

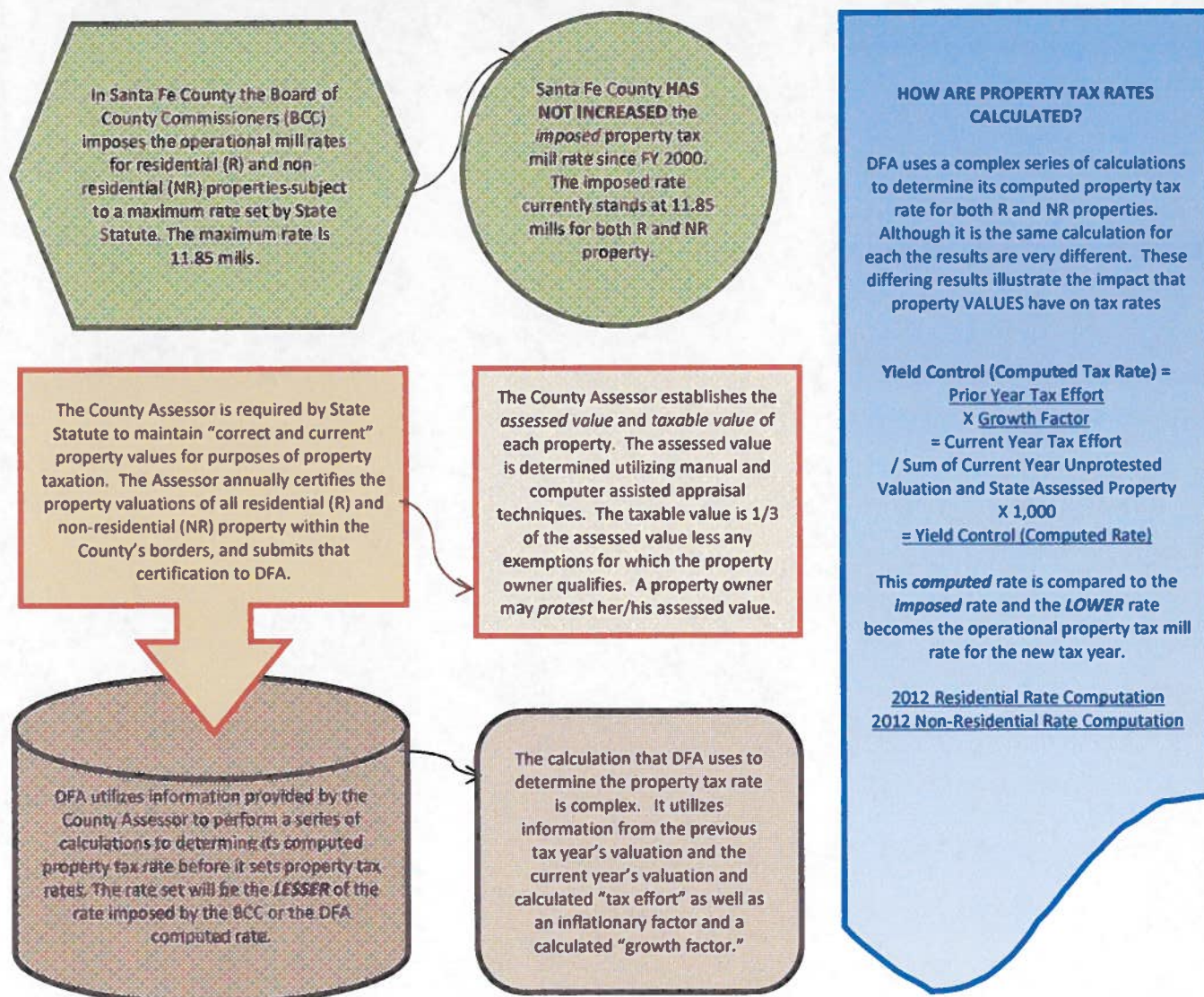


Santa Fe County Fiscal Year 2013 Budget

SUPPLEMENTAL INFORMATION PROPERTY TAXES

Property taxes and tax rates for all property located in Santa Fe County may be estimated through the use of the “yield control calculation.” This is the calculation utilized by the State of New Mexico to set property tax rates and verify the validity of property tax revenue estimates budgeted by taxing entities. The “yield control calculation” is a complex set of calculations used for operational mill rates using a growth factor and the assessed value for current and immediately preceding tax years. Historically, the County has budgeted its property tax revenue very conservatively, then when actual collections are higher than budgeted the excess “fell” to our cash reserves. This in turn has left the County in good financial health with General Fund reserves adequate to support operations for programs not typically funded by the General Fund.

