LOS ALAMOS
Assessor's Office

Property Valuation and Maintenance Plan

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PREFACE

This Property Valuation and Maintenance Plan is prepared in accordance with 7-36-16 (E) NMSA 1978, "To aid the Board of County Commissioners in determining whether a County Assessor is operating an efficient program of property valuation maintenance, and aid in determining the amount to be allocated to him for this function, … " (Herein called the valuation/maintenance program) and 7-38-38.1 (D) NMSA 1978, " Expenditures from the county Property Valuation Fund shall be made pursuant to a property valuation program presented by the County Assessor and approved by a majority of the county commissioners." (Herein called the inspection/appraisal program). The report sets forth new improvement values added to the valuation records due to new construction, additions to buildings, remodels, and any deletion of properties, and contains the relationship of sale prices of properties sold to the values of the same properties determined by the assessor for tax assessment purposes.

We have expanded the scope of this report to include all the functions of the Assessor's office, not just those associated with the valuation/maintenance program and funded by the Property Valuation Fund, because those functions merge at many points.

The New Mexico Department of Finance and Administration, in accordance with 7-36-16 (D) NMSA 1978, *"…shall not approve the operating budget of any county in which there is not an adequate allocation of funds to the county assessor for the purpose of fulfilling his responsibilities for property valuation maintenance under this section. If the department of finance and administration questions the adequacy of any allocation of funds for this purpose, it shall consult with the department, the board of county commissioners and the county assessor in making its determination of adequacy."*

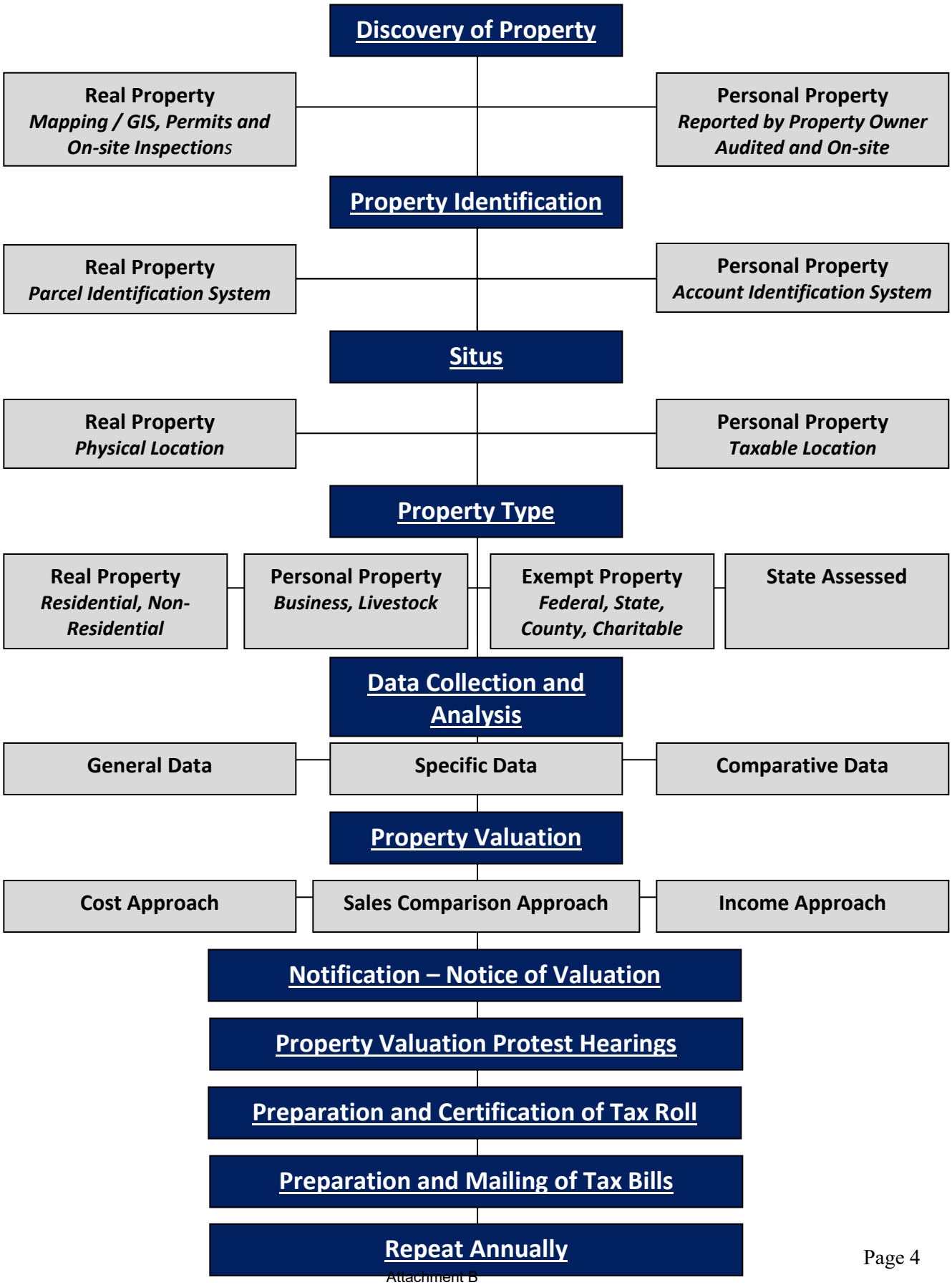
All property valuations are done pursuant to the New Mexico Constitution, the New Mexico Property Tax Code and associated Regulations, and in compliance with the standards and code of ethics of the International Association of Assessing Officers and the Uniform Standards of Professional Appraisal Practices (USPAP).

