



GRAHAM COUNTY ASSESSOR

921 W Thatcher Blvd
Safford, AZ 85546
(928) 428-2828

2023 SENIOR FREEZE-PROPERTY VALUATION PROTECTION OPTION INFORMATION

What is The Senior Property Valuation Protection Option (Senior Freeze)?

The **Senior Valuation Protection Option** freezes the property valuation of eligible residential homeowners who are 65 years of age or older if they meet specific qualifications and apply with the County Assessor.

Requirements for Applicant:

- The applicant's name must be on title of property and owned the home for at least two (2) years prior to filing the application.
- The applicant must be a minimum **age of 65** at the time the application is filed.
- The Property must be the **primary residence** of the applicant for a minimum of two (2) years. An applicant can only have one (1) primary residence. Rentals, duplexes, apartments, mixed use properties do not qualify for this program. "Primary residence" is defined as the owner's one and only main residence where the owner intends to reside.
- Properties on more than **ten (10)** acres do not qualify for this program.
- All sources of **income from all owners**, including taxable and non-taxable monies, cannot exceed ***\$43,872** for single owner or ***\$54,840** for two or more owners.

Important to note:

- ❖ Only the **LIMITED VALUE** will be frozen. **TAXES WILL NOT BE FROZEN**—Property taxes will continue to be levied at the same rate as all other properties in the taxing district. [Per Article 9, Section 18, Paragraph 7 in the Arizona Constitution](#)
- ❖ And any changes or additions to the property such as new construction or demolitions will result in the removal of the freeze.
- ❖ Applicants must **renew application every 3 years.**
- ❖ Application must be filed with the Assessor's office by **September 1st.**

Copies of the following documents are required:

- 1. Application-** First time applicants must sign the application in person at the Assessor's office.
- 2. Proof of eligibility/residency** -One of the following: A birth certificate, driver's license, state issued ID card or passport.
- 3. Proof of all gross income from all owners for years 2020, 2021 & 2022** - Proof of ALL income received. Copies of Statements regarding all interest, dividends, social security, retirements, pensions, wages, salaries, annuities, alimony, disability, unemployment, or public benefit statements & copies of Federal Income Tax Returns with all schedules. **If you did not file income tax returns for the years requested, you may contact our office to discuss alternative acceptable income verification documents.**

We are happy to answer any questions you have or provide you with additional assistance. Contact us today!



Location:

921 Thatcher Blvd. Safford AZ 85546



Phone:

(928) 428-2828



Website:

<https://www.graham.az.gov/173/Senior-Freeze>