Below is a graphical representation of how property tax rates are set.



Santa Fe County

Fiscal Year 2013 Budget



SUPPLEMENTAL INFORMATION

PROPERTY TAXES – Yield Control Calculation

PROPERTY TAX REVENUE CALCULATION FOR COUNTIES (ESTIMATED REVENUE - FOR BUDGET PLANNING PURPOSES ONLY)							
	TAX YEAR: <u>2012</u> COUNTY: <u>Santa Fe County</u>						
STEP I. Obtain prior year property tax rate from the Local Government Division (LGD) website:							
1) www.nmdfa.state.nm.us 2) Click on "Local Government" link on left side of screen. 3) Click on "Budget & Finance Bureau" link on left side of screen. 4) Click on "Property Taxes & Annual Reports" link on left side of screen. 5) Under "Certificate of Property Tax" section, click on the most current spreadsheet (i.e. "Certificate of Property Tax 2007"). 6) Click on the appropriate county name. 7) Printout the entire certificate of tax rates. 8) In the box below, enter the applicable County Operational rate for property type:							
Prior Year Operational Rate: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><i>Residential</i></td> <td style="width: 15%; border: 1px solid black; text-align: center;">4.891</td> <td style="width: 55%;"></td> </tr> <tr> <td><i>Non-Residential</i></td> <td style="border: 1px solid black; text-align: center;">11.860</td> <td><i>(enter to the 3rd decimal as shown on tax certificate, for example, enter as 1.562)</i></td> </tr> </table>		<i>Residential</i>	4.891		<i>Non-Residential</i>	11.860	<i>(enter to the 3rd decimal as shown on tax certificate, for example, enter as 1.562)</i>
<i>Residential</i>	4.891						
<i>Non-Residential</i>	11.860	<i>(enter to the 3rd decimal as shown on tax certificate, for example, enter as 1.562)</i>					
STEP II. Obtain the current <u>imposed</u> property tax rate from the County Manager's office, or LGD:							
1) The County Manager's office will have the current imposed operational rate as per Commission approved resolution(s). 2) The imposed operational rate used in prior year property tax rate calculations is also available from LGD. 3) Statutory limits are as follows (per 7-37-7, NMSA 1978): County operational rate: \$11.85 for each \$1,000 of net taxable value of residential and non-residential property allocated to the county. 4) In the box below, enter the current imposed operational rate (note: this rate will apply to both RESIDENTIAL and NON-RESIDENTIAL properties, refer to 7-37-7A, NMSA 1978.)							
Current Imposed Oper. Rate: 11.860 <i>(enter to the 3rd decimal, for example, enter as 7.650)</i>							
STEP III. Obtain the additional <u>proposed</u> (if any) property tax rate from the County Manager's office:							
1) If the County has already imposed the maximum allowable rate (see STEP I.3 above), enter zero "0" in the box below and proceed to STEP IV. 2) The County Manager's office is aware of any proposed rate increases, or will have copies of Commission approved resolution(s) imposing the additional rate. 3) The newly imposed "additional" rate is not subject to the yield control formula only in the first year of imposition; however, it will be subject to yield control in subsequent years. Note that the previously imposed rate remains subject to yield control. 4) In the box below, enter the newly imposed operational rate (note: this rate will apply to both RESIDENTIAL and NON-RESIDENTIAL properties, refer to 7-37-7A, NMSA 1978.)							
Newly Imposed Additional Rate: 0.000 <i>(enter to the 3rd decimal, for example, enter as 0.500)</i>							
STEP IV. Obtain the current year's or prior year's inflation factor from LGD:							
1) Contact LGD for the inflation factor to be used in the calculation of the current year's property tax rates. 2) If the inflation factor is not yet available, use the previous year's inflation factor. 3) Note: the statutory maximum inflation factor is 5%. 4) In the box below, enter the inflation factor (note: factor applies to both RESIDENTIAL and NON-RESIDENTIAL property tax rate calculations.)							
Inflation Factor: 0.0330 <i>(enter to the 4th decimal, for example, enter 4.92% as 0.0492)</i>							
STEP V. Obtain the property tax collection rate from the County Treasurer:							
1) Ask County Treasurer for the current property tax collection rate. 2) LGD is compiling property tax collection rates for all counties and will make the data available on the LGD website in the near future. 3) If the exact collection rate is not available, it can be estimated based on prior year collection rates. 4) In the box below, enter the county property tax collection rate.							
Property Tax Collection Rate: 96.35% <i>(enter to the 2nd decimal, for example, enter as 97.50)</i>							
STEP VI. Obtain current property valuation data from County Assessor that will be entered in the tables below:							
1) PTD-03 forms for County. 2) The most recent state assessed property valuation data received from the Property Tax Division. (note: state assessed valuations only apply to non-residential property.)							