After the Los Alamos County Council approves this plan copies will be submitted to the Taxation and Revenue Department as part of our evaluation process and to the other governmental units that share in the tax.

Helpful Figures

Most tabular and graphic data are assigned to the Appendix. Referring to the following three figures may help the reader to understand the text.

PROPERTY ASSESSMENT PROCESS (PAV Fig 1-2, p 7.)



NM PROPERTY TAX CODE CALENDAR

Date	Subject	Statute
January 1	**Valuation Date.**	**7-38-7**
	January 1st determines the taxable status of all property in the state of New Mexico. If property is destroyed or improved during the year, any resulting increase or decrease will not be reflected until January 1 of the following year.	
January 1	**Publication of notice of certain provisions relating to reporting property for valuation and claiming exemptions.**	**7-38-18**
February 28	**Reporting of property for valuation; penalties for failure to report.** **Statement of decrease in value of property subject to local valuation.** **Claiming exemptions; requirements; penalties.**	**7-38-8** **7-38-13** **7-38-17**
	By the last day of February, all new improvements, decreases in value, mobile homes, livestock, and claims for any applicable property exempt status must be made. This reporting period begins January 1 and ends thirty days after the mailing of the notices of value.	
April 1	**County assessor to mail notices of valuation.** County assessors shall mail a notice of value to each taxpayer informing them of the net taxable value placed on their property. Failure to receive a notice does not invalidate the value set on the property or property tax based on the value.	**7-38-20**
30 Days After Mailing of NOV	Claims for Head of Household or Veteran exemptions must be applied for in order for it to be allowed for the current tax year.	**7-38-17**
30 Days After Mailing of NOV	Option 1: Period for protesting values, denial of exemptions, classification, allocation of taxes to a governmental unit or limitation in value increase as provide by state law. There is no provision under the property tax code to protest taxes (dollar amount).	**7-38-21**
May 1	**Property Tax Division to mail notices of valuation.**	**7-38-20**
June 1	**Property Tax Division to allocate and certify valuations to county assessors.**	**7-38-30**
June 15	**County assessor to certify net taxable values to the Property Tax Division.**	**7-38-31**
	After this date, valuation changes become increasing difficult and will generally require a court order	
June 30	**Property Tax Division to prepare a compilation of net taxable values to be used for budget making and rate setting.**	**7-38-32**
	The Division complies all of the values certified by all counties and forwards to the Department and Finance for its use in making budgets and setting tax rates.	
September 1	**Department of finance and administration to set tax rates.**	**7-38-33**
	Rates consist of operating rates that finance ongoing operations of government, and debt rates used to finance long-term capital improvements. Governing bodies of imposing entities, for example county council and educational boards, within statutory limits, impose operating rates. Voters approve debt rates.	
September	**Board of county commissioners to order imposition of the tax.** A copy of the written order imposing the tax rates shall be delivered to the county assessor.	**7-38-34**
October 1	**Preparation of property tax schedule by assessor.**	**7-38-35**
	County assessor prepares the property tax schedule (tax roll) for the county and delivers it to the finance department. This lists for every property its description, owner, address, value for property tax purposes, classification, exemptions allowed, applicable tax rates and tax amount.	
October 1	**Preparation and mailing of property tax bills.** The finance department mails the tax bills based on the values set as of January1st of this tax year.	**7-38-36**
November 10	**Payment of property taxes; installment due dates; refunds in case of overpayments.**	**7-38-38**
	First half of taxes are due based on values set January 1st of this tax year.	
60 Days After Taxes are Due	Option 2: Period for protesting values, denial of exemptions, classification, allocation of taxes to a governmental unit or limitation in value increase as provide by state law. There is no provision under the property tax code to protest taxes (dollar amount).	**7-38-40**
December 10	**Unpaid property taxes; imposition of interest.**	**7-38-49**
	Penalty and interest began to accrue on unpaid portion of first half taxes.	
January 9	**Claims for refund; civil action.**	**7-38-40**
	Last day to file a claim for refund on values that were set on Jan. 1 of prior year.	
April 10	**Payment of property taxes; installment due dates; refunds in case of overpayments.**	**7-38-38**
	Second half of taxes are due based on values set January 1st of previous tax year.	
May 10	**Unpaid property taxes; imposition of interest.**	**7-38-49**
	Penalty and interest began to accrue on unpaid portion of second half taxes.	

