Greetings,

Approximately eight years ago you granted me the extraordinary privilege to serve as your County Assessor. Throughout my term, I have been overwhelmed by the support and gratitude that you have shown me for this service. With that, I have striving to honor the trust that you placed in me and live up to the promises that I made to you while campaigning for this Office. Not only did we accomplish the goals set before us, but we were able to move this Office forward into the 21st century. This was achieved by integrating technology into our operations, including aerial and oblique imagery, live chat/chatbot services, and work flow systems to enable staff to be more efficient. We developed our first user-friendly website that includes a map tool that allows you to do your business anywhere in the world. In addition, we were the first, in our Offices’ history, to develop a policy and procedures manual that can be accessed and utilized by all staff who are a part of our team. We enhanced awareness of benefits and exemption for Veterans and the elderly by utilizing all marketing, advertising and public relations platforms. We have created a Quality Assurance Department that is responsible for protecting the integrity of data produced by my Office, and to ensure a quality and official Notice of Value (NOV). We have moved from a 5-year reappraisal plan to a 3-year plan, which ensures that all parcels are reviewed and current in terms of assessed values and through this time, we have reorganized my Office in a variety of ways, including the implementation of a Customer Service Department to better serve you.

Through my tenure, my goals were to provide the following:

- 5-star customer service
- Advocate for property tax benefits for seniors
- Keep the public informed and increase awareness on assessments and benefits
- Conduct educational outreach seminars
- Increase value of the employees of my Office
- Remain committed to uncovering County government transparency
- Ensure courteous, professional and responsive customer service
- Open door policy

With the help of my great staff, we have accomplished a lot of “firsts” in my Office. We have built relationships throughout Santa Fe County and the United States. We have received two international awards: the 2019 Certificate of Excellence in Assessment Administration which acknowledges that we are using best practice standards in meeting all statutory requirements, and the 2016 Public Information Program Award, and one national award: the 2017 Public Sector Champion Jurisdiction of the Year Award. As a result, we have raised the bar for local government. This would not have been possible without the support of my staff and the community I serve. When I was elected Santa Fe County Assessor we started with a taxable tax base of $6.5 billion, it is now at over $9 billion. The Office of the Santa Fe County Assessor is operating at the highest level imaginable, which wouldn’t have been possible without the dedication, passion and hard work of my staff. My hope is that the foundation that has been laid, will continue for years to come.

Sincerely,

Gus Martinez
Santa Fe County Assessor
The Affordable Housing Valuation program consists of a reduction in your assessed value for properties purchased through the city or county affordable housing program.

Property subject to the Property Tax Act shall be valued at the market price, less any decrease in the value that would be realized by the owner in a sale of the property because of the effects of any affordable housing subsidy, covenant or encumbrance imposed by a federal, state or local affordable housing program that restricts the future use of the property.

Agricultural & Grazing Special Method of Valuation

Property owners may apply for a special method of valuation for land if the land is used primarily for agricultural purposes or grazing. Should you qualify, the valuation of your land for property tax purposes will result in an assessment that is significantly lower than the market value of the property. The benefit to the property owner is a reduction of assessed valuation, thus resulting in lower taxes on the agricultural land.

You may apply by filing an application with the County Assessor’s Office within 30 days of the official mail date of the Assessor’s “Notice of Value” which is typically around April 1 of each year. To be eligible for the special method of valuation for land used primarily for agricultural purposes, the property owner must demonstrate that the use of the land is primarily agricultural. The property owner must submit objective evidence that the land is used for the production of agricultural products, such as: plants, crops, trees, forest products, orchard crops, livestock, captive deer, elk, poultry or fish, and that the agricultural products were: (1) produced for sale or subsistence in whole or in part; or (2) used by others for sale or resale; or (3) used, as feed, seed or breeding stock, to produce other such products which other products were to be held for sale or subsistence.

