

SENIOR PROPERTY VALUATION PROTECTION OPTION QUALIFICATION GUIDELINES

Arizona voters approved Proposition 104 in the November 2000, General Election, amending the Arizona Constitution. The amendment provides for the “freezing” of the full cash valuation of homes owned by seniors who meet all of the following requirements:

1. At least one of the owners must be 65 years of age by September 1 of the current application year.
2. The property must be the primary residence of the taxpayer (primary residence is defined as “that residence which is occupied by the taxpayer for an aggregate of nine months of the calendar year”). A taxpayer can have only one primary residence. Rentals, duplexes, mixed-use properties, and properties over 10 acres do not qualify.
3. The owner must have lived and owned the home for at least two (2) years prior to applying for the option.
4. The households (owners, residents) **total income from ALL sources**, including non-taxable income, cannot exceed **\$33,504 individuals and \$41,880 for joint ownership**.

All information listed on the application will be verified by the Assessor’s Office.

If the owner meets all of these requirements the valuation of the primary residence will remain fixed for a three (3) year period. To remain eligible the owner is required to renew the option during the last six (6) months of the three (3) year period upon receipt of a notice of re-application from the County Assessor. The freeze terminates if the owner sells the home, adds new construction, or otherwise becomes ineligible. The property then reverts to its current full cash value as determined by the County Assessor.

Please be aware that, while the FULL CASH VALUE will be frozen, the TAX RATES that are set by the Board of Supervisors for your area will **NOT** be frozen and your taxes can continue to fluctuate. If you file a Petition for Review (appeal) of your value in the application year or while the value is frozen under this Prop.104 program, your frozen value may be eliminated depending on the reviewing authorities’ decision.

Application period runs from March 1, 2012 through September 1, 2012.

**Mail your application to: Pima County Assessor’s Office
33 N. Stone Ave., Suite # 130
Tucson, AZ 85701**

For more information please call (520) 724-7500.

INSTRUCTIONS FOR APPLYING

The property owner may submit an application beginning March 1, 2012, after reviewing the 2013 valuation notice. Please review your valuation card closely and be sure that your 2013 value will be **higher** than your 2012 value.

If your 2013 value is lower than your 2012 value, it is not to your benefit to freeze your valuation for 2013.

Documents Required

- Driver's license, birth certificate or a passport to verify date of birth
- Federal income tax returns for 2009, 2010, and 2011 **if you filed**. Please include the following schedules if they apply: Schedule C, Schedule D, Schedule E, Schedule F, and form 4797
- Social Security statements for the years 2009, 2010, and 2011
(For copies of your statements, you can contact the Social Security Administration at 1-800-772-1213)
- 1099 statements for interest, dividends and all other income listed on the application for the years 2009, 2010, and 2011

All documents verifying the property owner's income, age and residency **MUST** be submitted along with the initial application. Please do not send originals. Each income source listed on the application must have documentation. ***Applications not providing documentation will be returned.***

If your spouse passed away during the last three years please state which year on the application and please include their income for the years applicable to this application.

Please be sure to sign and date your application before submitting it to our office. All unsigned applications will be returned.

The deadline for submitting the application is September 1, 2012. You will be notified no later than December 1, 2012, on the decision of your application. **Please do not call prior to December 1, 2012, to inquire about your application.**

For applications or questions regarding the application process please call our office at: 243-7500.

Mail applications to:

**Pima County Assessor's Office
Exemptions Section
33 N. Stone Ave., Suite #130
Tucson, AZ 85701**

2012 APPLICATION FOR SENIOR PROPERTY VALUATION PROTECTION OPTION

APPLICANT: **Please read the Qualifying Guidelines and Instruction sheet before submitting this form.** If you qualify for the valuation freeze, complete the application and copy for your records before submitting it to the County Assessor.

Applications Date ____/____/____ Book _____ Map _____ Parcel _____ County _____

Applicant's Name(s): _____

Property Address _____

Years lived in primary residence ____ (Must be a minimum of two (2) years). Primary residency as defined on Guideline Sheet.

Are you the sole owner? Yes ___ No ___ At least one of the owners must be 65 years old.

Provide proof of age (birth certificate, driver's license, passport etc.).

Did you file Federal Income tax returns for: 2009 2010 2011? (Please circle which years) ____ Check if none

If your spouse passed away during the last three years please state which year: _____

Qualified Owner(s) date(s) of birth ____/____/____ ____/____/____

Income Information: List total annual household income from all sources, taxable and non taxable. Provide gross income for the three years listed below for all residents of your primary residence.

INCOME FROM ALL SOURCES	DOCUMENTS REQUESTED	Year 2008	Year 2009	Year 2010
Wages, salaries & tips	W-2 Form			
Interest	Schedule B AND Form 1099			
Dividends	Schedule B AND Form 1099			
Taxable refunds, credits etc.	Form 1099			
Alimony received	Form 1099			
Business income	Schedule C OR C-EZ AND Form 1099			
Capital gains	Schedule D AND Form 1099			
IRA withdrawals	Form 1099			
Pensions and Annuities	Form 1099			
Rental income	Schedule E AND Form 1099			
Arizona Unemployment Insurance				
Social Security Benefits	Form 1099			
Veteran's disability pension				
Workmen's compensation	W-2 Form			
Real estate sale	Schedule E AND Form 1099			
Welfare payments				
Railroad retirement benefits	RRB 1099			
Other income	Gambling etc. W-2 Form			
Total income for each year				

Three Year Total Annual Combined Income \$ _____ Three Year Average _____

Documents verifying income listed above must be submitted along with this application. Applications not providing documents will be returned (see instruction sheet for more information). Deadline for submitting this application is September 1, 2012.

Under penalty of perjury, I hereby certify that all of the information contained in this application form is true and correct. I consent to the freezing of the property valuation of my primary residence for a three-year period.

Print Name _____ Phone (____) _____

Signature _____ Date _____

COUNTY ASSESSOR USE ONLY

Residency/Age/Income Requirements Met? Yes No Valuation Freeze Approved Yes No Date _____

Three Year Average Income Verified \$ _____ Valuation Amount Frozen \$ _____ Year Frozen _____

Assessor/Deputy _____ Date Entered _____ Letter Sent _____