This calendar lists statutory dates and does not include all Assessor duties.

THE COUNTY ASSESSOR

The County Assessor is required to implement a program of updating assessed property values so that current and correct values of property are maintained. The Los Alamos County Assessor has sole responsibility and authority, at the county level, for property valuation and maintenance, in accordance with Chapter 7, articles 35 through 38 NMSA 1978, referred to as the New Mexico Property Tax Code, and the regulations, orders, rulings and instructions of the New Mexico Taxation and Revenue Department, Property Tax Division. Certain commercial and industrial properties are centrally assessed by the Property Tax Division (PTD) of the Taxation and Revenue Department (TRD).

County Assessors are annually evaluated by PTD on their operations, functions, and performance to ensure compliance with the Property Tax Code with special emphasis on each County Assessor's valuation activities and the maintenance of current and correct values, (section 7-36-16 NMSA 1978). A copy of the Assessor Evaluation is sent to the County Assessor and County Council. The most recent PTD 2025 Assessor Evaluation is in the appendix section of this report.

ACKNOWLEDGEMENT

In addition to the New Mexico Property Tax Code, most of the theory, procedures, and standards that underly the operations of the Assessor's office are taken straight out of the training manuals and other literature of the International Association of Assessing Officers (IAAO) including Property Assessment Valuation 3rd Ed, 2010. Much of the descriptive material in this report is derived from those publications. When tables or figures were copied directly from Property Assessment Valuation, they are identified with the notation PAV Fig. X and a page number. State-level data and tables are from PTD publications and are simply identified with PTD.

SOME TERMINOLOGY

Because of the effects of limitations, exemptions, and the tax ratio it is necessary to clarify "value" at various phases of the assessment and tax calculation process.

Fair Market Value
The assessor's opinion of the most probable price in a competitive and open market, the buyer and seller acting prudently and knowledgeably and not affected by undue stimulus. For the first time, in 2025 we are able to make fair market value available to property owners on their NOV's.

Full Value (also "assessed value for property taxation purposes")
Fair Market Value adjusted to implement limitations or "caps" on annual tax increases required for residential properties (3%, and 65 or disabled).

Taxable Value
Full Value times the tax ratio (1/3). The tax ratio is set by law.

Net Taxable Value
Taxable Value minus exemptions (Head of Family - $2000, Veteran -$10,000, Disabled Veteran - disabled veterans get an exemption equal to the percentage of permanent disability). The Veterans exemption was increased this year to $10,000 from $4,000, and an adjustment for inflation will be added each year after 2026.

Residential property consists of one or more dwellings together with appurtenant structures and the land, which includes single family, multi-family, and manufactured home units. All other properties are classified as non-residential, including commercial, business personal property, livestock, and vacant land and shall be valued for taxation at one-third of its fair market value.

LIMITATION ON INCREASES IN VALUE OF RESIDENTIAL PROPERTY

Section 7-36-21.2 NMSA 1978 imposes a 3% limitation on increases in the valuation for property taxation purposes ("full value" in the table above) of most residential property. This limitation on value increases does not apply to:

- A residential property valued for the first time (new construction units),
- Any physical improvements, except for solar energy installations, made to the property in the prior tax year.
- property omitted in a prior tax year,
- A change in ownership, with some limited exceptions,
- A change in use or zoning and non-residential property

Approximately 95% of residential properties in Los Alamos are subject to this limitation, or "capped." In 2025, the median sales price for residential properties in Los Alamos was $588,000, but because of the effect of the 3% cap the median full value was $358,000.

APPRAISALS

An appraisal is an opinion of value based on a process in which property data and market conditions are analyzed.

