



2019 Valuation and Maintenance Plan

County Assessor, Ken Milder

Chief Deputy Assessor, Joaquin Valdez

LOS ALAMOS

Parcel Count

2018 Parcel by Classification		
Class	Parcels	Valuation
Residential	7,332	\$656,305,630
Non-Residential	945	\$106,276,720
Livestock	310	\$61,010
Other Exempt Properties	618	-\$253,996,760
Exemptions	2,949	-\$9,018,040
Total Parcels and Net Taxable Value	9,205	\$753,625,320

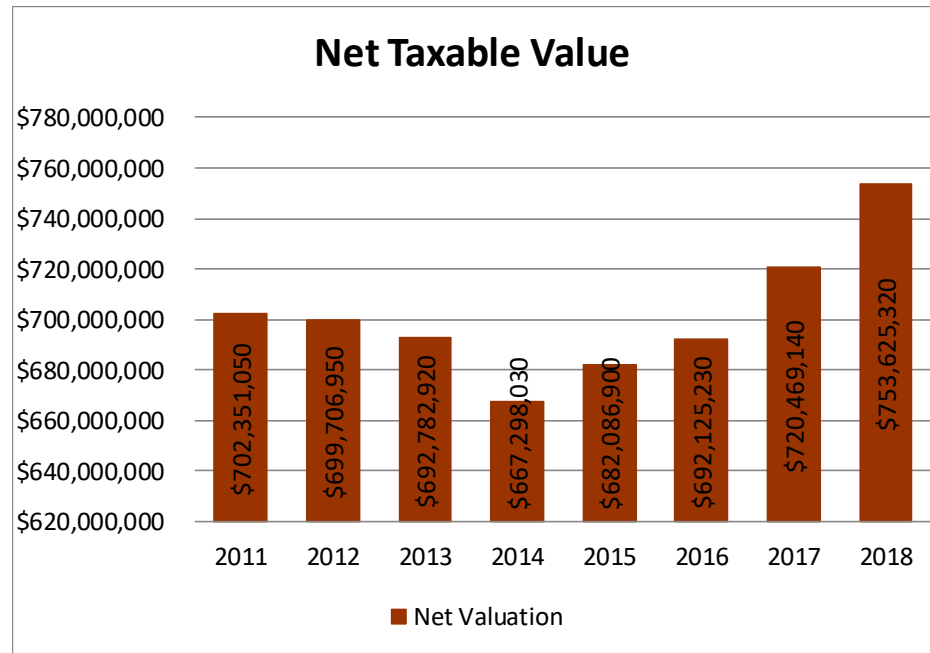
2018 Sales Ratio

Assesmet Level			
	2018	2017	Standards
Mean	98.62%	99.47%	90-110%
Median	97.48%	98.16%	90-110%
Weighted Mean	98.00%	98.91%	90-110%

Uniformity			
	2018	2017	Standards
Standard Deviation	9.79%	9.16%	< 20%
COD	7.41%	6.93%	< 15%
COV	9.93%	9.21%	< 20%
PRD	100.64%	100.56%	98 - 103%

2018 Net Taxable Value

2018	2017	Change	Percent
\$753,625,320	\$720,469,140	\$33,156,180	4.60%

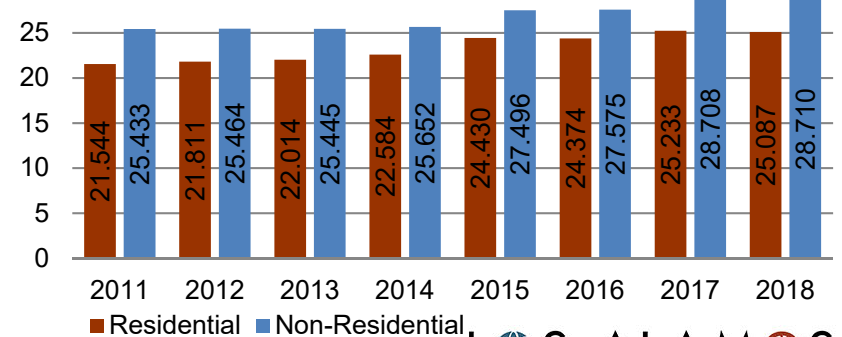


2018 Tax Rates

	Residential			Non-Residential		
	2018	2017	Change	2018	2017	Change
State	1.360	1.360	0.000	1.360	1.360	0.000
County	5.705	5.761	-0.056	8.850	8.850	0.000
Muni	3.837	3.875	-0.038	3.998	3.998	0.000
School	12.235	12.268	-0.033	12.502	12.500	0.002
UNMLA	1.950	1.969	-0.019	2.000	2.000	0.000
Total	25.087	25.233	-0.146	28.710	28.708	0.002