Reporting Requirements

All property owners who have made improvements to their real property, in the preceding tax year, and costing more than $10,000 must report this information to the Assessor’s Office by the last day of February of each year. This includes all new construction such as: new homes, structures, additions, and any other changes or improvements. Please do not rely on outside parties such as title companies to complete this reporting requirements for you.
The Office of the Santa Fe County Assessor (OSFCA) strives on providing excellent customer service and raises the bar for efficiency in the office's operations. We work diligently to fulfill that pledge by creating a customer-service centered atmosphere with the implementation of technology to increase efficiency and accuracy of our assessed values.

As part of our customer service efforts, during the month of April, we will be hosting our annual Community Outreaches to educate constituents on relevant information about our Office and answer any questions regarding property assessments, protests, benefits and exemptions, as well as an opportunity for property owners to submit applications and/or meet with us in person.

The outreaches are by appointment only and all COVID-19 precautionary measures will be taken during this time. If you are interested in scheduling an in-person appointment at one of the designated outreach locations, please contact our Office at (505) 986-6300, Monday through Friday, from 8:00am to 5:00pm. Space is limited, and masks will be required to participate.

Alternatives to participating in the in-person or virtual outreaches include contacting our Office via email, phone call or the live chat feature on our website. You can apply for, and mail/email our office the following documents: Mailing Address change requests, Head of Family, Agriculture, and Governmental exemptions and Valuation Freeze applications.

We are dedicated to assist you through the process of filing an appeal, as well as work with you to derive a fair and equitable value and make valuation adjustments when warranted. An easy and convenient way of filing an appeal for your property value is using our on-line system.

If you need to file a property appeal, we encourage you to use our Customer Relationship Management (CRM) Portal. It is located on our website (www.santafecountynm.gov/assessor), as well as downloading the form and either mailing or emailing it to us for review and processing.

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OFFICE OF THE SANTA FE COUNTY ASSESSOR
OFFICE UPDATES

RESIDENTIAL

What a year 2021 has been for growth and the real estate market in Santa Fe! With more and more people working from home, the freedom to choose where they settle down has created an increased interest in the City Different. We have seen more people from other states decide that Santa Fe is the perfect place to live. Homes are put up for sale and within a week they are scooped up by eager buyers. We are also seeing many younger adults make the leap and purchase their first home in the city and county, bringing their ideas into what builders should provide for the new generation.

This year, almost 500 residential lots have been created throughout the city and county. We should be seeing these built out fairly quickly, a far cry from many years ago when vacant lots were slow to sale. Apartment complexes are being developed as well, and the focus has been making these complexes modern and energy efficient. Our appraisers reviewed 3,330 sales this year for residential property an increase from 3,000 last year. Although the inventory for homes is low, the activity has increased as more and more people are taking the plunge and selling their homes in Santa Fe for unprecedented amounts.

As for construction, we are actively reviewing building permits throughout the county and city and have noticed that patience is needed for those who are choosing to build or add on. The work force is spread thin and construction is taking longer, especially for higher end homes. We are following up with permits often, so if you are under construction right now, expect to see one of our appraisers following up on the status.

With the market remaining strong and many people moving in from other states, we expect that there will be many questions on how property values work in New Mexico. We welcome any questions or opportunities to help the public prepare for reviewing their notice of values for 2022.

INSTRUCTIONS FOR PROTESTING AND FILING OF EXEMPTIONS ARE ON THE REVERSE SIDE.

