10.0	\$,654	4.2	\$6,543	10.0	\$,654

Legal Description: SECTION: TOWNSHIP: RANGE: - ACRES: .35
 WOODLAND PARK #2 LOT 189

Legal Classification	Description	Assessment Ratio
Three (3)	Owner's or Qualified Family Member's Primary Residence	10.0%
Four, Subclass One (4.1)	Owner's Nonprimary Residence	10.0%
Four, Subclass Two (4.2)	Residential-Rental (Not a Qualified Family Member)	10.0%

SEPARATE ADDENDUM STATEMENT. Pursuant to A.R.S. § 42-15103(4), the following has been included in order to inform all residential use property owners that:

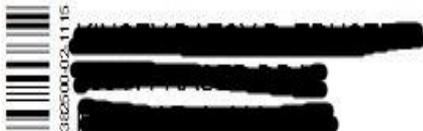
- If this property listed on this Notice of Value is used for residential-rental purposes as defined in A.R.S. § 42-12004 (2), but is currently classified (as shown above) as being the owner's or a "qualified family member's" primary residence (Legal Class Three), or as a nonprimary residence (Legal Class Four, Subclass One), you **must** register the subject property with the County Assessor as being a residential-rental use property (Legal Class 4, Subclass Two) pursuant to A.R.S. § 33-1902 of the Rental Residential Property law. Failure to register with the Assessor may subject you to a civil penalty.
- If this property is a residential-rental use property and if you fail to register it with the County Assessor after receiving this Notice of Value, the city or town in which your property is located may impose a civil penalty of one hundred-fifty dollars per day, payable to the city or town for each day of violation. Further, that city or town may impose "enhanced inspection and enforcement" measures on your property.
- Several Arizona cities and towns impose a "Transaction Privilege Tax" on persons engaged in the business of leasing residential use property. You may access the Model City Tax Code, Section 415, via the website <http://mcsbkc-citytaxcode.az.gov> for more information on which cities and towns impose this tax to determine if you are also required to report the residential-rental use of your property to the city or town in which the subject property is located. The website provides a telephone number to call to obtain answers to questions regarding the applicable requirements of the Transaction Privilege Tax program.
- Residential-rental use properties are required to comply with the Arizona Landlord and Tenant Act, pursuant to A.R.S. Title 33 (Property), Chapters Ten and Eleven.

CAMMY DARRIS
NAVAJO COUNTY ASSESSOR
PO BOX 668
100 E CODE TALKERS DRIVE
HOLBROOK, AZ 86025

RETURN SERVICE REQUESTED

(928) 524-4086

Re: [REDACTED]



2014 RESIDENTIAL NOTICE OF VALUE

THIS IS NOT A TAX BILL

- APPEAL INSTRUCTIONS are on the back of this Notice.
- If the Legal Class shown for this property (shown below) is Legal Class Three (an owner's or a qualified family member's primary residence) or Legal Class Four, Subclass One (a nonprimary residence), and if this property is being leased to any person, you **must** report the residential-rental use of this property to the County Assessor. Failure to report this residential-rental use may result in a civil penalty, pursuant to A.R.S. § 33-1902.

Note: See definitions on the back of this Notice to ensure that your property is correctly classified.

- FULL CASH VALUE (FCV) is synonymous with market value if no statutory method is prescribed to determine the value. FCV is used to compute secondary taxes including bonds, budget overrides and special districts such as fire, flood control and other limited purpose districts.
- LIMITED PROPERTY VALUE (LPV) is calculated according to a statutory formula mandated by the Legislature and is used to compute primary taxes earmarked for maintenance and operation of school districts, cities, counties, and community college districts. By law, the LPV can not exceed the full cash value.

By law, the LPV can not exceed the full cash value.

PARCEL ID NUMBER: ██████████

NOTICE DATE: 02/22/2013

APPEAL DEADLINE: 04/23/2013

FULL CASH VALUE

LIMITED PROPERTY VALUE

	Legal Class	Assessment		
		Value	Ratio	Assessed value
2013	4.2	88,234	10.0	8,823

	Legal Class	Assessment		
		Value	Ratio	Assessed value
	4.2	88,234	10.0	8,823

2014	4.2	86,543	10.0	8,654
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	4.2	86,543	10.0	8,654
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Legal Description: SECTION: TOWNSHIP: RANGE: - ACRES: .35
WOODLAND PARK #2 LOT 189

Legal Classification

Description

Assessment Ratio

Three (3)

Owner's or Qualified Family Member's Primary Residence

10 %

Four, Subclass One (4.1)

Owner's Nonprimary Residence

10 %

Four, Subclass Two (4.2)

Residential-Rental (Not a Qualified Family Member)

10 %

SEPARATE ADDENDUM STATEMENT. Pursuant to A.R.S. § 42-15103(4), the following has been included in order to inform all residential use property owners that:

- (a) If this property listed on this Notice of Value is used for residential-rental purposes as defined in A.R.S. § 42-12004 (2), but is currently classified (as shown above) as being the owner's or a "qualified family member's" primary residence (Legal Class Three), or as a nonprimary residence (Legal Class Four, Subclass One), you **must** register the subject property with the County Assessor as being a residential-rental use property (Legal Class 4, Subclass Two) pursuant to A.R.S. § 33-1902 of the Rental Residential Property law. Failure to register with the Assessor may subject you to a civil penalty.
- (b) If this property is a residential-rental use property and if you fail to register it with the County Assessor after receiving this Notice of Value, the city or town in which your property is located may impose a civil penalty of one hundred-fifty dollars per day, payable to the city or town for each day of violation. Further, that city or town may impose "enhanced inspection and enforcement measures" on your property.
- (c) Several Arizona cities and towns impose a "Transaction Privilege Tax" on persons engaged in the business of leasing residential use property. You may access the Model City Tax Code, Section 445, via the website <http://modelcitytaxcode.az.gov> for more information on which cities and towns impose this tax to determine if you are also required to report the residential-rental use of your property to the city or town in which the subject property is located. The website provides a telephone number to call to obtain answers to questions regarding the applicable requirements of the Transaction Privilege Tax program.
- (d) Residential-rental use properties are required to comply with the Arizona Landlord and Tenant Act, pursuant to A.R.S. Title 33 (Property), Chapters Ten and Eleven.

AUTO

NOTICE OF VALUE

THIS IS NOT A TAX BILL
CORRECTED NOTICE
RETURN SERVICE REQUESTED

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
PHOENIX, ARIZONA
PERMIT NO. 338

CAMMY DARRIS
NAVAJO COUNTY ASSESSOR
PO BOX 668
100 E CODE TALKERS DRIVE
HOLBROOK, AZ 86025
(928) 524-4086

See reverse side for definitions and instructions

Your Appeal Deadline is April 23, 2013

Property located in: NAVAJO COUNTY	Tax Year 2014	Parcel ID 9	BK [REDACTED]	MP [REDACTED]	Parcel [REDACTED]	Notice Date 02/22/2013
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	LEGAL CLASS	2013 VALUATION				2014 VALUATION			
		Value	ASST. RATIO	ASSESSED VALUE		VALUE	ASST. RATIO	ASSESSED VALUE	
LAND FCV	112	0	19.5	0	112	18200	19.0	3458	
IMPR FCV	112	0	19.5	0	112	112845	19.0	21441	
TOTAL FCV	112	148768	19.5	29010	112	131045	19.0	24899	
LIMITED VALUE	112	148768	19.5	29010	112	131045	19.0	24899	

SECTION: 21 TOWNSHIP: 10N RANGE: 22E ACRES: 1.50

LEGAL DESCRIPTION SECTION 21, T10N, R22E: BEG NE COR; TH S89DG44'W 849.47'TPOB; TH S0DG0'37 E 1009.32'; TH N89DG56'55 W 211.05'; TH N0DG1'17 E 357.08'; TH N0DG8'45 W 233.64'; TH N0DG3'54 W 208.23'; TH N0DG22'13 E 209.27'; TH N89DG44'57 E 208.11'TPOB... LESS 3.39 AC

382743-09-0516

[REDACTED]



APPEAL INFORMATION

The Assessor in each county is required to mail a Notice of Valuation to all property owners of record at the last known address. If the property owner feels that their property has been improperly valued or erroneously listed, they may petition the Assessor for review within 60 days of the NOTICE DATE on the front of the card or file directly with tax court. A “Petition for Review of Valuation” can be obtained from the Assessor’s Office; either by mail or online at the assessor’s web site: www.navajocountyaz.gov/assessor.

Completed petitions for review must be filed with the Assessor’s office by the APPEAL DEADLINE DATE printed on the front of the notice. United States postal service postmark dates are evidence of the date petitions were filed.

The Limited Value is a statutory calculated valued, therefore CANNOT be appealed, unless an error in the calculation is discovered.

The Petition of Review shall state the owner’s opinion of the full cash value of the property and substantial information that justifies that opinion of value for the Assessor to consider for purposes of basing a change in classification or correction of the valuation. For purposes of this subsection, the owner provides **substantial information** to justify the opinion of value by stating the method or methods of valuation on which the opinion is based.

APPEAL INFORMATION CONTINUED

If the petition is based on the income approach: the petition must include the information required in section 42-16052. (Income form available from Assessor's Office.)

If the petition is based on the market approach: must include the sale price of at least one comparable property in the same geographic area or the sale of the subject property.

If the petition is based on the cost approach: the petition must include the cost to build or rebuild the property plus the land value.

The petition may include more than one parcel of property if they are part of the same economic unit according to department guidelines or if they are owned by the same owner, have the same use, are appealed on the same basis and are located in the same geographic area, as determined pursuant to department guidelines, and are on a form prescribed by the department (the form can be obtained at the same time as the Petition). The Assessor's Office is required to mail replies to the Petitions for Review of Valuation by August 15 of the year the petition was filed.

If the petitioner is not satisfied with the decision of the County Assessor, the petition can be filed with the Board of Equalization. The appeal of the Assessor's decision must be postmarked no later than 25 days from the Assessor's mailing date located on the Petition under the decision.

THANK YOU

FOR FURTHER INFORMATION OR ASSISTANCE PLEASE
CALL THE ASSESSOR'S OFFICE

928-524-4086

928-532-6001

928-289-6801

928-535-7134

HOLBROOK

SHOW LOW

WINSLOW

HEBER

OR

VISIT OUR WEB SITE
NAVAJOCOUNTYAZ.GOV/ASSESSOR