

Business Personal Property Tax for 2025 Tax Year

Property tax returns are due April 1.

If you have not forwarded your information to us, the following may be important to you.

Starting in tax year 2026, the **Business Personal Property Statutory Exemption** has increased to **\$500,000** for qualifying property classes in Arizona.

If the property's **Full Cash Value (FCV)** is **below the \$500,000 exemption amount** **and** the business **has not acquired assets** in a quantity resulting in a FCV over the statutory exemption, ***you may not need to file.***

How do I know?

1. Locate your account number. It can be found on your most recent: Notice of Value (NOV), Business Personal Property Statement (*BPP Form 82520*), or Personal Property Tax Bill from the County Treasurer
2. For property located in Maricopa County, go to the Assessor's website, mcassessor.maricopa.gov, enter your account number in the Search Bar, and view the details. If you do not have your account number, you can search by business name (or DBA name).
 - If the FCV for 2025 was **over \$500,000**, you **should e-file** your 2026 BPP Statement linked here <https://mcassessor.maricopa.gov/form520/>
 - If the FCV for 2025 was **under \$500,000**, identify the total acquisition cost of assets purchased last year (if any) and **multiply by 2.5%**. **Add** that number **to last year's FCV**.
 - If **more than \$500,000**, you **should e-file** your 2026 BPP Statement. (*If you have multiple accounts, add them together to determine the total value*).
 - If the estimated value is **under \$500,000**, **CONGRATULATIONS!** You **do not** need to file for 2026.

What is Personal Property Tax?

Personal property tax is a tax on the personal property of a business such as office equipment, office furniture, store fixtures, some leasehold improvements, and supplies. Specifically excluded are vehicles which are taxed as part of the automobile registrations, and real estate (land and buildings) which are taxed separately.

Requirement to File Business Property Statement (DOR Form 82520) for Commercial Business Property

The current exemption amount can be found in the Personal Property Manual that is published each year by the Arizona Department of Revenue linked here.

https://azdor.gov/sites/default/files/2023-03/PROPERTY_BusinessPersonalProperty.pdf

How to Handle your Property Tax Filing Requirements

If you do not receive property tax forms, your business may not be on the tax rolls of the county. If you are not on the property tax rolls, and your property is greater than the current exemption amount, you should consider filing these returns. If you are on the property tax rolls and do not receive your property tax form, it is available at the County Assessor's office.

Read more about Arizona Personal Property Tax here

https://azdor.gov/sites/default/files/2023-03/PUBLICATION_2014_545.pdf

You can also find Publication 545 on the list of all publications at this link:

<https://azdor.gov/reports-statistics-and-legal-research/publications>

We Can Help

Many of our clients do their own property tax returns. Other clients are below the exemption amount, so no filing is required.

If you have not received your property tax form by February 15, and believe your property is easily over the exemption amount, this could be an indication that you are not on the property tax rolls. Again, we recommend that you consider filing the property tax return.

We can complete the form for you if you like, but you need to let us know before our deadline date of February 28. If we do not hear from you by that date, we will assume you do not want us to do anything to assist you.

Sincerely,

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