The goal of appraisals for property tax purposes is to estimate fair market value of a property. Assessors are charged with maintaining the current and correct value of each property. Fair market value can be defined as the highest price estimate in terms of money that a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all uses to which it is adapted and for which it is capable of being used. It assumes a willing buyer and seller. Fair market value is not necessarily the same as sales price but if the market is reasonably competitive, sales price can be strong evidence of market value. For purposes of our annual valuation, market values must be time-adjusted to January 1st of the current tax year (the year for which tax is being determined).

ANNUAL APPRAISALS VS VALUATION/MAINTENACE

New Mexico law requires assessors to do forms of valuation:

On a one- or two-year cycle, do a computer assisted "mass appraisal" of all properties. Los Alamos has chosen the one-year cycle.

On a five- or six-year cycle do an inspection and more thorough reappraisal of each property. Los Alamos has chosen the five-year cycle, so we do an inspection and reappraisal of 20% of the properties every year. This is "valuation maintenance, the activity that is funded by the property valuation fund.

THE ANNUAL INSPECTION/APPRAISAL AND VALUATION/MAINTENANCE PROCESS

OUTLINE

1. Public Relations

2. Performance Analysis

3. Analysis of Available Resources

    - Budget
    - Staff
    - Data processing support
    - Maps and GIS

4. Planning and Organization

    - Valuation cycles
    - Parcel summary Table

5. Systems Development

    - Forms and manuals
    - Data Collection and maintenance

6. Valuation

    - Inspection/Appraisal and Valuation/Maintenance Programs and Schedule
    - Three approaches to valuation
    - Mass Appraisal Models
    - Testing and refinement

7. Notification and Valuation Defense

    - Notices of value
    - Protest Remedies
    - Informal hearings
    - Formal hearings
    - Refund Claims

PUBLIC RELATIONS

The County Assessor's staff develops a complete public relations program. Informational materials are developed for use in public notices, handouts, and public appearances. The news media are kept informed as to program objectives, progress, and accomplishments.

Reappraisal involves our employees physically inspecting each property. To alert property owners to the possibility of these visits, and avoid misrepresentation of the reappraisal program, we issue press releases to clarify major points of the assessment process. We keep the news media informed as to program objectives, changes, progress, and accomplishments.

In our Public Relations Program special consideration is given to:

A. Basic items

- County issued identification cards and name badges
- County issued clothing / uniform(s)
- Business cards
- Desk Name Plates
- Unfamiliar / technical terms are carefully explained
- Office policies and guidelines for personal contact with the public are a set procedure utilized by the Assessor's office
- Maintaining a welcoming, professional office

B. Correspondence and forms

- Forms should be brief with clear instructions
    1. Explain reason(s) for form
    2. Avoid multi part forms / wrong size envelopes

C. Notice and Informational Brochures

- Notices of Value have information required by statute or otherwise helpful to the property owner
    1. Name and address
    2. Legal description, map code and class
    3. Market value, full or Assessed value, taxable value, and net taxable value
    4. Exemptions, protest procedures, and classification applications
    5. Instructions for calculating an estimated tax value
- Brochures and forms encouraging applications for exemptions and explaining the property tax processes
- Online Presence – website and social media

In discussing assessment matters, staff are courteous and professional. Most taxpayers are not familiar with assessment terminology, so assessment concepts are expressed in lay language. In discussing assessment matters:

1. We identify ourselves by our first names.
2. Name of the person and the legal description of the property.

3. Allow the person to describe the problem.
4. Obtain and record requested information.
5. If the inquiry involves research and the person is in the office or on hold on the telephone, provide progress reports. If the research is lengthy, obtain phone numbers and get back to them.
6. Carefully explain any unfamiliar and/or technical terms.
7. Assure the person that the matter will be attended to and corrected if needed. If the customer becomes extremely argumentative, it is better to end the conversation immediately and report it to your supervisor and/or direct the customer to your supervisor.
8. Always advise property owners of their rights under the Property Tax Code.
9. Our goal is to render a fair, equitable, and correct valuation.

County issued identification is required on any field inspection. Field personnel will contact the property owner, if available, before beginning any inspection or measurement of any improvements. They will provide property owners with their name, offer a business card, indicate the purpose and duration of the inspection, and provide a representative's name in the assessor's office for verification or to answer any questions or misunderstandings.

