



# Questions? Contact our Appeals team!

**602.506.3797 | [AssessorRD@Maricopa.gov](mailto:AssessorRD@Maricopa.gov)**

A taxpayer who wants to appeal their Notice of Valuation can file a Petition for Review of Valuation with the Maricopa County Assessor's Office online through our [customer portal](#).

The deadline to appeal the Notice of Value with the County Assessor is 60 days after the Notice's postmark date.

If you have any questions about your parcel, or if by March 1, you did not receive a notice, please contact us.

Petitions for Review of Valuation can only be filed for the tax year listed on the Notice. A taxpayer who believes there is an error in the classification or valuation for a previous year must file a Taxpayer Notice of Claim which can be obtained on the [Department of Revenue website](#).

Please visit our [Mobile Homes](#) or [Business Personal Property](#) webpages for general information on those property's appeal process. If you have account specific questions, please email the [Mobile Home](#) appeals department or [Business Personal Property](#) appeals department.





Eddie Cook  
Maricopa County Assessor

# MARICOPA COUNTY

## ASSESSOR'S OFFICE

The Assessor annually notices and administers over 1.8 million real and personal property parcels/accounts with a full cash value of more than \$717 billion in 2022.

Search for Parcels, Addresses, and more

SEARCH

### Services and Products



#### CUSTOMER PORTAL

Create an online account to file forms, search properties, file an appeal, and much more online.



#### E-NOTICES

The Maricopa County Assessor's Office now offers electronic notices, eNotices, for your Notice of Valuation.



#### BPP E-FILING

File your Business Personal Property online!



#### EDUCATIONAL VIDEOS

Check out our educational videos for more information.

Visit  
[mcassessor.maricopa.gov](http://mcassessor.maricopa.gov)

Click Customer Portal  
icon to create account &  
login



# Welcome to Maricopa County Assessor's Customer Portal

[Request for Value Protection](#) | [Update Property Class](#) | [Register Rental](#) | [Organizational Exemption](#) | [Personal Exemption](#) | [Update Ma](#)

Search properties and more



**If you have not registered previously, click *Not a member* to start the account creation process**

Note: If registered on or before November 24, 2021, your Username will be the email that you registered with and the suffix '.maricopa'. All users registered after this date will log in with an email address only.

Example Username:

On or before November 24, 2021  
user@gmail.com.maricopa

After November 24, 2021  
user@gmail.com

[Forgot your password?](#)

[Not a member?](#)


First Name

\* Last Name

\* Email

User Name

Mobile

\* Create Password 

\* Confirm Password

Sign Up



**Complete the required information**



**Passwords must be:  
Minimum 8 characters  
At least 1 letter  
At least 1 number**



**Click Sign Up**



Note: If registered on or before November 24, 2021, your Username will be the email that you registered with and the suffix '.maricopa'. All users registered after this date will log in with an email address only.

Example Username:

On or before November 24, 2021  
user@gmail.com.maricopa

After November 24, 2021  
user@gmail.com

 janedoe@gmail.com

 .....

Log in

[Forgot your password?](#)

[Not a member?](#)

[Are you an employee? Login here](#)

If you are already registered, log in with your username & password.

The username is the email address used to register.

Remember, if registered before Nov. 24, 2021, the username will be the email address followed by '.maricopa'.



# Welcome to the Maricopa County Assessor's Office Customer Portal

The Maricopa County Assessor's Office customer portal provides property owners and their representatives the opportunity to do business online.

