

Santa Fe Office of the
County Assessor



2015

Annual Report



GUS MARTINEZ, ASSESSOR

Taxable Valuation Comparison

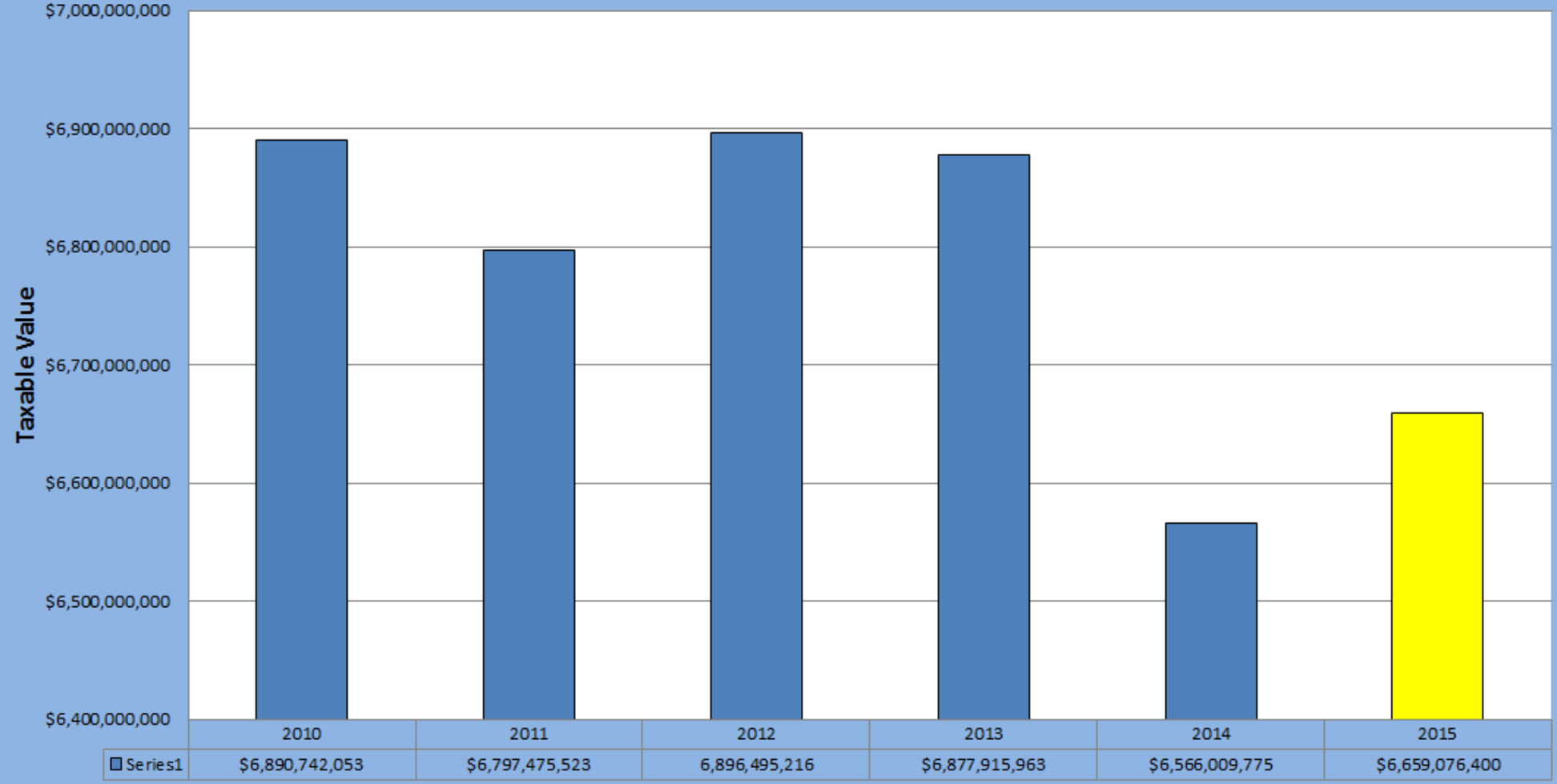
| | Tax Year 2014 | Tax Year 2015 | \$ Change | % Change |
|--|--------------------------|--------------------------|---|---------------------|
| Total Taxable Value | \$ 6,522,687,894 | \$ 6,659,076,400 | \$ 136,388,506 (\$) 67,368,000 Net New Value Added | 2.09% |
| Total Res. Value | \$ 4,912,762,670 | \$ 4,919,538,426 | \$ 6,775,756 | 0.1% |
| Total Non- Res. Value | \$ 1,609,925,224 | \$1,739,537,974 | \$ 129,612,750 | 8.1 % |

