

Notice of Value – Frequently Asked Questions

What is a Property Valuation Notice?

A valuation notice is a document sent to all property owners to inform the owner of the value of their property using a mass appraisal approach. The Notice contains the property's legal classification, Full Cash Value (FCV), Limited Property Value (LPV), assessment ratio, and assessed value for the current and prior tax year so the property owner can identify changes from one year to the next.

Is this my property tax bill?

No. The Maricopa County Treasurer's Office calculates and collects property taxes.

My Full Cash Value increased significantly. Will my tax bill increase too?

Your Limited Property Value determines your proportional share of taxes. Your property tax amount will be determined next year when all taxing jurisdictions calculate the amount of property tax levy. For example, if all property values decrease within a jurisdiction, yet the tax levy share of the jurisdiction's operating budget remains the same, you may still pay the same tax dollar amount.

My Full Cash Value decreased. Why did my Limited Property Value still increase?

If the spread between the FCV and LPV is large enough, even in a declining market, the FCV may decrease to reflect market conditions while the LPV increases. By statute, if there are no changes to the property, the LPV will increase 5% each year. However, the LPV can never exceed the FCV.

Why did my Limited Property Value increase by more than 5%?

There are instances where the previous year's LPV cannot be used as a baseline and must be calculated using a formula called Rule B. This happens if there was an addition to/deletion from the property worth 15% or more of its Full Cash Value, a change in use, parcel split, or it is being added to the tax roll. With Rule B, the LPV is reset to a percentage of its FCV that is comparable to that of similar properties. More information on Rule B can be found on our website, mcaassessor.maricopa.gov.

What do I need to do with my Notice?

In most cases, no action is required. However, you may appeal your Full Cash Value or legal classification if you believe your property has been incorrectly valued or misclassified. Appeals must be filed within 60 days after the Notice was mailed; instructions on how to appeal can be found on the Notice and at mcaassessor.maricopa.gov.

Will I see these values on my next tax bill?

No. You will receive your 2025 Property Tax Bill in September which reflects the values that were established the prior year. These values will be used for your 2026 Property Tax Bill.



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Are there any property tax exemptions or assistance programs available?

Yes. There are Personal Exemptions for disabled individuals, widows/widowers, and disabled veterans. There is also the Senior Valuation Protection Program for elderly property owners, which freezes the property's taxable value for a period of time. Please note, there are income, residency, property value, and other requirements that must be met in order to qualify for these programs. More information on these programs can be found at mcaassessor.maricopa.gov.

How can I apply for a Personal Exemption or Senior Valuation Protection?

Applications are available through the Assessor's Office and can be submitted in person, by mail, or online. Personal Exemption applications are due by March 1 or by Sept. 1 if it is accompanied by an Exemption Request for Redemption Waiver. If approved for a Personal Exemption, there is no need to renew, but the property owner must alert the Assessor's Office to any changes that might impact eligibility. Senior Valuation Protection applications are due by September 1. If approved, property owners must renew their application every three years. More information and applications are available at mcaassessor.maricopa.gov.

I qualified for Senior Valuation Protection. Why is my value changing?

Senior Valuation Protection lasts three years; renewal notifications are sent to the mailing address on file and must be submitted to our office to remain in the program. Additionally, updates to a property that change the valuation by 15% or more require a property owner to reapply.

Where can I get more information about my property value?

You can visit our website, mcaassessor.maricopa.gov, to view detailed property information and find contact details for further assistance.

Who can I contact if I have additional questions?

You can call, email, or visit the Assessor's Office during business hours for assistance with your NOV or any questions about property assessments. Our contact information is as follows:

Phone: 602-506-3406

Email: ASR.PA@maricopa.gov

Visit: 301 W. Jefferson St., Phoenix, AZ 85003 - 2nd floor

We also offer virtual appointments with our Public Assistance. Schedule an online meeting by going to mcaassessor.maricopa.gov → Help → Contact Us