From the Customer Portal Home Screen, Select *File an Appeal*



File an Appeal



Organizational Exemption



Register Rental



Senior Valuation Protection



Personal Exemption



Search Properties



Update Property Class



Update Mailing Address



Contact Us



# Select a property type to begin

*Only real property or secured mobile homes are open for appeals at this time*

The screenshot shows the user interface of the Maricopa County Assessor's website. At the top left is the Maricopa County logo and a profile for Eddie Cook, Maricopa County Assessor. The navigation menu includes Home, My Valuation Appeals, My Senior Valuation Protections, My Rental Registrations, and More. A blue banner reads "Please search for property to start file a valuation appeal". Below this is a search form with a dropdown menu for "Property Type" (options: Real Property, Mobile Home, Business Personal Property), a search input field with the placeholder "Search for Parcels, Addresses and more", and a dark blue "Search" button. A large orange arrow points to the "Search" button. To the right is a "Favorited Properties" section with a star icon and the text "Please search properties and click star to add to favorite list."

## Enter your parcel number or address

## Click Search



**Please search for property to start file a valuation appeal**

\* Property Type

Real Property

13442 N MOUNTAIN SIDE DR B FOUNTAIN HILLS 85268

Search

Please click one of the APN/ Account Number to start your application

APN	Owner	Address	Subdivision	MCR	Property Type
<a href="#">17627011</a>	MCGINN CHRISTINE A	13442 N MOUNTAIN...	MOUNTAIN SUN CO...	59213	CONDO
<a href="#">17627012</a>	JOHNSON WILLIAM C	13442 N MOUNTAIN...	MOUNTAIN SUN CO...	59213	CONDO
<a href="#">17627013</a>	123456 US LIMITED	13442 N MOUNTAIN...	MOUNTAIN SUN CO...	59213	COMMON AREA

**A list of matches will generate**


**Click on the blue APN link to select the property for which you are filing an appeal**

1. Select the  to save the parcel to your favorites list to track progress

2. Select File Appeal to begin


Please search for property to start file a valuation appeal

\*Property Type: Real Property  Search

Property Information	
Parcel #	17627013 
Owner	123456 US LIMITED
Address	13442 N MOUNTAINSIDE DR B FOUNTAIN HILLS 85268
Mailing Address	12031A N LAMONT DR, FOUNTAIN HILLS, AZ 85268
Legal Class	AG / VACANT LAND / NON-PROFIT R/P

Valuation Appeal Information

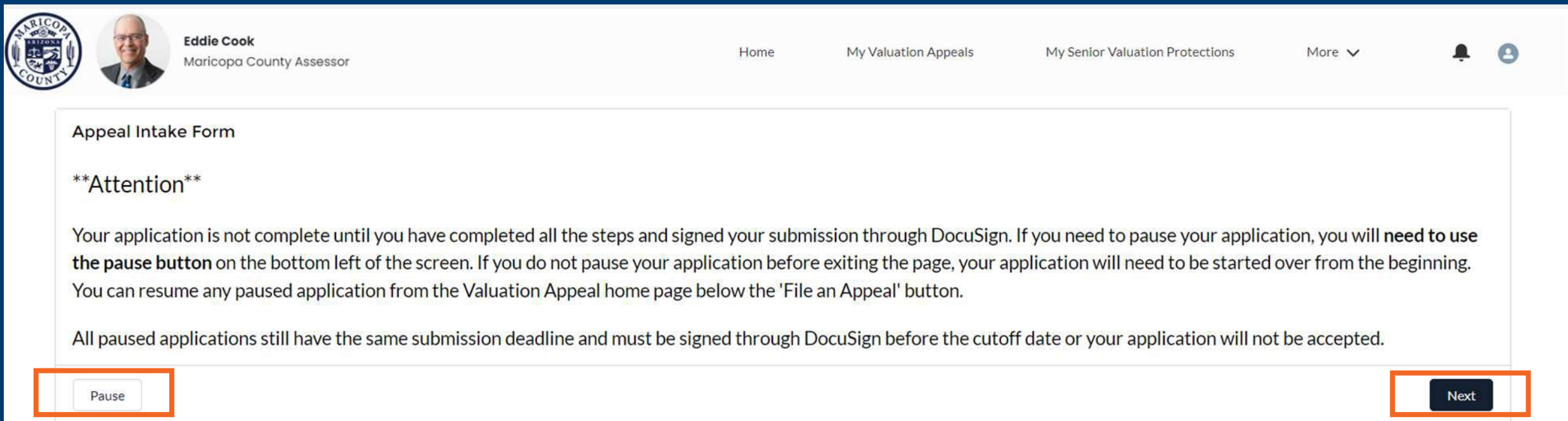
Please file valuation appeal on clicking File an Appeal button.

