

Santa Fe

Office of the County Assessor



2015

Annual Report

GUS MARTINEZ, ASSESSOR



Taxable Valuation Comparison

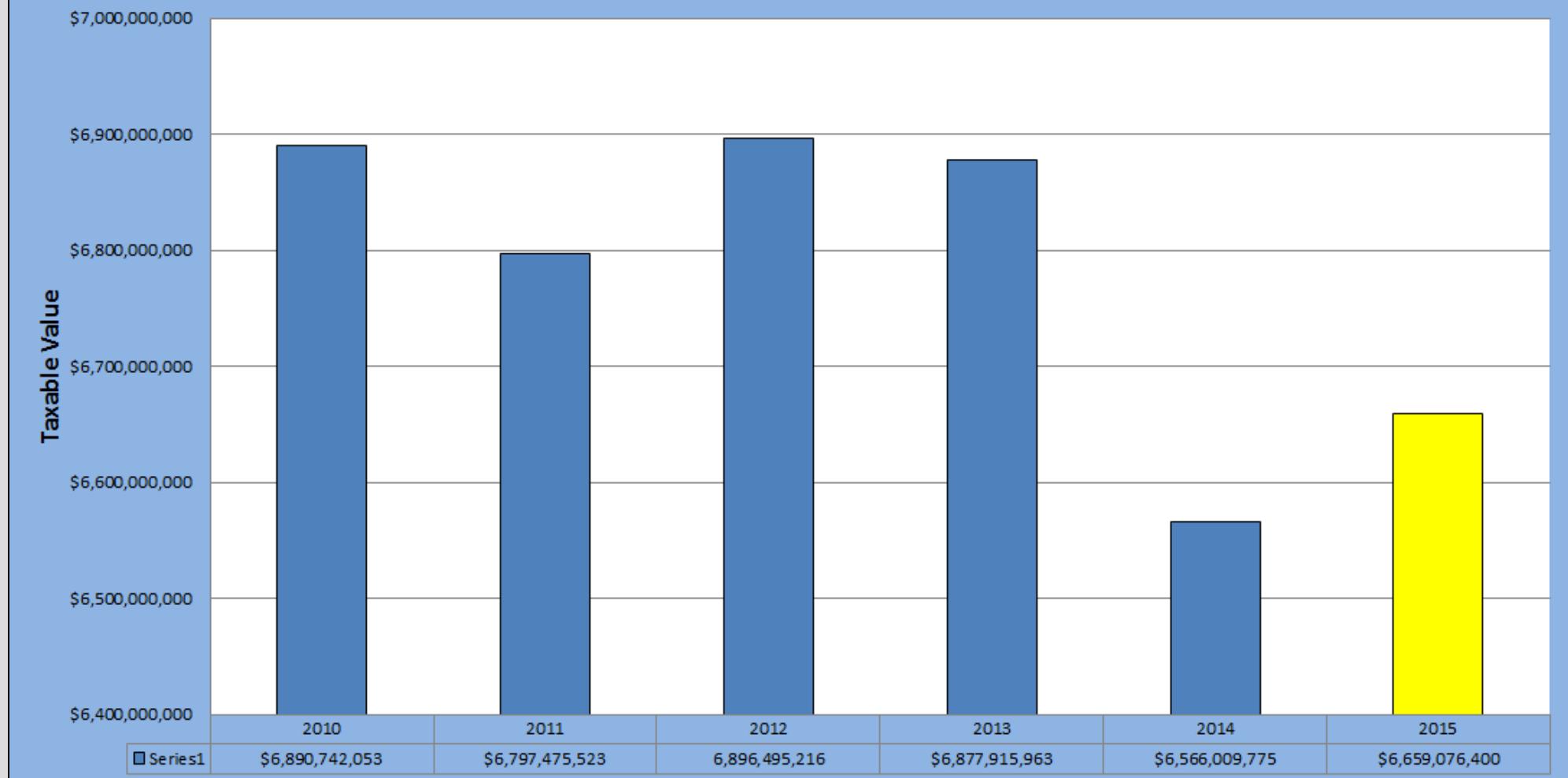
	Tax Year 2014	Tax Year 2015	\$ Change	% Change
Total Taxable Value	\$ 6,522,687,894	\$ 6,659,076,400	\$ 136,388,506 (\$) 67,368,000 Net New Value Added	2.09%
Total Res. Value	\$ 4,912,762,670	\$ 4,919,538,426	\$ 6,775,756	0.1%
Total Non- Res. Value	\$ 1,609,925,224	\$1,739,537,974	\$ 129,612,750	8.1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