COMMERCIAL

In 2021, the commercial market sectors have all improved compared to 2020, but many have yet to reach the 2019 stabilized market values. Hotel and Motel occupancies as a whole, have increased 22.9% in 2021 compared to 2020 (as per the Rocky Mountain Lodgers report 2021 New Mexico Edition). The occupancy rates are better than 2020, but have not quite reached 2019 levels. The retail sector closely follows the tourism market much like the hotel and motel sector does; it improved but has yet to reach the 2019 stabilized levels. Retail businesses are experiencing staffing shortages and reducing hours in an effort to reduce expenses. Many people have grown accustomed to working from home, but the office sector in Santa Fe County has also improved in 2021, from 2020 levels. The vacancy rate for small office space is low. Larger office space is experiencing challenging in finding tenants to fill the entire building. The industrial sector has continued to be successful through Covid-19, and has continued to increase as it did in 2020. The Office of the Santa Fe County Assessor is aware that there are 20% more commercial market transactions that have taken place in 2021 compared to 2020, which is another indicator that the commercial market is nearing 2019 levels. Overall, the commercial market in Santa Fe County seems to be recovering from the first impacts of Covid-19. With the added element of working within the Covid-19 restrictions, the dynamic of the commercial market is changing and requiring new and innovative ways to remain competitive and profitable during a time when expenses are not constant.

TO DETACH, TEAR ALONG PERFORATION

HOMEOWNERS THROUGHOUT SANTA FE COUNTRY RECEIVED THEIR NOTICE OF VALUES (NOV) FOR 2022 ON OR AROUND APRIL 1ST. THIS NOTICE CONTAINS IMPORTANT INFORMATION ABOUT THEIR PROPERTIES. PLEASE READ THE NOTICES CAREFULLY. IN ORDER TO BE ELIGIBLE TO PROTEST THE NOTICE, YOU MUST FILE IN WRITING WITH THE SANTA FE COUNTY ASSESSOR’S OFFICE NO LATER THAN MAY 1ST. TO FILE A PROTEST, PLEASE CONTACT THE OFFICE OF THE SANTA FE COUNTY ASSESSOR AT (505) 986-6300.

How do General Obligation Bonds impact your property tax rate? To help you understand General Obligation (GO) Bonds, our Office is providing you with this summary of what GO Bonds do and how they relate to mill levies. GO Bonds are a vital source of funding for basic capital improvements (bricks and mortar) that our community requires to thrive. The City of Santa Fe typically uses GO Bonds for initiatives including:

- Paris and recreation facilities and improvements
- Public facilities such as fire stations, police stations, libraries, senior centers
- Infrastructure improvements such as roads, sidewalks, trails, and drainage facilities
- Other projects with strong local support

In addition, to GO Bonds, mill levies are another financing vehicle for school construction and repairs. The mill levy is the “tax rate” that is applied to the assessed value of a property. One mill is one dollar per $1,000 dollars of assessed value. It consists of a local portion which is used to fund area services and a statewide portion which is used to fund public schools.

GO Bonds and mill levies both require voter approval. During last general election, held November 2, 2021, Santa Fe voters approved the City’s renewal of a $100 million GO Bond. In addition, the voters approved a 1.5 mill levy for school building maintenance and upgrades as well as new construction projects for Santa Fe Public Schools.

The City’s mill rate is included in your property tax bill. In this case, homeowner’s property taxes did not increase. However, current mill rates would have decreased if either the GO Bond or tax levy was defeated. As a result of the bonds being approved, Maldela International Magnet School received over $22.5 million project. In addition, the Early College Opportunities High School received $11.8 million for its campus and $2.7 million for a cafeteria/gymnasium. Based on the current median price of a home in Santa Fe County, the following table shows the yearly impact to a typical homeowner after the 2021 voter approval of the GO Bond $100 million renewal and the 1.5 mill tax levy that funds all of the proposed projects outlined above.

Bond Size: Yearly Cost to a Typical Homeowner

<table>
<thead>
<tr>
<th>Bond Size</th>
<th>Full Value</th>
<th>Assessed Value*</th>
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<tr>
<td>$200,000</td>
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<td>$177,667</td>
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<td>$1,099,333</td>
<td>$333,333</td>
<td>$500.00</td>
</tr>
</tbody>
</table>

*Tax at 1/3 market valuation Median Home Value

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