The above several calculations are the first steps in the Yield Control Calculation. Notice it uses prior year set rates, current imposed rates, any new mills imposed, an inflation factor, and the prior year collection rate. Once all of this information is entered into the worksheet, the current year valuations are applied to provide tax rate information and information from which to estimate property tax revenue.

Santa Fe County
Fiscal Year 2013 Budget



SUPPLEMENTAL INFORMATION
PROPERTY TAXES – Yield Control Calculation (cont'd)

PROPERTY TAX REVENUE CALCULATION FOR COUNTIES (ESTIMATED REVENUE - FOR BUDGET PLANNING PURPOSES ONLY)			
			TAX YEAR: <u>2012</u>
			COUNTY: <u>Santa Fe County</u>
(PTD-03)			
RESIDENTIAL	Assessor's Values Only	State Assessed Values	TOTALS
Previous Year Base	\$5,217,713,499		\$5,217,713,499
Current Year Net New Valuation	\$40,489,551		\$40,489,551
Current Year Valuation Maintenance	\$30,482,417		\$30,482,417
Total Current Year Valuation	\$5,288,685,467		\$5,288,685,467
(PTD-03)			
NON-RESIDENTIAL	Assessor's Values Only	State Assessed Values	TOTALS
Previous Year Base	\$1,579,762,024	\$119,745,937	\$1,699,507,961
Current Year Net New Valuation	\$39,588,982		\$39,588,982
Current Year Valuation Maintenance	(\$149,660,702)		(\$149,660,702)
Total Current Year Valuation	\$1,469,690,304	\$119,745,937	\$1,589,436,241
RESULTS:			
1) The "estimated" property tax revenue, based on the data entered in STEPS I through VI is:			
"Estimated" Property Tax Revenue:		"Estimated" Property Tax Revenue:	
RESIDENTIAL	\$25,324,892	NON-RESIDENTIAL	\$17,959,000
TOTAL Tax Revenue		\$43,283,892	
Tax Revenue Increase		\$0 (revenue increase generated by additional imposed rate)	
2) The "estimated" property tax revenue should be used for budget planning purposes only, as the official certified property tax rates are not available until early September. Below are the "estimated" operational rates based on the information entered in STEPS I through VI:			
RESIDENTIAL Operational Rate	5.022	NON-RESIDENTIAL Operational Rate	11.850

For property tax year 2012 which runs from November 1, 2012 to October 31, 2013, the operational mill rate for Santa Fe County residential property is 5.022 mills and 11.850 for non-residential property. Add to it the mill rates for debt and for all other taxing entities and the total mill rate for a property is reached. This may vary significantly from district to district within the County.



Santa Fe County Fiscal Year 2013 Budget

SUPPLEMENTAL INFORMATION PROPERTY TAXES

PROPERTY TAX HISTORY - VALUATION, BILLING, AND COLLECTION

TAX YEAR	FISCAL YEAR	TAXABLE VALUATION ASSESSMENT	PERCENT GROWTH FROM PRIOR YR	ALL TAXING ENTITIES PROPERTY BASE TAX BILLED	PERCENT GROWTH FROM PRIOR YR	SANTA FE COUNTY ONLY CURRENT & PRIOR PROPERTY TAXES COLLECTED IN FISCAL YEAR	PERCENT GROWTH FROM PRIOR YR
2003	FY 2004	4,053,243,194	6.9%	82,072,484	11.4%	24,624,859	9.0%
2004	FY 2005	4,374,594,709	7.9%	84,680,206	3.2%	26,733,054	8.6%
2005	FY 2006	4,998,298,050	14.3%	100,937,224	19.2%	28,735,831	7.5%
2006	FY 2007	5,405,014,763	8.1%	105,158,861	4.2%	32,336,199	12.5%
2007	FY 2008	6,074,890,750	12.4%	121,452,395	15.5%	35,083,939	8.5%
2008	FY 2009	6,550,808,646	7.8%	133,564,054	10.0%	38,234,755	9.0%
2009	FY 2010	6,633,131,738	1.3%	142,298,704	6.5%	42,316,634	10.7%
2010	FY 2011	6,790,955,279	2.4%	148,919,734	4.7%	44,720,349	5.7%
2011	FY 2012	6,784,438,899	2.3%	150,685,186	1.2%	46,096,621	3.1%
2012	FY 2013	6,878,101,797	1.3%				

