

2025 Senior Valuation Freeze Option

Senior Property Valuation Protection Option – Also known as the Senior Property Valuation Freeze (SPVF)

The senior Valuation Protection Option freezes the property valuation of residential homeowners who are 65 years of age or older if they meet specific qualifications and make application to the County Assessor. The valuation freeze is for three years and may be renewed at the end of the third year. *This does not freeze your property tax bill, but will freeze the property valuation.*

1. Property owner must be 65 years of age or older. (Submit a copy of birth certificate, driver's license, or passport.)
2. Property must be the primary residence and the owner(s) must have resided at the residence for at least 2 years. (Submit a copy of driver's license, tax returns, or voter registration showing physical address for 2 years prior to application)
3. Property owner(s) average total annual income from all sources, taxable and non-taxable for the previous three (3) years must be under **\$46,416 (one owner) or \$58,020 (two or more owners)**

Please provide copies the following income documentation (if applicable) to verify income:

FEDERAL INCOME TAX RETURNS (3 YEARS) W-2 FORMS, FORM 1099'S, ALL SCHEDULES B, C, D, E IF APPLICABLE.

ANNUAL YEAR END STATEMENT FOR SOCIAL SECURITY BENEFITS (3 YEARS)

ANNUAL YEAR END RAILROAD RETIREMENT STATEMENT (3 YEARS)

ANNUAL YEAR END STATEMENT FOR RETIREMENT PAYMENT

ANNUAL YEAR END STATEMENT FOR VETERAN'S DISABILITY PAYMENTS (3 YEARS)

ANNUAL YEAR END STATEMENTS FOR UNEMPLOYMENT INSURANCE PAYMENTS (3 YEARS)

ANNUAL YEAR END STATEMENT FOR WORKMAN'S COMPENSATION PAYMENTS (3 YEARS)

STATUS CHANGE: The freeze applies only to the FULL CASH VALUE. It does not apply to the Limited Property Value or the Tax Rate. The Freeze applies to a residence, including up to 10 acres of land. CHANGE IN OWNERSHIP, RESIDENCY STATUS, INCOME STATUS, NEW CONSTRUCTION etc. may nullify the Senior Property Valuation Protection Option.

Submit application to the County Assessor - **Filing deadline is September 1, 2025.**

Applications available from any Cochise County Assessor's Office location and at assessor@cochise.az.gov

COCHISE COUNTY ASSESSOR
PO DRAWER 168
1415 MELODY LANE, BUILDING "B"
BISBEE AZ 85603
520-432-8650