Favorited Properties 

Please search properties and click star to add to favorite list.

This screen will pop up, informing you that your appeal can be paused at any time during the process by selecting the Pause button for you to return to and complete later.

Paused petitions must be completed and signed by the appeal deadline to be accepted.



The screenshot shows the Maricopa County Assessor's website interface. At the top left is the Maricopa County logo and a profile for Eddie Cook, Maricopa County Assessor. The navigation menu includes Home, My Valuation Appeals, My Senior Valuation Protections, and More. The main content area is titled 'Appeal Intake Form' and contains the following text:

**\*\*Attention\*\***

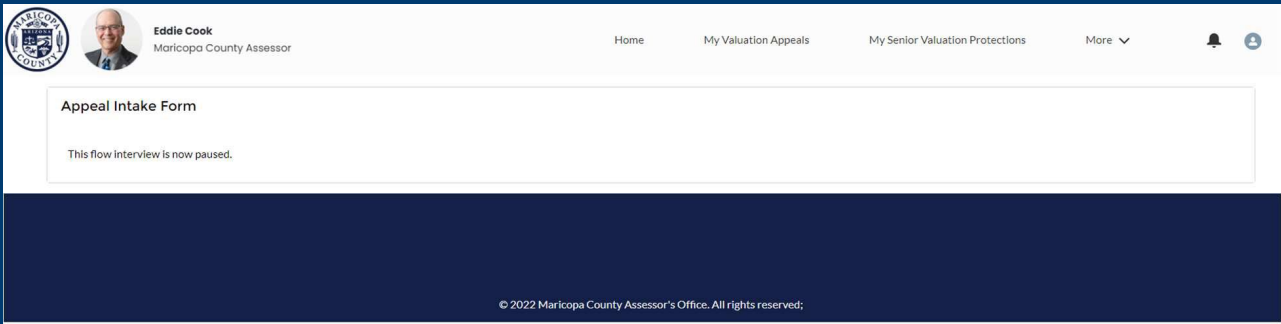
Your application is not complete until you have completed all the steps and signed your submission through DocuSign. If you need to pause your application, you will **need to use the pause button** on the bottom left of the screen. If you do not pause your application before exiting the page, your application will need to be started over from the beginning. You can resume any paused application from the Valuation Appeal home page below the 'File an Appeal' button.

All paused applications still have the same submission deadline and must be signed through DocuSign before the cutoff date or your application will not be accepted.

At the bottom of the form, there are two buttons: 'Pause' on the left and 'Next' on the right. Both buttons are highlighted with an orange rectangular border.

