

SANTA FE COUNTY  
RESOLUTION NO. 2012 - 109

**A Resolution Supporting Real Property Sales Disclosure**

WHEREAS, NMSA 1978, Section 7-38-12.1 requires transferors or transferees of "residential property" to file an affidavit with the County Assessor disclosing sale price and other related information;

WHEREAS, "residential property" is defined in the property tax code at NMSA 1978, Section 7-35-1 as "property consisting of one or more dwellings together with appurtenant structures, the land underlying both the dwellings and the appurtenant structures and a quantity of land reasonably necessary for parking and other uses that facilitate the use of the dwellings and appurtenant structures" and does not include vacant land that is zoned residential;

WHEREAS, the Assessor's duty is to appraise and assess all taxable properties, residential and non-residential, fairly and equitably according to market value;

WHEREAS, the best approach in determining the market value of a property is utilizing the "sales comparison approach" which requires the use of sales data;

WHEREAS, NMSA 1978, Section 7-38-12.1 only requires the disclosure of "residential" sales data to the Assessor; and

WHEREAS, without adequate sales data the assessor must rely on other less reliable approaches to fairly assess non-residential properties.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of County Commissioners for Santa Fe County supports legislation that will provide for the disclosure of sales data for all real property.

APPROVED, ADOPTED AND PASSED this 11<sup>th</sup> day of SEPT, 2012.



COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

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I Hereby Certify That This Instrument Was Filed for  
Record On The 13TH Day Of September, 2012 at 10:53:17 AM  
And Was Duly Recorded as Instrument # 1681305  
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office  
Valerie Espinoza  
Deputy Marcella [Signature] County Clerk, Santa Fe, NM

SFC CLERK RECORDED 09/13/2012

BOARD OF COUNTY COMMISSIONERS

By: Liz Stefanics  
Liz Stefanics, Chair

ATTEST:  
Valerie Espinoza by UT  
Valerie Espinoza, County Clerk

APPROVED AS TO FORM:

Stephen C. Ross  
Stephen C. Ross, County Attorney