Taxable Valuation Comparison

| | Tax Year 2013 | Tax Year 2014 | \$ Change | % Change |
|--|--------------------------|--------------------------|---|---------------------|
| Total Taxable Value | \$ 6,877,915,963 | \$ 6,566,009,775 | - \$ 311,906,188 (\$ 331,000,000 net new) | - 4.84% |
| Total Res. Value | \$ 5,240,480,417 | \$ 4,924,655,039 | - \$ 315,825,378 | -6.00% |
| Total Non- Res. Value | \$ 1,637,435,546 | \$ 1,641,354,736 | +\$ 3,919,190 | + .24 % |

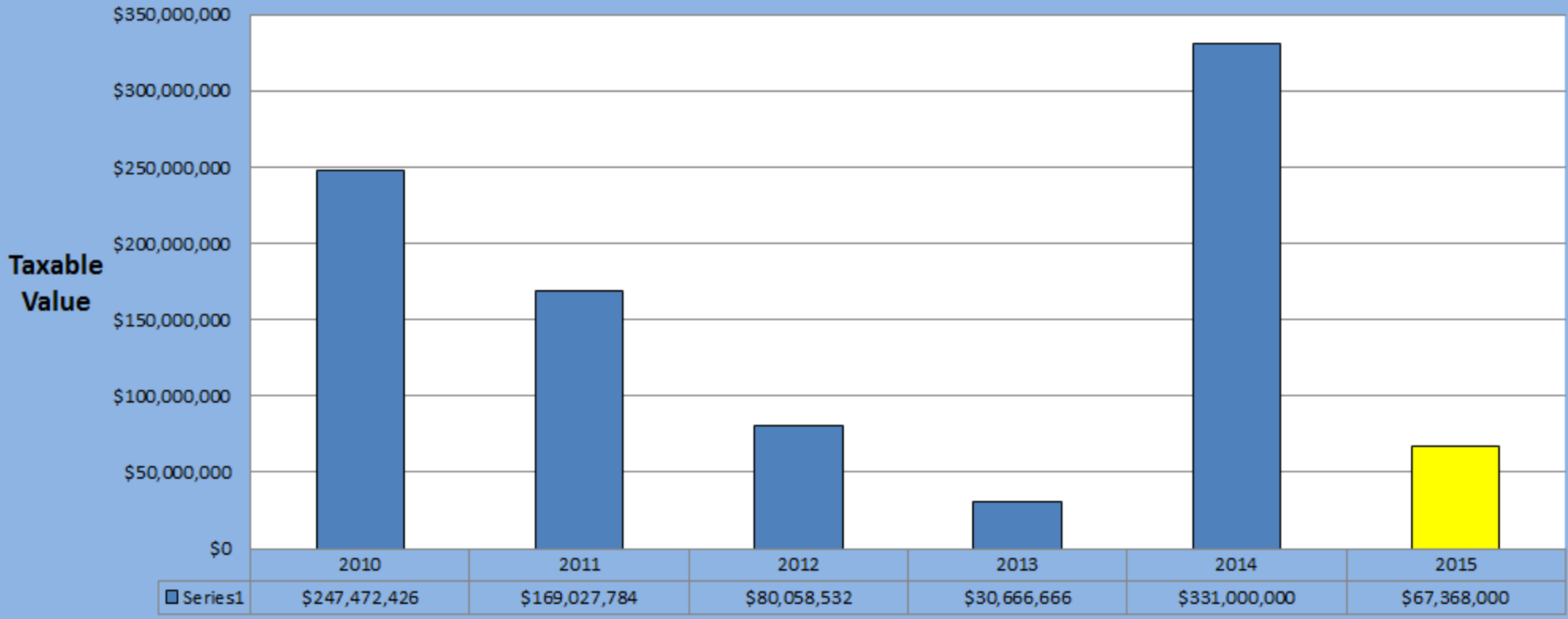


Total Taxable Value History





New Taxable Value Added





Santa Fe County Assessor's Sales Ratio Study 2015 Residential Property Assessed Values Vs 2014 Sales Prices

| | | |
|-----------------------------|--------|--------------------------|
| Number of Sales: | 1,785 | <u>I.A.A.O. Standard</u> |
| Mean Ratio: | 91.14% | 90% to 110% |
| Median Ratio: | 90.29% | 90% to 110% |
| Coefficient of Dispersion: | 9.978% | 5% to 15% |
| Price Related Differential: | 101% | 98% to 103% |

I.A.A.O. Is the International Association of Assessing Officers



Coefficient of dispersion (COD). The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio.

Price-related differential. The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity.



Itemized Comparison 2014 Vs. 2015

| PARCEL COUNTS and VALUATION (Full Value) | | | | | | | |
|---|----------------------------|---------|----------------|---------|----------------|---------------|----------|
| | | TY 2014 | | TY 2015 | | | |
| REAL ESTATE | | Parcels | Full Value | Parcels | Full Value | Change - \$\$ | Change % |
| Residential | | 54,395 | 14,972,572,332 | 54,658 | 14,983,531,401 | 10,959,069 | 0.07% |
| Non-Residential | (Total of ALL Non-Res) | 21,318 | 4,402,592,055 | 21,319 | 4,794,546,243 | 391,954,188 | 8.90% |