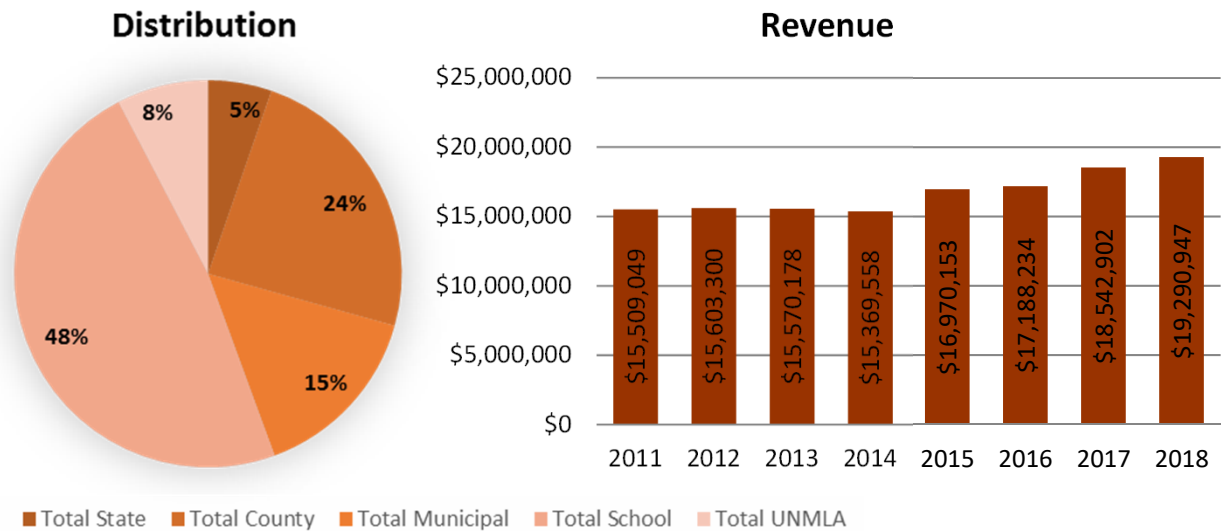
- Maximum Rates Allowed

- 11.85 County
- 7.65 Municipal
- 0.50 Schools
- 2.00 UNMLA



2018 Property Tax Revenue

	2018	2017	Change	Percent
Total	\$19,290,947	\$18,542,902	\$748,045	4.03%



2018 New Construction and Building Permits

Number of Permits			
2018	2017	Change	Percent
830	814	16	1.97%
New Construction Value			
Tax Year 2018	Tax Year 2017	Change	Percent
\$4,433,380	\$2,506,590	\$1,926,790	76.87%

- Number of permits increased 1.97%
- Total value increased \$1,926,790 or 76.87%.
 - Increase in small improvement projects.
 - 10 New Dwelling Units and 1 Commercial units
 - 2 NDU's complete, 8 under construction.
 - 1 Commercial building complete.

2018 Protests

Property Protests		
	2018	2017
Total Filed	42	27
Resolved through infomal hearings	39	24
Went to Board	3	3
Upheld by Board	3	3

Valuation Protest Board

- Independent 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

2018 Other Notable's

- Annual Evaluations
 - Annual Audit
 - No findings
- Transparency
 - Res Valuation Limitation
 - Video
 - Notice of Value
 - Flag and layout
- Outreach
 - Newspaper
 - Clubs
 - Radio
- Updated Aerial Imagery
 - Updated approximately every 4-5 years.
- Drone
 - Update Aerial Imagery of high development areas.
 - Available for other uses.
- EagleWeb
 - Online Assessor's Data.
 - Real time data updates

2019 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.
- 2018 (2019 Tax Year)
 - North Community and Quemazon Areas
 - 1,841 parcels
 - Collected \$263,180 of omitted taxable value.
- 2019 (2020 Tax Year)
 - Western Area and Portions of Eastern Areas
 - 1,745 parcels
 - A-19, A-13, and A-9

Valuation Maintenance

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

2019 Projections (Sales Ratio)

Assesmet Level		
	2019	Standards
Mean	97.30%	90-110%
Median	97.80%	90-110%
Weighted Mean	97.30%	90-110%

Uniformity		
	2019	Standards
Standard Deviation	8.70%	< 20%
COD	7.00%	< 15%
COV	8.86%	< 20%
PRD	100.60%	98 - 103%

2019 Projections (Net Taxable Value)

Net Taxable Value

- \$782,000,000
- 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 effect on Taxable value.



Questions?