Guidelines for doing field inspections:

DO NOT	**DO**
Inspect a residence when a minor or minors are the only individuals present.	Present identification and business card
Enter a residence when wet and/or muddy.	Obtain as much information as possible at the curb site.
Argue with a property owner if they do not grant permission to inspect.	Be neat in dress and appearance. Be professional.
Voluntarily make statements regarding merits or any discrepancies in previous appraisals.	**Estimate** the value of the improvements with the best information available if the property owner denies inspection.
Be argumentative. Simply thank the property owner for their time and apologize for any inconvenience you may have caused.	Review the property record card in advance of inspection to familiarize yourself with the property you are about reappraise.
Answer question about various matters or programs pertaining to assessments that you do not know the correct answers.	Listen respectfully to comments or valid complaints without prolonged conversation; use tact and patience.
Make references to previous protests or complaints.	Be honest, if you do not know, state it and get back to them. If necessary, refer them to your supervisor.
Discuss or make statements regarding adjoining properties or personalities.	Explain the filing process for appeals or petition of protest.
Attempt to provide value on the property you are estimating on site.	Listen if conversation is pertinent to appraising; minimize your comments.
Deter anyone from filing an appeal or petition of protest.	Advise the taxpayer of the notification of value process.

If a property owner refuses inspection of the property, the property measurements, characteristics, and attributes are estimated and valued with the best information available including public sources and imagery done by satellite and drone. Although Sections 7-38-2 NMSA 1978 and 7-38-93 NMSA 1978 provide procedures and penalties for refusal of inspections of property and other reports, we do not ordinarily resort to these methods for residential property. Appraisal staff notify their immediate supervisor and note refusal to inspect on their reports.

Community Outreach

The Assessor's Office participates in several community events including the Fair and Rodeo, Farmer's Market, Los Alamos County's Customer Appreciation Day, and National Assessor's Day. Through these efforts the Assessor's Office can provide helpful information and accept applications for property owners' valuation exemptions. We work with the New Mexico Department of Veterans Services and local veteran organizations to ensure eligible veterans receive their exemptions.

PERFORMANCE ANALYSIS

In measuring an Assessor's performance, the most important gauge is the sales ratio study. This study determines whether values are fair and equitable to the taxpayers and consistent with the Property Tax Code. The sales ratio is determined from sales: the market value divided by the sales price of the property, both values time-adjusted to Jan 1st. Los Alamos sales are running a few hundred a year, enough to get reliable statistics.

For the 2025 tax year, Los Alamos County's level of valuation determined from sales ratio studies is 98.95% (mean), which is within IAAO's recommended and New Mexico's legal standards.

Good practice in assessing is to test the data for unequal tax burdens between high and low value properties in the same property group. This requires measuring the uniformity of the sales ratio values among levels of property valuation and 10 designated super neighborhoods.

The coefficient of dispersion (COD) is the most used measure of uniformity in sales ratio studies. The COD measures the average deviation among levels of valuation. Low CODs (15% or less) are associated with good appraisal uniformity. Los Alamos County's COD is 3.04%, which is considered exceptional.

The standard deviation and COD are available to measure uniformity when there are enough sales that the sales ratios of different valuation levels are normally distributed. In a normal distribution (bell shaped curve), the sample data would fall as follows:

- Sixty-eight percent (68%) would fall within plus or minus one standard deviation
- Ninety-five percent (95%) would fall within plus or minus two (2) standard deviations
- Ninety-Nine percent (99 %) of the total sample used would fall within plus or minus three standard deviations

Los Alamos County's overall Sales Ratio standard deviation (Std. Dev.) for 2025 is .04%.

Appraisals are considered regressive if high value properties relative to low value properties are under appraised and progressive if high value properties are over appraised. The price related differential (PRD) is a statistic that measures regressivity and progressivity. IAAO standard range for PRDs is between 98% and 103%. Los Alamos has a PRD of 1.00%, which indicates excellent treatment of low and high value properties.

Table 1 shows the comparison of the various sales ratio study results for Los Alamos County versus the IAAO standards.

Table 1
COMPARISON OF STATISTICAL MEASURES
FOR LOS ALAMOS COUNTY

	IAAO STANDARDS	2025 LOS ALAMOS SALES RATIOS
Mean	90%-110%	98.36%
Median	90%-110%	98.95%
Weighted Mean	90%-110%	98.44%
Standard Deviation	2%-20%	.04%
COD	20% or Less	3.04%
COV	*	3.70%
PRD	98% – 103%	1.00%

**COV<10 is very good, 10-20 is good, 20-30 is acceptable, and COV>30 is not acceptable.*

Table 2 on the following page is the State of New Mexico ratio studies for the 2025 tax year for all thirty-three counties conducted by the Taxation and Revenue Department, Property Tax Division. Los Alamos is highlighted and the IAAO standards are listed at the bottom of the table.