| Breakdown of NON-Res | Vacant | 14,440 | 2,463,605,811 | 14,189 | 2,484,687,219 | 21,081,408 | 0.86% |
| | Land | | | | | | |
| | Imp Com'l Properties | 3,307 | 1,929,280,584 | 3,359 | 2,298,878,616 | 369,598,032 | 19.16% |
| | Agricultural / Grazing | 1,431 | 9,705,660 | 1,443 | 10,980,408 | 1,274,748 | 13.13% |
| | Other(govt- vac & imprvd) | 2,140 | - | 2,328 | - | | |
| PERSONAL PROPERTY | | | | | | | |
| Business Personal Property | | - | 178,266,267 | 2,667 | 188,849,577 | 10,583,310 | 5.94% |
| Manufactured Homes (RES) | | 7,003 | 75,014,613 | 6,989 | 76,085,553 | 1,070,940 | 1.43% |
| Livestock (# of Accounts, not # of Head) | | 556 | 4,070,070 | 558 | 5,263,029 | 1,192,959 | 29.31% |
| STATE ASSESSED | | | | | | | |
| State Assessed | | 150 | 382,610,316 | ? | 381,000,000 | (1,610,316) | -0.42% |
| Copper | | | | | | | |
| Other | MH's (NR) | 16 | 99,729 | 2 | 14,742 | (84,987) | -85.22% |
| Other | | | | | | | |
| EXEMPT PROPERTY | | 807 | 447,161,700 | 952 | 452,061,345 | 4,899,645 | 1.10% |
| GRAND TOTAL | | 75,713 | 19,568,063,682 | 75,977 | 19,977,229,200 | 409,165,518 | 2.09% |

| PERSONAL EXEMPTIONS | | | | | PROTESTS | |
|----------------------------|--------|------------------------|--------|------------------------|------------------------------|-----------------------|
| | | TY 2014 | | TY 2015 | | Tax Year: 2014 |
| | Count | Taxable Value Exempted | Count | Taxable Value Exempted | Total Number Filed | |
| Veterans | 5,729 | 22,716,623 | 5,480 | 21,724,047 | Resolved Prior to Scheduling | 1875 |
| 100% Disabled Veterans | 552 | 37,311,012 | 563 | 38,184,606 | Scheduled for Hearing | 1015 |
| Head of Household | 20,857 | 41,229,690 | 20,499 | 40,541,884 | Resolved Prior to Hearing | 860 |
| Over 65 Value Freeze | 447 | 84,023,507 | 524 | 95,201,027 | Protests Heard | 725 |
| | | | | | | 135 |

