



2017 Valuation and Maintenance Plan

County Assessor, Ken Milder

Chief Deputy Assessor, Joaquin Valdez

LOS ALAMOS



Parcel Count

2016 Parcel by Classification

Class	Parcels	Valuation
Residential	7,264	\$601,826,390
Non-Residential	966	\$98,982,560
Livestock	324	\$59,930
Other Exempt Properties	611	-\$244,406,100
Exemptions	2,958	-\$8,743,650
Total Parcels and Net Taxable Value	9,165	\$692,125,230

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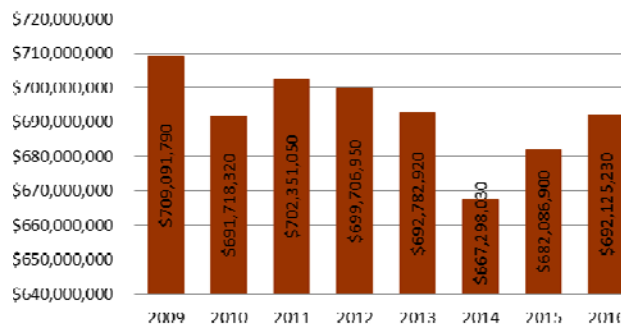
2016 Sales Ratio

Assesmet Level			
	2016	2015	Standards
Mean	98.37%	99.03%	90-110%
Median	97.47%	97.26%	90-110%
Weighted Mean	98.35%	97.89%	90-110%

Uniformity			
	2016	2015	Standards
Standard Deviation	7.41%	8.63%	< 20%
COD	6.36%	6.89%	< 15%
COV	7.53%	8.71%	< 20%
PRD	100.03%	101.71%	98 - 103%

2016 Net Taxable Value

2016	2015	Change	Percent
\$692,125,230	\$682,086,900	\$10,038,330	1.47%

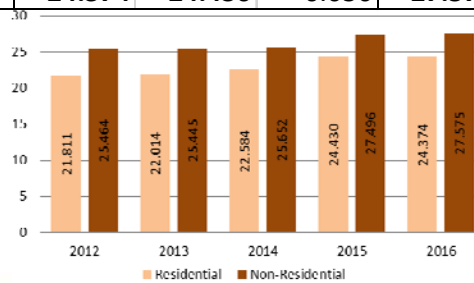


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2016 Tax Rates

	Residential			Non-Residential		
	2016	2015	Change	2016	2015	Change
State	1.360	1.360	0.000	1.360	1.360	0.000
County	5.873	5.944	-0.071	8.850	8.850	0.000
Muni	3.950	3.998	-0.048	3.998	3.998	0.000
School	12.203	12.128	0.075	12.367	12.288	0.079
UNMLA	0.988	1.000	-0.012	1.000	1.000	0.000
Total	24.374	24.430	-0.056	27.575	27.496	0.079



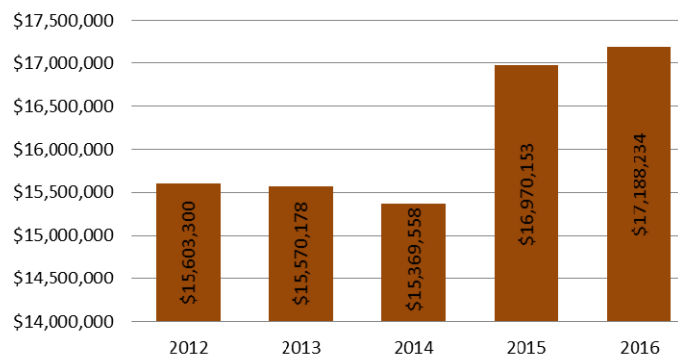
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Assessor's Office

2016 Property Tax Revenue

2016	2015	Change	Percent
\$17,188,234	\$16,970,153	\$218,081	1.29%



LOS ALAMOS

2016 New Construction and Building Permits

New Construction			
2016	2015	Change	Percent
\$1,672,150	\$5,013,200	-\$3,341,050	-66.65%
Number of Permits			
2016	2015	Change	Percent
631	498	133	26.71%

- Number of permits went up
- Total value went down \$3.34 million.
 - Increase in small improvement projects.
 - The Smith's property was part of the increase in 2015.

2016 Protests

Property Protests		
	2016	2015
Total Filed	76	47
Resolved through informal hearings	64	36
Went to Board	4	11
Upheld by Board	4	10

Valuation Protest Board

- Three member board
 - One member and alternate must have some experience in property valuation
 - One member and alternate, community member, no experience necessary.
 - One member an employee of PTD and Chair of the board
- Appointed by Council
- Independent board

2017 Projections

Reappraisal program

- Door to door re-inspection of approximately
 - 1/5 or 20% of the total parcels are inspected annually.
 - Physical visit and inspection of properties.
- 2016
 - Remaining Portions of White Rock including La Senda and Pajarito
 - 1,806 parcels
 - Collected \$656,820 of omitted value.
- 2017
 - Portions of Barranca Mesa
 - 2,100 parcels

Valuation Maintenance

- Maintaining of the values due to the change in market, market conditions.
- Valuation models are tested for accuracy.
- Notice of Values mailed out by April 1st.

2017 Projections (Sales Ratio)

Assesmet Level		
	2017	Standards
Mean	99.60%	90-110%
Median	98.20%	90-110%
Weighted Mean	99.00%	90-110%

Uniformity		
	2017	Standards
Standard Deviation	8.80%	< 20%
COD	6.68%	< 15%
COV	8.85%	< 20%
PRD	100.60%	98 - 103%



2017 Projections (Net Taxable Value)

Net Taxable Value

- \$713,000,000
- Less Exemptions
- Less Protested Value
- Certified to the State by June 15th.
- Used by DFA to apply Yield Control Formula for Tax Rates.
- Typically, Tax rates have an inverse affect on Taxable value.



Questions?

