



# ASSESSOR'S OFFICE HELP GUIDE



Isaiah F. Romero, NMCA  
County Assessor

Ivan Barry, NMCA  
Chief Deputy Assessor

Greetings from the Office of the Santa Fe County Assessor! 2025 was a busy and rewarding year filled with many accomplishments. One of our most notable achievements was earning recertification for the Certificate of Excellence in Assessment Administration from the International Association of Assessing Officers in September. This recognition reflects a true team effort, and we are incredibly grateful for the dedicated and talented staff who make this work possible every day.

As we moved into 2026, Assessor Romero and Deputy Assessor Barry were actively engaged in supporting HB 285 during the 2026 legislative session. This legislation focused on strengthening the Disabled Veterans Property Tax Exemption. We would like to extend our sincere appreciation to the New Mexico Department of Veterans' Services (NMDVS), the New Mexico Taxation and Revenue Property Tax Division, New Mexico Counties, and the New Mexico Counties Assessors' Affiliate for their collaboration and partnership. This legislation provides clearer structure and guidance, allowing us to better serve and support veterans seeking the exemptions they have earned. In preparation for the bill's passage, our office conducted numerous outreach events across the county, assisting veterans in applying for the exemptions for which they qualify.



2026 Office of the Santa Fe  
County Assessor

Looking ahead, we are pleased to share our May 2026 outreach schedule as we continue the services we have proudly offered for many years. Our team will bring technology and resources directly to remote areas of the County to help property owners apply for exemptions, file protests, and get answers to questions about their property values. We are especially excited to host an outreach event for the first time in Madrid, NM at the Madrid Fire Station. We're looking forward to connecting with community members and serving you throughout Santa Fe County this year. Thank you for your continued trust in our office.

## How Property Values are Determined

Each year, the Assessor's Office reviews properties to ensure assessed (taxable) values are accurate and records are current, including property characteristics, improvements, and classification. Keeping records up to date promotes fair and consistent assessments.

For qualifying residential properties, New Mexico law limits annual increases in assessed value to no more than 3% of the prior year's value, even if market conditions suggest a higher amount. This cap applies only to qualifying residential properties and does not apply in all situations.

Events such as a change in ownership, significant improvements, a change in classification, or a property being added to the tax roll require reassessment at current market value. After reassessment, the 3% cap may apply in future years if the property qualifies.

Properties not protected by the 3% cap are assessed using recent sales and market data for comparable properties to ensure fair valuation based on current characteristics and local market conditions.

## May Outreach Schedule

- » **Friday, May 8, 2026 from 4:00pm - 6:00pm**  
*Nancy Rodriguez Community Center*
- » **Monday, May 11, 2026 from 11:00am - 1:00pm**  
*Edgewood Senior Center*
- » **Wednesday, May 13, 2026 from 11:00am - 1:00pm**  
*La Cienega Community Center*
- » **Thursday, May 14, 2026 from 4:00pm - 6:00pm**  
*Pojoaque Satellite Office*
- » **Monday, May 18, 2026 from 11:00am - 1:00pm**  
*Madrid Firehouse*
- » **Wednesday, May 20, 2026 from 11:00am - 1:00pm**  
*Santa Cruz Senior Center*
- » **Thursday, May 21, 2026 from 11:00am - 1:00pm**  
*Eldorado Senior Center*
- » **Tuesday, May 26, 2026 from 4:00pm - 6:00pm**  
*Edgewood Senior Center*
- » **Thursday, May 28, 2026 from 11:00am - 1:00pm**  
*Virtual Outreach, please call for appointment*



## OFFICE OF THE SANTA FE COUNTY ASSESSOR

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# Your Notice of Value: An Important Part of the Property Tax Process

Each year, the Assessor's Office mails every property owner a Notice of Value (NOV). This notice contains important information about your property, including the assessed value, property description, and any exemptions applied. Santa Fe County typically mails the NOV on or around April 1 each year (this year, May 1).

The assessed value listed on your NOV is used to calculate your property taxes. Please review your notice carefully and follow the instructions provided below.

## Disagree with your valuation?

If you believe the assessed value or classification of your property is incorrect, you have the right to file a petition of protest with the Assessor's Office. This petition must be submitted within 30 days of the official mail date of your NOV.

To file a protest, you can complete the required forms, which are available online on our website or in person at the Assessor's Office.

Filing a petition allows our office to review the information about your property, consider any supporting documentation you provide, and ensure that your property is valued fairly.

For assistance with completing a petition or to learn more about the protest process, contact our office — our staff are available to answer questions and guide you through the process.