Table 2: STATEWIDE SALE RATIO STATISTICAL SUMMARY

TAXATION & REVENUE NEW MEXICO

State of New Mexico
Taxation & Revenue Department
Property Tax Division

2025 NEW MEXICO SALES RATIO STATISTICAL SUMMARY / AGGREGATE

County	No. of Sales	Median	Mean	Wtd. Mean	PRD	Std. Dev.	COV	COD
Bernalillo	7,415	90.32%	91.00%	93.47%	0.97	0.15	16.59%	12.46
Catron	106	96.70%	94.76%	89.78%	1.06	0.12	12.35%	9.64
Chaves	681	100.14%	100.09%	100.07%	1.00	0.01	1.17%	0.81
Cibola	84	97.19%	91.51%	92.19%	0.99	0.21	22.54%	13.20
Colfax	314	98.55%	99.24%	98.63%	1.01	0.06	5.88%	4.43
Curry	616	98.96%	97.74%	97.45%	1.00	0.23	23.27%	16.12
De Baca*	9	95.00%	100.29%	97.20%	1.03	0.11	11.33%	5.57
Dona Ana	2,160	99.96%	99.78%	99.60%	1.00	0.06	5.65%	3.83
Eddy	600	100.27%	100.72%	100.67%	1.00	0.03	2.92%	2.11
Grant	275	93.48%	91.07%	89.28%	1.02	0.14	15.44%	10.66
Guadalupe	21	99.69%	99.32%	98.92%	1.00	0.02	1.97%	1.37
Harding*	9	99.95%	99.75%	101.50%	0.98	0.02	1.90%	1.13
Hidalgo	22	100.00%	100.69%	101.38%	0.99	0.02	1.70%	0.69
Lea	1,356	98.97%	98.41%	98.59%	1.00	0.02	1.93%	1.31
Lincoln	414	96.65%	97.03%	97.03%	1.00	0.05	4.76%	3.44
Los Alamos	308	98.95%	98.36%	98.44%	1.00	0.04	3.70%	3.04
Luna	203	100.00%	101.00%	100.75%	1.00	0.04	3.74%	1.69
McKinley	52	61.55%	64.81%	60.75%	1.07	0.24	37.65%	28.01
Mora*	4	59.78%	59.63%	23.08%	2.58	0.50	83.21%	71.54
Otero	1,130	99.56%	99.35%	99.29%	1.00	0.03	2.67%	1.64
Quay	34	95.18%	89.17%	84.78%	1.05	0.30	34.01%	19.77
Rio Arriba	126	94.86%	94.62%	93.29%	1.01	0.09	9.02%	6.76
Roosevelt	234	95.57%	95.99%	91.08%	1.05	0.32	32.82%	22.12
San Juan	1,664	93.84%	94.05%	94.35%	1.00	0.13	14.05%	10.84
San Miguel	137	99.09%	99.11%	97.22%	1.02	0.07	6.57%	4.50
Sandoval	2,840	97.90%	97.49%	97.24%	1.00	0.05	4.86%	3.57
Santa Fe	3,462	94.93%	94.17%	93.35%	1.01	0.11	11.32%	8.34
Sierra	338	95.36%	95.24%	95.46%	1.00	0.02	1.75%	1.11
Socorro*	15	85.37%	81.44%	78.45%	1.04	0.21	25.26%	19.62
Taos	276	92.50%	88.31%	88.10%	1.00	0.14	16.04%	10.88
Torrance	233	100.00%	95.58%	96.60%	0.99	0.12	12.70%	6.30
Union	22	101.53%	103.07%	101.92%	1.01	0.05	5.09%	3.58
Valencia	303	98.87%	98.38%	98.09%	1.00	0.05	5.25%	3.56

Median	This is a measure of Central Tendency, or an average. In this case, it is the ratio that falls in the middle of a group with an equal number of ratios falling above and below the Median Ratio. IAAO Standards suggest that this figure should be within 10% of the statutory mandated assessment level. Since New Mexico Statutes require values to be at "Current and Correct" or Market Value, the Median Ratio should be
Mean	Also a measure of central tendency. In this case it is the arithmatic average of all the ratios
Wtd. Mean	Another measure of central tendency. In this instance, the individual ratios are weighted by the value of the individual properties.
Std. Dev.	The Standard Deviation measures the dispersion of ratios around the mean ratio.
PRD	Price Related Differential: A statistic for measuring tax burdens 'between high and low value properties. IAAO Standards suggest that this number should be between 0.98 and 1.03
COV	The Coefficient of Variation is the Standard Deviation expressed as a percentage of the Mean Ratio
COD	The Coefficient of Dispersion measures the dispersion of ratios around the Median Ratio. IAAO Standards suggest that this figure be below 15.00, but in small rural jurisdictions COD's between 15.00 and 20.00 may be acceptable
*	Study had less than 20 sales, statistics may not be valid

AVAILABILITY OF RESOURCES

Budget

The assessor's office is supported by the county's general fund and the property valuation fund. The general fund is used for annual valuation maintenance and daily office operations. The property valuation fund is restricted to support the 5-year cycle of inspection and reappraisal.