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 <small>(\$ 331,000,000 net new)</small>	- 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 %

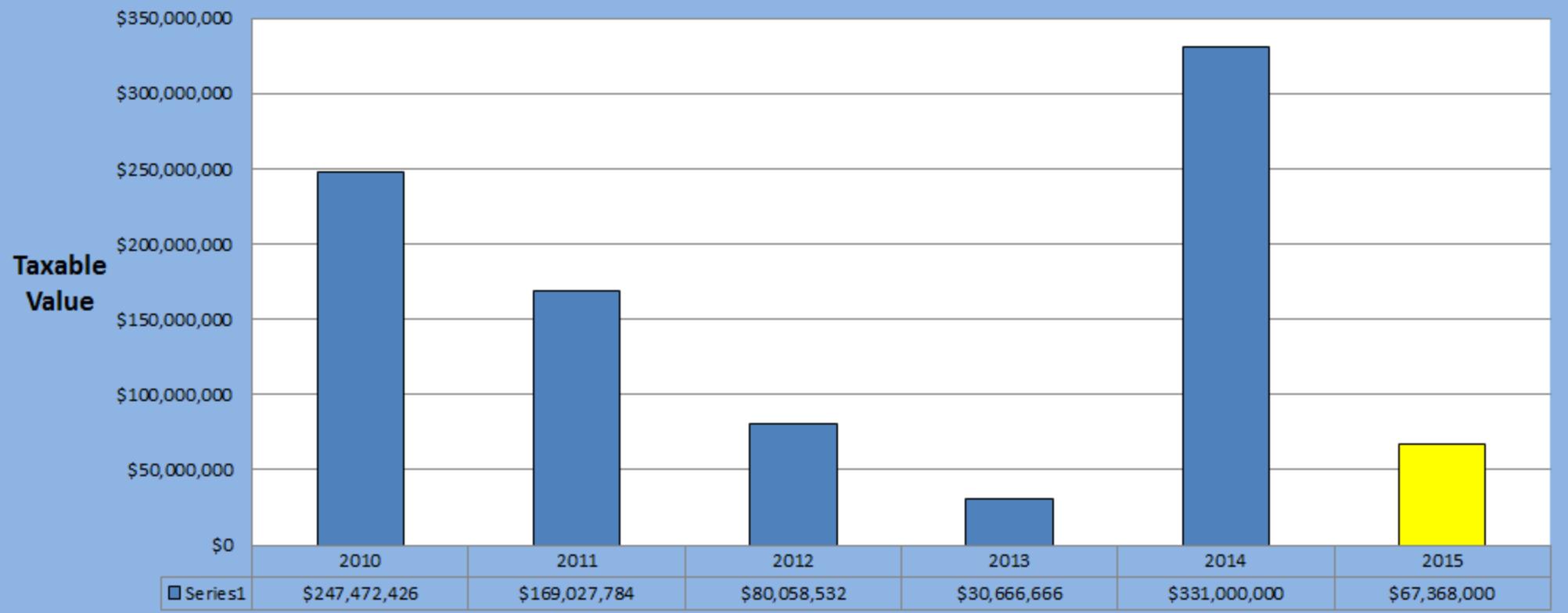


Total Taxable Value History





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

<u>PARCEL COUNTS and VALUATION (Full Value)</u>							
REAL ESTATE	TY 2014			TY 2015			
	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 Land	14,440	2,463,605,811	14,189	2,484,687,219	21,081,408	0.86%
	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%	

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