## TAXPAYER BENEFITS & EXEMPTIONS: Do you qualify for a tax payer benefit?

### HEAD OF FAMILY EXEMPTION

The Head of Family Exemption provides a \$2,000 reduction to the taxable value of your residential property. Only one person per household may claim the exemption, and it may be applied in only one county within the state. Dependents are not required to qualify. The amount of tax savings will vary depending on the tax district where the property is located. Once approved, the exemption remains in effect until change in ownership or change of use.

### VETERAN'S EXEMPTION

The Veteran's Exemption is a \$10,000 reduction in the taxable value of your real estate. Any honorably discharged Veteran (or the Veteran's unmarried surviving spouse) who has applied with the New Mexico Department of Veterans' Services (NMDVS) and has been issued a "Certificate of Eligibility" may qualify for this benefit. For first time applicants, the certificate must be presented to the Assessor's Office within the deadline. Once the exemption is claimed and applied, it remains applied to the property until there is a change in ownership or a change in use. With this exemption your savings in taxes will depend on which tax district your property lies.

### DISABLED VETERAN EXEMPTION

The Disabled Veteran's Exemption is a percent reduction in the taxable value of your real estate. Based on the service connected disability rating, a Veteran or the Veteran's unmarried surviving spouse, may qualify for up to a 100% exemption from property taxes on their primary residence. Eligibility requires a Certificate of Eligibility issued by the NMDVS. Once approved, the exemption remains in effect until change in ownership or change of use. Other circumstances may apply.

### VALUATION FREEZE

If you are 65 years or older or permanently disabled (at any age) AND had a modified gross income of \$44,200 or less in 2025, you may apply for a property valuation freeze for your residence. Applications must be submitted along with proof of income, age & disability. Freezing your valuation will help minimize your property value increases. Once approved, the valuation freeze helps limit future increases in property value. After being approved for three consecutive tax years, eligible owners do not need to reapply annually unless their eligibility changes. The Assessor's Office will continue applying the freeze automatically until notified of a change.

### WHEN IS THE DEADLINE TO APPLY?

The deadline to apply for exemptions and benefits is 30 days after the official mailing date of the NOV. Santa Fe County typically mails the NOV around April 1 each year (this year, May 1st). Applications may be submitted in person or by mail, except Veterans Exemptions, which must be filed in person

### HOW DO EXEMPTIONS AFFECT MY PROPERTY VALUE?

**For example:** If the Assessor's appraised value is \$150,000, one third is the taxable value of \$50,000, which is then multiplied by the tax rate equaling the taxes due. Exemptions lower the taxable value, which lower the taxes due.

#### BEFORE EXEMPTIONS:

ASSESSOR'S APPRAISED VALUE	TAXABLE VALUE	TAXABLE RATE	TAXES DUE
(150,000 ÷ 3)	= \$50,000	x 0.0270380*	= \$1,351.19

\*(tax rate for example purpose only)

#### APPLYING EXEMPTIONS:

Taxable Value	\$50,000
Head of Family Exemption	\$2,000
Veterans Exemption	\$10,000
<b>Total Exemptions</b>	<b>\$12,000</b>
Net Taxable Value	\$38,000
Net Taxable Value x Tax Rate	\$38,000 x 0.0270380*
Taxes Due	\$1,027.44

**SAVINGS WITH APPLIED EXEMPTIONS = \$323.74**

\*(tax rate for example purpose only)

## How to set up your eNoticesOnline account

1. You will need to locate your "eNoticesOnline.com Authorization Code." This is usually located right above or below your parcel or account number on your latest statement. It will say "eNoticesOnline.com Authorization Code:" followed by your code.
2. Once you have located it, go to eNoticesOnline.com and click on the "Register" link at the top-right portion of the page. In the page that comes up, complete the registration form including the Authorization Code.
3. Once you submit the form, you should receive an email to the address you provided during registration. You **MUST click on the enclosed link** to validate your email address and activate your account. Check your junk email if you do not receive an activation link within a couple minutes. Also, it is a good idea to add help@enoticesonline.com to your email whitelist.

4. Once activated, you will receive another email indicating you were successful at listing the accounts/parcels that you activated.
5. If you have more eNoticesOnline.com Authorization Codes to enter, log into your account and go to "Manage Authorization Codes" and enter any remaining codes you may have. This will allow you to view all of your statements with one eNoticesOnline.com account.

**Note: You are registering for paperless statements when you register at eNoticesOnline.com. It will be your responsibility to keep your email address up to date or you will be automatically returned to paper.**

If you need further assistance, please go to [help.enoticesonline.com](http://help.enoticesonline.com)