



COCONINO
COUNTY ARIZONA
ASSESSOR

May 16, 2022

The Coconino County Assessor's Office is proactively working on re-evaluating properties affected by the Tunnel Fire for property tax purposes. At this time, we are analyzing the information provided to us by the County's initial damage assessment team and the Assessor is preparing to complete field assessments of individual properties as needed.

In events such as this, the law allows the Assessor to re-evaluate property valuations for property tax purposes, even after the Assessor has closed the property tax roll. This provides the Assessor with some flexibility in making valuation adjustments and providing property tax relief to those who may have been affected. The Assessor's appraisal review team will begin field inspections starting the week of May 23rd and this process could take several weeks.

Once individual assessments are completed, the Assessor will reach out to each property owner to present the scope of any assessment changes. This allows property owners to review the changes before any final adjustments have been made. Final valuation adjustments made by the Assessor will then be provided to the Coconino County Treasurer to be included on the upcoming 2022 property tax notice, usually mailed by the Treasurer in September.

Property valuation and tax information are usually sent via mail. Please visit the Assessor website if you would like to change where these notifications are sent. The Assessor has included a "change your mailing address" banner at the top of the Assessor's webpage linked to a convenient online change form.

A few notes about the Assessor's appraisal review team:

- ✓ Assessor appraisal teams may be working individually or in pairs.
- ✓ Appraisers will be using an official County vehicle. These vehicles are white with a County logo and department name on the side of the vehicle.
- ✓ Each appraiser will have a County issued picture ID.
- ✓ Appraisers will always attempt to announce and introduce themselves before completing an inspection.

Please don't hesitate to reach out if you have any questions or concerns. My team and I are readily available to assist you.

Sincerely,



Armando J. Ruiz
Coconino County Assessor

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