



WHAT ARE PROPERTY TAXES?

Buying a new home is an exciting experience that can often be overwhelming, especially for first time homebuyers. Of all the costs to consider when purchasing a home, annual property taxes are often the most challenging to comprehend.

In Arizona, property is assessed and taxed on an annual basis by the county. Your tax amount is calculated using the limited assessed value of your property and the tax rates established by the taxing jurisdictions in which your property is located.

In Pima County, Residential properties are valued using the market approach based on factors such as size, age, quality, condition, and location. The Assessor's Office will send a Notice of Value for each property by March 1st, which states the value that will be used in the calculation that determines your property taxes for the following year.

Tax rates are adopted annually by the Pima County Board of Supervisors and are based on the budgetary needs of the taxing authorities.

CHECKLIST FOR NEW HOMEBUYERS

BEFORE YOU BUY

✓ Ask your real estate agent for a copy of the most recent tax bill.

✓ Verify the accuracy of the property characteristics.

AFTER PURCHASING

✓ Ensure your mailing address is correct with County Assessor.

✓ Keep an eye out for upcoming dates and deadlines for all tax bill installments.

To avoid any surprises on future tax bills or notices of value, please call the Assessor for a free review of your property and characteristics.



CONTACT US FOR MORE INFORMATION



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PIMA COUNTY
ASSESSOR'S OFFICE

**ARIZONA
PROPERTY
TAX**

A NEW HOMEBUYER'S GUIDE TO PROPERTY TAX



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PIMA COUNTY ASSESSOR



ASSESSMENT PROCESS

Among countless other functions, The Pima County Assessor's Office is responsible for locating, listing, and valuing all real and personal property under its jurisdiction. The Assessor ensures all property, subject to taxation, is listed on the assessment rolls and applies all applicable legal exemptions.

How is my property valued?

Your property value is determined by analyzing the previous 36 months of sales for properties that are similar in size, age, quality, location and other characteristics.



CALCULATIONS EXPLAINED

Limited Property Value (LPV)

Real Property and manufactured housing taxes are calculated using the Limited Property Value (LPV). The Limited Property Value is set at inception and can only increase 5% annually unless a significant change has been made to the property.

Assessment Ratio

For assessment purposes, property is classified into nine classes based on current use. Primary and Other Residential properties are classified as Class 3 and Class 4, respectively, each with a 10% assessment ratio.

Primary & Secondary Taxes

The primary tax is an aggregate of taxes levied for the maintenance and operation of the school district, city/town, community college district, county, and the state in which your property is located. Secondary taxes are comprised of commitments to fund voter-approved budget overrides, and to support operations of special taxing districts such as fire and flood control.

Primary Tax Calculation

$$\text{LPV} \times \text{Assessment Ratio} \div 100 \times \text{Primary Tax Rate}$$

(Primary Tax Reduction is Applied to Class 3 Primary Residence Properties)

Secondary Tax Calculation

$$\text{LPV} \times \text{Assessment Ratio} \div 100 \times \text{Secondary Tax Rate}$$

$$\text{Primary Tax} + \text{Secondary Tax} = \text{Total Tax Liability}$$



BILLING & PAYMENT

Property taxes are due in two installments (if greater than \$100). The first installment is due and payable October 1st and becomes delinquent if postmarked or received after 5:00 PM November 1st. The second installment is due and payable March 1st and becomes delinquent if postmarked or received after 5:00 PM May 1st. Payments may be made in person, mailed, or online through the Pima County Treasurer's Office. Please visit www.to.pima.gov for more information.

Many homeowners pay their property taxes through monthly payments to their mortgage lenders. The mortgage company will estimate your annual property tax liability and include a portion of your property tax in your mortgage payment. The lender will deposit your property tax payment into an escrow account and use these funds on your behalf at the time your payment is due.



TAX DOLLARS AT WORK

Only a portion of your tax dollars are used to fund the operations of Pima County. By statute, the County is required to collect your property taxes annually for the various taxing jurisdictions.

Use of Tax Dollars

The County uses its tax dollars to support essential services including:

- ✔ Critical Infrastructure and Economic Growth
- ✔ Government Operations
- ✔ Flood Control
- ✔ Conversion, Sustainability & Climate Resiliency
- ✔ Debt Services
- ✔ County Libraries

Additional Sources of Funding:

The County funds its services through a diverse mix of revenues, relying not only on property taxes but also intergovernmental sources and service charges including:

- ✔ Licenses & Fines
- ✔ Vehicle License Tax
- ✔ Wastewater Management
- ✔ State Shared Sales Tax
- ✔ Highway User Revenue Funds
- ✔ Court & Correctional Housing Fees



IMPORTANT CALENDAR DATES



Property valuation date and property tax lien attachment date.



Legal deadline for County Assessor to send the Notice of Value.



Due date for the second half of property taxes for the prior tax year.



Delinquent date for the second half of property taxes for the prior tax year.



Due date for the first half of property taxes for the current tax year.



Delinquent date for the first half of property taxes for the current tax year.



Legal deadline for the Assessor to complete and certify the assessment roll.



FREQUENTLY ASKED QUESTIONS

What do I do if I feel my valuation is too high?

The valuation used to calculate your current tax bill is the value of your property as of January 1st of the year prior. You may appeal the valuation of your property with the Assessor's Office within 60 days of receiving your Notice of Value.

I paid off my mortgage - what do I need to do?

Contact the Treasurer's Office at (520) 724-8341. They can advise you of any unpaid taxes, explain the billing process, and inform you of any due dates/delinquency dates.

What do I do if I can't pay my property taxes?

If you have difficulty paying your taxes, there are programs available that may help. The Assessor's Office can provide you with more information should you qualify for available property exemptions or the Senior Property Valuation Protection Program. Please call the Assessor's Office at (520) 724-7500 or visit asr.pima.gov for more information.



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