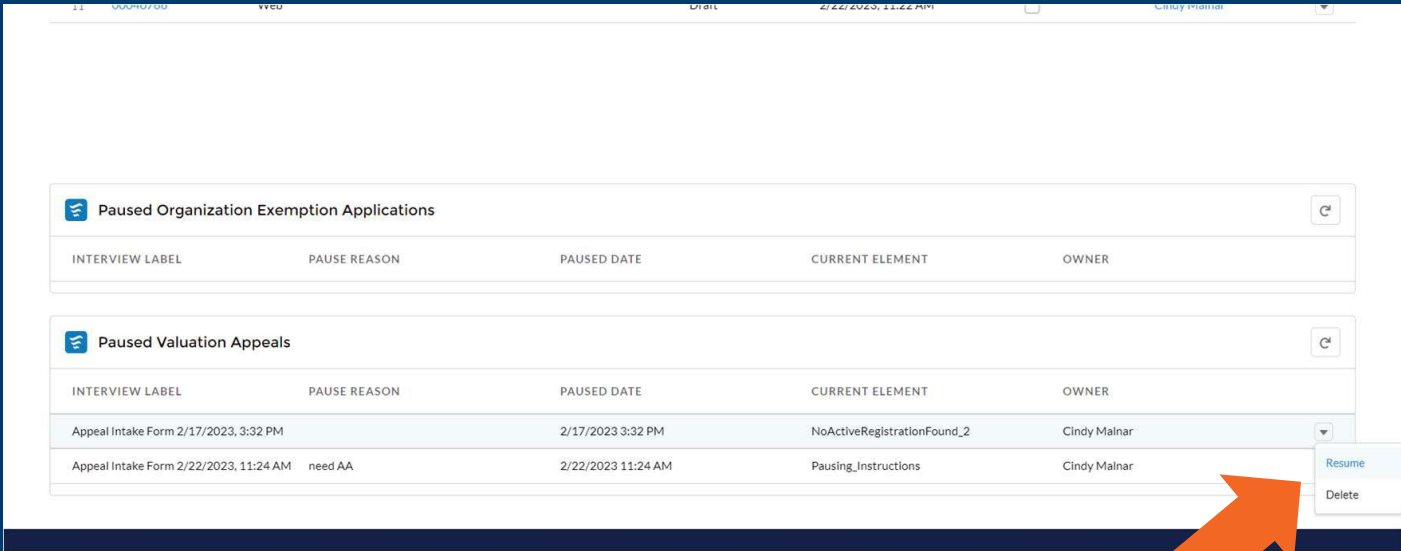
Click Next



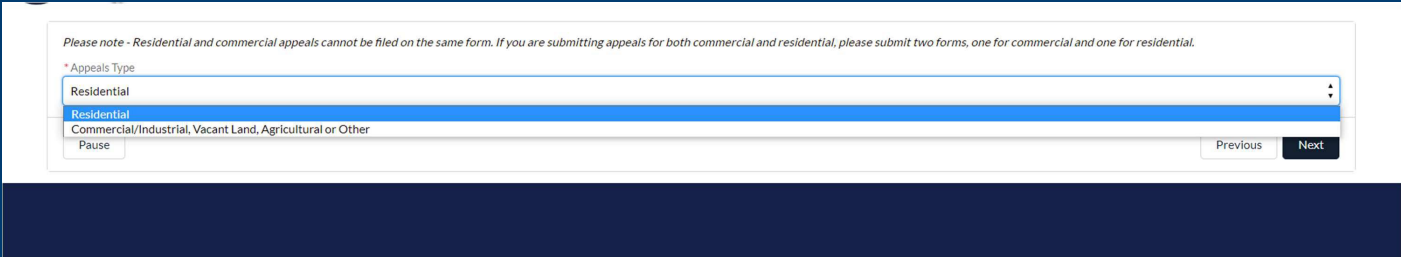


You will see this screen if you choose to pause your appeal.

1. To continue a paused appeal, sign back into the Customer Portal
2. From the Home Page, select My Valuation Appeals
3. Scroll to the bottom of the page to look for Paused Valuation Appeals
4. Click the arrow to the right of the appeal and select Resume



**You must select a property type from the pull-down options.**



Review the instructions

Acknowledge

Select next to proceed



[Home](#)

[My Valuation Appeals](#)

[My Rental Registrations](#)

[My Organization Exemptions](#)

[My Support Cases](#)

### INSTRUCTIONS RESIDENTIAL PETITION FOR REVIEW OF VALUATION

Read these instructions before completing the petition.  
Remember to keep a copy of the form for your records.

Use the [Petition for Review](#) to appeal the full cash (market) value or classification of property shown on the Notice of Valuation.

