

WHAT IS A NOTICE OF VALUE?

Each year the Assessor mails a "Notice of Value" to every property owner. This notice informs the owner of the total assessed value, property description and any exemptions applied to the property. Roosevelt County typically mails notices in March of each year. Please review your notice and follow any applicable instructions on the back of the form. You have 30 days from the mailing date on the form to apply for any exemptions, freezes or to appeal your valuation.

WHAT IF YOU DISAGREE WITH YOUR VALUATION?

Property owners may appeal the value or classification determined for their property by filing a petition of protest with the assessor's office within 30 days of the mailing date shown on the notice of value. Protest forms are available on our website under forms or can be obtained from our office.

WHY DID MY PROPERTY VALUE INCREASE BY 3% WHEN THE MARKET IS FLAT OR DECLINING?

More than likely the value of your residential property was increased 3% because the assessor's valuation was capped when property values were increasing by much more than 3% in the past eight or nine years. The law limiting increases in residential property values to 3% per year went in to effect in 2001. Therefore, the assessor's capped value may be much lower than the current market value of the property and must be reappraised and increased by up to the 3% limitation each year.

WHEN IS THE TIME TO APPLY FOR EXEMPTIONS OR THE VALUATION FREEZE?

The time to apply for the head of family, veterans, 100 percent disabled veteran's exemptions or the valuation freeze is from January 1st of each tax year to 30 days after the official date of mailing of the assessor's Notice of Value as shown on the notice. The Roosevelt County Assessor's Office typically mails out in March of each year. This time frame is the only time that you may apply for these exemptions and/or the valuation freeze.