

RON NICHOLSON  
MOHAVE COUNTY ASSESSOR  
P.O. BOX 7000  
700 W BEALE ST  
KINGMAN, AZ 86402-7000

# 2009 RESIDENTIAL NOTICE OF VALUE

THIS IS NOT A TAX BILL

Re: [REDACTED]

- **APPEAL INSTRUCTIONS** are on the back side of this Notice. Appeal forms are available by phone by calling the County Assessor's Office at (928) 753-0703.
- If the legal class shown for this property is Class 3 (owner-occupied) and the property is being rented, you must report the rental use to the County Assessor within 30 days of receipt of this Notice of Value. Failure to report the rental use may result in a civil penalty pursuant to A.R.S. § 42-12052.
- **FULL CASH VALUE (FCV)** is synonymous with market value if no statutory method is prescribed to determine the value. FCV is used to compute secondary taxes including bonded indebtedness, special budget override district taxes (fire, flood control, etc.)
- **LIMITED PROPERTY VALUE (LPV)** is calculated according to a statutory formula mandated by the Legislature and is used to compute primary taxes earmarked for maintenance and operation of school districts, cities, counties, and community college districts. By law, the LPV can not exceed the full cash value.



[REDACTED]

PARCEL ID NUMBER [REDACTED] NOTICE DATE: 02/29/2008 APPEAL DEADLINE: 04/29/2008

### FULL CASH VALUE

Legal Class	Assessment		
	Value	Ratio	Assessed value
2008 3	395,683	10.0	39,569

### LIMITED PROPERTY VALUE

Legal Class	Assessment		
	Value	Ratio	Assessed value
3	275,564	10.0	27,557

2009 3	307,226	10.0	30,723
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3	303,121	10.0	30,312
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Legal Description: SECTION: [REDACTED] TOWNSHIP: [REDACTED] RANGE: [REDACTED] ACRES: [REDACTED]  
TRACT: [REDACTED]

**SEPARATE ADDENDUM STATEMENT:** In accordance with House Bill 2221, enacted in the 2006 legislative session, the purpose of this addendum is to inform property owners of the following:

1. If the Property listed on this Notice of Value is used for residential rental purposes as defined in Arizona Revised Statute (A.R.S.) § 42-12004 and is currently classified as Legal class 3 (owner occupied), you must register the property as a rental (Legal class 4), with the County Assessor pursuant to A.R.S. 33-1902 of the Rental Residential Property law. Failure to do so may subject you to a penalty.
2. If you fail to register the rental property with the County Assessor after receipt of this Notice of Value, the city or town in which the property is located may impose a civil penalty in the amount of one hundred and fifty dollars (\$150) per day payable to the city or town for each day of violation, and the city or town may impose enhanced inspection and enforcement measures on your property.
3. Several Arizona cities and towns impose a "Transaction Privilege Tax" on persons engaged in the business of leasing or renting residential property. You can access the Model City Tax Code Section 445 for information on the cities and towns that impose the tax to determine if you are required to report the rental use. The web site for the model city tax code is [www.modelcitytaxcode.org](http://www.modelcitytaxcode.org). That site also contains a phone number for answers to questions regarding the applicable requirements for the Transaction Privilege Tax program.
4. Residential Rental Properties are required to comply with the Landlord Tenant Act pursuant to Title 33, Chapters 10 and 11.