- Information necessary to complete this petition is contained on the Notice of Valuation. Additional information regarding your property value or classification may be obtained from the County Assessor in the county in which the property is located.
- You may file an appeal on your own or name an agent to represent you in the administrative appeals process. If an agent is designated, an Agency Authorization form (DOR 82130AA) must accompany the Petition for Review.

#### COMPLETING THE FORM

- Complete items 1 through 8 where applicable and **keep a copy for your records.**
- You are required to notify the Assessor if you rent your property to someone other than a family member as defined in A.R.S. § 42-12053(A). Indicate this in Item 2.
- You **MUST** state the method or methods of valuation on which you are basing your appeal and provide substantial information justifying your opinion of value in Item 5.

If your appeal is based on:

1. **The market sales approach**, include the full cash value for at least one comparable property within the same geographic area as the property in question, or the sale of the property in question.
2. **The cost approach**, include all costs (materials, labor, architectural fees, construction finance costs, builder's profit, etc.) to build or rebuild your residence, plus the land value.
3. The classification of your primary residence, please attach documentation such as copies of your •Driver's License •Voter Registration Card •Copy of a portion of your last Income Tax Return (only name and address section) in addition to Utility Bill or Motor Vehicle Registration.

- You may request a meeting with the County Assessor's staff by checking the appropriate box in Item 8. If you are unable to meet with the Assessor's staff at the time and place set by the Assessor, you may submit written evidence to support the petition before the date of the meeting. All issues raised must be included on the Petition for Review.
- **Keep a copy of all information that is submitted to the Assessor.**
- **Please be sure to sign the appeal in Item 8.**

I acknowledge and Ready to Begin

[Pause](#)

[Previous](#)

[Next](#)



[Home](#)

[My Valuation Appeals](#)

[My Rental Registrations](#)

[My Organization Exemptions](#)

[My Support Cases](#)

## Appeal Intake Form

Who is appealing the property?

- The Property Owner
- An Agent or Attorney on Behalf of the Owner

[Pause](#)

[Previous](#)

[Next](#)

**Choose who is appealing the property  
Select next**





**1. Choose if you're filing a single appeal or for multiple parcels and select next**


The screenshot shows the Maricopa County website header with the logo and navigation links: Home, My Valuation Appeals, My Rental Registrations, My Organization Exemptions, and My Support Cases. The main content area is titled 'Appeal Intake Form' and contains the instruction: 'Please select whether you are filing a single appeal or multiple parcel appeal'. Below this, there is a bulleted list: '• Select that you are filing a single appeal if you are appealing a single property (Most Common)'. A note below the list reads: 'Select that you are filing a single appeal for multiple parcels if you have multiple properties that are adjacent to each other and appealing the collective value as a single economic unit'. Two radio button options are present: 'I am filing a single appeal' (which is selected) and 'I am filing a single appeal for multiple parcels'. A 'Pause' button is on the left, and 'Previous' and 'Next' buttons are on the right. An orange box highlights the radio button options.

**2. Upload any necessary or required supporting documents**

The screenshot shows the Maricopa County website header with the logo and navigation links: Home, My Valuation Appeals, My Rental Registrations, My Organization Exemptions, and My Support Cases. The main content area is titled 'Download the form here' and contains a link to 'AgentForm'. Below this, there is a section titled 'Upload Agent Authorization Form' with an 'Upload Files' button and 'Or drop files' text. A text input field for 'Department of Financial Institutions License Number' is visible below. A 'Pause' button is on the left, and 'Previous' and 'Next' buttons are on the right. An orange box highlights the 'Upload Files' button and the license number field.

# 1. Confirm the owner information

## 2. Provide a valid phone number

 Home My Valuation Appeals My Rental Registrations My Organization Exemptions My Support Cases

### Appeal Intake Form

All communication will be sent to the property owner address on file:  
3107 N 47TH DR, PHOENIX, AZ, 85031, USA

\*Phone number for correspondence regarding this application (7 numbers Only)

Complete this field.