Section 7-38-38.1 NMSA 1978, requires that the Los Alamos County Finance Division collect from all property tax revenue, prior to distribution to recipients, an amount equal to one (1) percent of total property tax entitlements and deposit that amount into the property valuation fund. Recipients in this case means, Incorporated County of Los Alamos, Los Alamos Public Schools, State of New Mexico, and UNM Los Alamos.

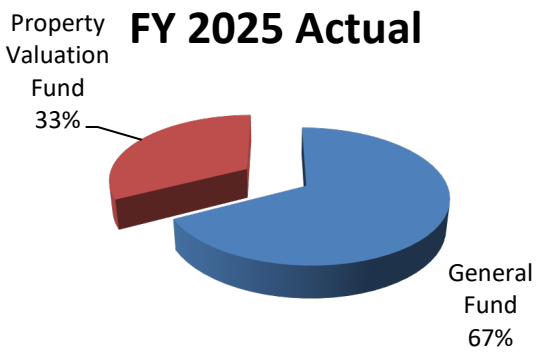
Expenditures from this fund shall be made pursuant to the property valuation program presented by the County Assessor and approved by the County Council, and in accordance within the guidelines as set forth by the Department of Finance and Administration (DFA), Local Government Division, for allowable expenditures. Any funds remaining at the end of the fiscal year are transferred to the beginning cash balance for the next fiscal year. A copy of 7-38-38.1 NMSA 1978 and guidelines and ruling from the DFA are attached as Item VII in the appendix of this report.

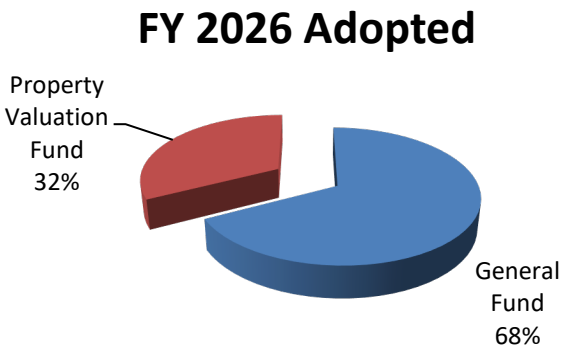
Table 3: Breakdown by Funds

Property Tax Valuation Fund Budget

	FY2024 Actual	FY2025 Actual	FY2026 Adopted Budget	FY2027 Proposed Budget	% Variance FY2027 vs FY2026	FY2028 Projected Budget	% Variance FY2028 vs FY2027
Expenditures by Type:							
Salaries	120,692	167,961	177,485	193,603	9%	199,412	3%
Benefits	60,829	63,643	68,733	89,973	31%	92,673	3%
Professional / contractual services	49,106	52,827	46,337	46,330	0%	47,720	3%
Materials/ supplies	25,819	24,652	33,223	32,153	-3%	33,118	3%
interfund charges	8,784	8,572	8,141	9,334	15%	9,615	3%
	265,231	317,656	333,919	371,3931	11%	382,5381	3%

Fund	FY 2024 Actual	FY 2025 Actual	FY 2026 Adopted
General Fund	$ 627,108	$ 649,572	$ 707,283
Property Valuation Fund	$ 265,231	$ 317,656	$ 333,919
Total	$ 892,339	$ 967,228	$ 1,041,202





Staff

County Assessors and their staff must be very familiar with traditional appraisal methods, real estate markets, capital markets, and local conditions. Other technical and professional skills needed are statistical skills for building and applying statistical models, management skills for recruiting, training and directing staff, data processing skills for designing and maintaining computer programs, and public relation skills for dealing with the public and the media. Employees in smaller offices such as ours usually perform more than one function, and cross-training of our employees has been a consistent factor in maintaining the viability of the Assessor's Office.

The Los Alamos County Assessor's Office has five fulltime employees and the Assessor who are designated as New Mexico Certified Appraisers by PTD. To receive this certification, an individual must have taken and received credit for four specified week-long qualifying educational courses offered by the International Association of Assessing Officers. Maintaining the certification requires the individual to complete a minimum of 30 hours of continuing education every three years. Our employees are able to appraise/develop values for all property types within Los Alamos County and can defend those values at every level of appeal.

