

Property Tax Guidelines Arizona

Important Dates

<i>Valuation Date</i>	January 1st of the year preceding the year in which taxes are levied
<i>Tax Bills Issued</i>	Typically in early September
<i>Tax Bills Due</i>	1st half installment - November 1st 2nd half installment - May 1st
<i>Valuation Notice</i>	Assessment notices are issued on or before March 1st for the forthcoming tax year
<i>Appeal Deadline</i>	Assessor - within 60 days of the date postmarked on the Notice of Valuation. County/State Board of Equalization – within 25 days of the date postmarked on the Assessor's decision. Appeals in Maricopa and Pima Counties MUST be filed with the SBOE. Appeals in other counties MUST be filed with the COUNTY Board of Equalization. Tax Court - If within 60 days after the date of mailing of the county/state decision. Note - You may file an appeal directly to Tax Court at any time after receiving the Notice of Value, provided you do not file an administrative appeal, but you must file no later than December 15th.

Who is assessing?

County Tax Assessor's Office

How is the assessed value determined?

Full Cash Value (FCV) is the Assessor's estimate of market value. Limited Property Value (LPV) is a legislatively established value based on mathematical formula that limits the amount of increase in any given year. Proposition 117 limits the increase of the LPV to 5% per year, unless there has been an addition or deletion to your property or a change in the use of the property.

Which properties are the best candidates for appeal?

Properties that have experienced a recent calamity or have recently been completed are the best candidates for property tax appeals.

What are the levels of appeal?

Assessor
County Board of Equalization
State Board of Equalization
Arizona Superior Court – Tax Court
Arizona Court of Appeals
Arizona Supreme Court



ABOUT NEWMARK V&A PROPERTY TAX

Newmark's Property Tax group offers owners, investors and developers a specialized approach to property tax management and minimization. Our experts are committed to solving property tax issues and have the resources of our national V&A practice at their disposal, making us the premier practice in the industry. Clients turn to our Property Tax team to manage and minimize their overall property tax liability with expertise and integrity. Our nationwide roster of property tax experts possesses unrivaled acumen and comprehensive knowledge of local markets with support from our in-house, MAI-designated appraisers. Informed by proprietary market intelligence from more than 100 Newmark offices across the country, the Property Tax group tailors tax solutions to each client's unique needs. Our team supports owners, investors and developers at every stage of the property life cycle, from pre-acquisition and construction to annual assessment reviews/appeals and management all the way through to disposition.

CONTACT

Gil Licudine, CPA, JD
Senior Managing Director
Specialty Practice Leader – Property Tax

t 312-224-3263
m 312-859-0166
gil.licudine@nrmk.com

Michael Diaz
Managing Director
West Regional Leader – Property Tax

t 949-608-2135
m 714-615-1248
michael.diaz@nrmk.com

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