ACCOMPLISHMENTS IN FY 2014/2015

Met Deadlines- Met all statutory deadlines in relation to general duties of the Office of the Assessor including mailing over 85,000 NOV's and all related tasks, as stated above. See Assessor's Annual Report and Assessor's Valuation Maintenance Program for more details.

Increased & Enhanced Customer Service- Several changes have been made to improve customer service:

- Disconnected phone menu answering system and began answering calls to main office number within 3 rings by a staff employee.
- Updated "Help Guide" flyer and created a version written in Spanish. This flyer is available on-line
- Published (in house) information flyers on a variety of topics such as "Protesting Your Property Value" and made available on Assessor's main web page and in print.
- Implemented an on-line chat service, to answer questions and better serve everyone who visits any of the Assessor's web pages.
- Created a Facebook and Twitter account to keep the public informed of upcoming outreach meetings and current office projects.

Updated Web Page- The Assessor's web page has been completed re-designed and upgraded. New tools and more information to assist the public have been added including photos and professional information about staff.

New On-line Property Search Tool- The Assessor's System's Programmer designed and created a new on-line tool used for researching property ownership and other parcel related information. The data provided is considered public information and allows the public to perform property ownership research at any given time. The tool combines aerial digital photos with mapped parcels, ownership, and valuation data from the assessor's database.

Formal Protest Hearings- Completed all formal protest hearings by our self-imposed goal of August 15,2014. This was the first time in seven years this goal was achieved.

Condo Re-appraisal- Residential appraisers re-sketched, field collected data, and re-appraised all residential condominiums for the 2015. Approximately 5,960 condo units.

Resolved Mapping Issues- Mapping/ GIS staff researched and resolved xx mapping issues (nulls, in-actives).

Commercial Re-Appraisal- Staff appraisers completed the remaining 50% of a commercial property door to door re-appraisal project began in 2014. Account changes will be reflected on the 2015 NOV.

Agricultural Land Review- Staff appraisers' field reviewed 1,933 parcels of land receiving the special method of valuation for compliance of agricultural and grazing use. Removed Ag. status from 36 accounts, and placed 425 accounts on notice for potentially removing Ag status unless proof of ag use is provided to assessor's office. Mailed out 461 notification letters to property owners with information regarding the project.

Outreach Meetings- As of January 1, 2015 Gus Martinez and staff have conducted several outreach meetings, some after normal business hours, for the purpose of informing the public on issues relating to property assessments. The various meetings were held with:

- Property owners in five different areas of the county
- All title companies in Santa Fe
- The Realtor's Association
- The Home Builder's Association
- The Surveyor's Association
- Two real estate companies and their associates
- Constituents at the Capital building for Santa Fe County day

Residential Floor Plans- Residential appraisers' field reviewed and re-sketched over 650 home floor plans previously sketched on paper into digital form on the Pro-Val computer database.

Digital Aerial Photographs- Contracted with Pictometry International to acquire ortho and oblique digital aerial photos of the built-up areas of the county. The flyover portion of the project is underway as of the date of this report, and the product is estimated to be completely delivered by mid-June, 2015. Photos will be used as a tool to identify changes in structures and new buildings. This tool will be very beneficial to our office since our field staff is not always able to access every property in person. This project will also serve a resource and tool for other county departments to accomplish their duties.

Manufactured Home Review- Appraisers field inspected and updated property attributes for over 1,700 manufactured homes countywide.

New Training & Conference Room- Re-organized employee offices by securing additional office space at the Bokum Building. This allowed for the creation of a larger, useful room with a built-in video projector and screen for the purpose of training employees and conferencing.

Computer Monitor- Installed a computer monitor at the front door of the Assessor's main office for the purpose of displaying current and relevant information to the public.