If communication should be mailed to a different address, please select here

Pause Previous Next

1. Confirm the basis for your appeal
2. Enter the parcel number of the property(s) you wish to appeal and select next



[Home](#)

[My Valuation Appeals](#)

[My Rental Registrations](#)

[My Organization Exemptions](#)

[My Support Cases](#)



### Appeal Intake Form

#### Basis of Appeal

Please select at least one basis of appeal

Market Sales Approach

Please cite at least one comparable property from within the same geographic area, or cite the sale of the subject property

\* Please enter parcel numbers of similar properties

Cost Approach

Other

[Pause](#)

[Previous](#)

[Next](#)



Complete all  
required  
fields and  
select next



Home

My Valuation Appeals

My Res

Values Shown on Notice of Value:

Full Cash Value:

\$184,100

Limited Property Value:

\$104,603

Property Class:

3.1

Property Use Code:

0131

Property Description:

MARYVALE TERRACE 12 LOT 4560

Assessment Ratio:

10.0%

*If you are only appealing the legal classification of the parcel, then please enter the same ca*

\* Owner's Opinion of Full Cash Value

Complete this field.

\* Owner's Opinion of Limited Property Value

\* Owner's Opinion of Legal Class **1**

--Not Contesting Legal Value--

Owner's Opinion of Assessment Ratio **1**

Any Other Documentation To Support Appeal



[Home](#)

[My Valuation Appeals](#)

[My Rental Registrations](#)

[My Organization Exemptions](#)

[My Support Cases](#)



### Signature Pending

The application is not complete until you sign the application form. Please click on Next to sign the application and complete the submission process.

Please proceed by using the Next button below. Navigating away from this screen by any other means, or pressing the browser back button on the DocuSign screen will void your application.

[Pause](#)

[Next](#)



**Your appeal is not complete until it is signed electronically; select next to proceed**

You will be taken to DocuSign to review & sign your petition.

Select finish when completed.

Please review the documents below.

**FINISH** **OTHER ACTIONS**

**START**


ADDRESS \_\_\_\_\_ CITY, STATE, ZIP CODE \_\_\_\_\_  
AGENTS ONLY: DEPT. OF FINANCIAL INSTITUTIONS LICENSE NUMBER \_\_\_\_\_ SRO# NUMBER \_\_\_\_\_

5. BASIS FOR THIS PETITION: MARKET SALES APPROACH  COST APPROACH  OTHER  (explain below)  
Additional documents submitted must contain the parcel number and be attached to the petition in order to be considered by the Assessor. Evidence contained in this appeal could be the basis for either increasing or decreasing the valuation or changing the classification.

214-76-808

6. VALUE SHOWN ON NOTICE OF VALUE	FULL CASH VALUE \$ 184,100	LIMITED PROPERTY VALUE \$ 204,685	PROPERTY CLASS B1	ASMT RATIO 10%
7. OWNER'S OPINION OF VALUE	FULL CASH VALUE \$ 145,000	LIMITED PROPERTY VALUE \$ 95,000	PROPERTY CLASS B	ASMT RATIO %

8. I HEREBY AFFIRM THAT ALL INFORMATION INCLUDED OR ATTACHED IS TRUE AND CORRECT.

Please Sign Here:  \_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE \_\_\_\_\_ TELEPHONE NUMBER \_\_\_\_\_ EMAIL ADDRESS \_\_\_\_\_

TO REQUEST A MEETING WITH THE COUNTY ASSESSOR'S STAFF CHECK HERE

ASSESSOR'S DECISION	FULL CASH VALUE \$	LIMITED PROPERTY VALUE \$	PROPERTY CLASS	ASMT RATIO
BASIS FOR DECISION: _____				
_____	_____	_____	_____	_____
DATE RECEIVED	DATE DECISION MADE	REVIEWED BY	ASSESSOR OR CHIEF DEPUTY	

