



County of Los Alamos

Council Meeting Staff Report

April 2, 2019

Agenda No.:	A.
Indexes (Council Goals):	2018 Council Goal – Quality Governance - Operational Excellence and Communication – Establish and implement a mechanism for effective Utility policy setting and review.
Presenters:	Ken H. Milder; Joaquin Valdez
Legislative File:	11632-19

Title

Los Alamos County Assessor Valuation and Maintenance Plan.

Recommended Action

I move that Council approve the Los Alamos County Assessor Valuation and Maintenance Plan.

Administrator's Recommendation

The County Manager recommends that Council approve the motion as presented.

Body

In accordance with 7-36-16 (E) NMSA 1978, the county assessor shall present with his annual budget request a written report to aid the County Council in determining whether the county assessor is operating an efficient program of property valuation maintenance and in determining the amount to be allocated to him for this function. The report should contain improvements of property added to valuation records during the year, additions of new property to valuation records during the year, increase and decrease of valuation during the year, the relationship of sales prices of property sold to values of the property for property taxation purposes and the current status of the overall property valuation maintenance program in the county.

In accordance with 7-38-38.1 (D) NMSA 1978, expenditures from the Property Tax Valuation fund shall be made pursuant to a property valuation program presented and approved by the majority of the County Councilors.

Tonight's agenda item is meant to address these stated requirements. The attached Valuation and Maintenance Plan highlights the Assessor's activities during the last year, including a review of any changes to our total valuation, statistical analysis of key parameters regarding parcels, and an outline of the annual process which enables our Assessor's Office to perform their statutory obligations. This presentation of the Valuation Plan is intended to inform the Council during the upcoming budget hearings which are scheduled to commence on April 15, however the valuation process is a continuous effort throughout the year (as described in the attachment) and includes the additional step for Council to consider imposition of the resultant tax rates at the end of the cycle (which according to State Statute must be approved in September of each year).

Fiscal and Staff Impact/Planned Item

No fiscal impact for this consideration; expenditures from the Valuation Fund for related appraisal projects will be submitted to the County Council during the regular budget cycle for approval. The outcome of the described process for valuation does guide the County's preparation of its budget and tax bills, and therefore there is a resultant financial impact upon our citizenry to ensure fairness and equitability in the valuation process as well as proper distribution of property tax receipts to Los Alamos County and the other agencies that have imposed property taxes within the County.

Attachments

A - Los Alamos County Assessor Valuation and Maintenance Plan

B - 2019 Valuation and Maintenance Plan Presentation