BOARD OF EQUALIZATION DECISION	FULL CASH VALUE \$	LIMITED PROPERTY VALUE \$	PROPERTY CLASS	ASMT RATIO
BASIS FOR DECISION: _____				
_____	_____	_____	_____	_____
DATE RECEIVED	DATE DECISION MADE	CHAIRMAN OR CLERK OF THE BOARD		

2023\_00018020\_10748047\_ams\_Appeal 1 of 1

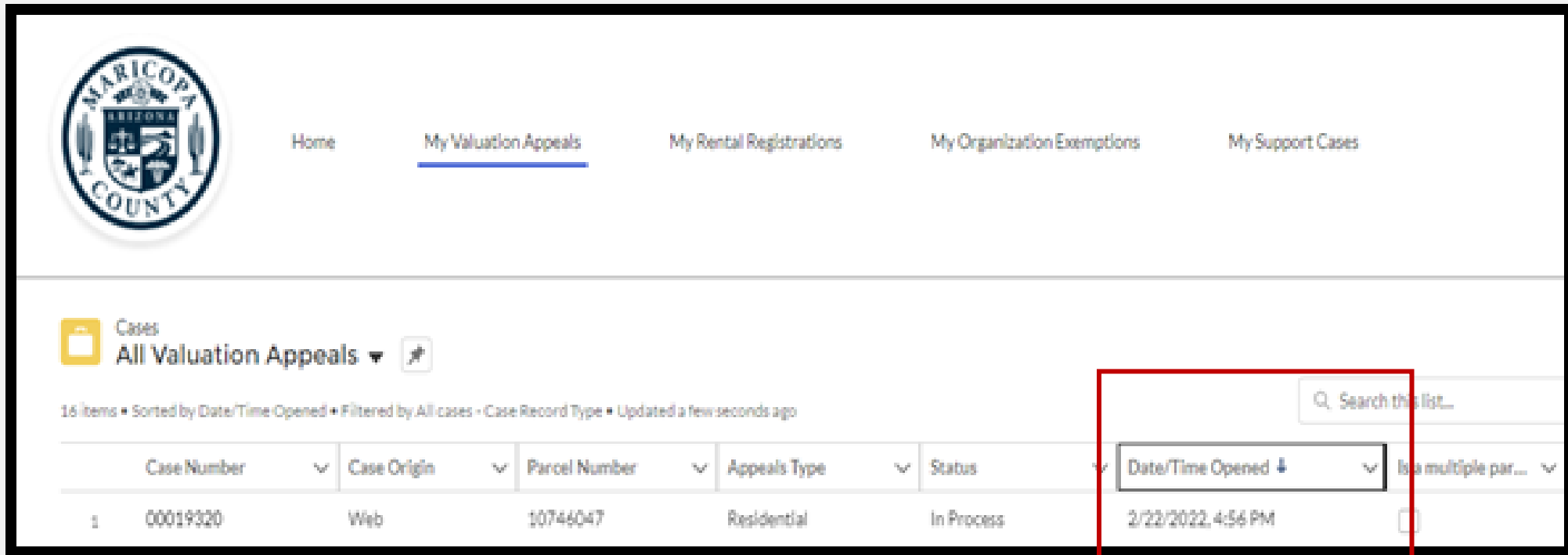
**FINISH**






# Your appeal is complete!

## To view your appeal in process, select:

- A. My valuation appeal
- B. All valuation appeals
- C. Sort by date



 Home My Valuation Appeals My Rental Registrations My Organization Exemptions My Support Cases

 Cases  
All Valuation Appeals 

16 items • Sorted by Date/Time Opened • Filtered by All cases • Case Record Type • Updated a few seconds ago

Search this list...

	Case Number	Case Origin	Parcel Number	Appeals Type	Status	Date/Time Opened	Is a multiple par...
1	00019320	Web	00746047	Residential	In Process	2/23/2022, 4:56 PM	<input type="checkbox"/>