Ongoing training, education, and certification are major contributions to the success and performance of the office and are required for continued employment.

The number of employees required by an assessor's office is based on the size of the jurisdiction, its growth rate, usage of temporary positions, and the non-assessment duties of the County Assessor.

The International Association of Assessing Officers[1] has developed certain assessment standards for various taxing jurisdictions. Based on a survey, the IAAO has determined that for small jurisdictions with 10,000 or fewer parcels one employee for every 1,000 to 1,500 parcels is required.

Adhering to IAAO staffing standards, with its 9,431 parcels, Los Alamos County requires 6-9 full-time employees excluding the County Assessor (9,431 / 1,500 = 6.28). Currently the Assessor's office is staffed with seven full-time employees, not including the Assessor, which is an elected, part-time administrative position. One FTE position for a mapper has been avoided by the current staff fulfilling those duties along with GIS support from the County's Information Management Division.

Table 4 is the current breakdown of the County Assessor's staff by primary function. All functions are shared, and all employees are cross-trained and obtain NM Certified Appraiser status.

Table 4

Title	**Primary Function**	**FTE**	**Plan FTE**
County Assessor	Elected Official- limited	.1	0
Chief Deputy Assessor	Administrator	1	1
Chief Appraiser(s)	Appraisal / Administrative	2	2
Assessment Specialist	Administration Services	1	1
Appraiser	Valuation of Property	1	1
Apprentice Appraiser	Appraisals / Value Maintenance	1	1
Office Specialist	Clerical / Appraisal Assistant	1	
Totals		**7.1**	**7**

In Los Alamos County, the part-time elected County Assessor's involvement in daily operations is limited to administration and oversight and is considered to be approximately 0.1 FTE.

Property assessment is a field for which there are minimal opportunities for specialized academic preparation prior to entry. The State of New Mexico and governing bodies have an interest in ensuring that property tax is competently administered. Certification / re-certification programs ensure that assessment personnel, not just appraisers, are able to obtain the qualifications necessary to perform their duties early in their careers and keep abreast of new developments in the assessment field.

The level of professional expertise and the appraiser's credentials are critical for the defense of valuations before Protest Boards and the district court. Therefore, assessment personnel are expected and encouraged to attend all Property Tax Division's accepted appraisal courses as well as any licensing or certification programs. This benefits Los Alamos County and the taxpayer.

PTD grants certification and 4-39-5 NMSA 1978 allows for additional compensation for successful completion of IAAO (International Association of Assessing Officers) courses appropriate for each level of expertise, Appraiser I through Appraiser IV.

[1] Assessment Practices 1991 edition by Richard Almy

The Los Alamos County Council approved the following certification pay for the Los Alamos County Assessor's staff in 2024. The legislature allowed an increase in this pay in 2023. The certification pay is an allowable expenditure from the Property Valuation Fund. No expenditure from the General Fund is required.

		Allowed
Appraiser I	compensation for "appraiser I certification"	$750
Appraiser II	compensation for "appraiser II certification"	$1,750
Appraiser III	compensation for "appraiser III certification"	$3,000
Appraiser IV	compensation for "appraiser IV certification"	$3,500

The legislature last year raised the compensation levels as shown and we are asking the council to change the levels in Los Alamos to match.

Data Processing Support

The Information Management (IM) Department of the county provides computing support for the Assessor's office and houses the GIS/mapping function.

The Assessor's, Treasurer's & Clerk's Offices use Tyler's Computer Assisted Mass Appraisal (CAMA) system, Assessor Plus (powered by Eagle)-*Assessor,* Treasurer Plus (powered by Eagle)-*Treasurer*, and Enterprise Records Management -*Clerk.* The software is the latest version of Tyler Technologies' Eagle Division's assessment, appraisal, and tax billing and collection system. The newly developed software will continue to use the most up-to-date appraisal methodology and GIS interface that includes security and built-in quality control features. The CAMA system has a front-end Automated Valuation System, a hybrid model developed by our office in collaboration with Eagle Software company that gives us an ability to implement data-focused valuation that meets or exceeds the highest standards in the industry. This integrated computer system consists of administrative, computer assisted mass appraisal, and property tax collection modules, and property transaction records that not only improve assessment uniformity and efficiency but have built-in audit features that ensure accountability of all users. The New Mexico Tyler Users Group paused during the pandemic but has begun again to meet regularly to discuss issues and/or requests to improve the functionality of the CAMA system including implementing legislative mandates. The Assessor's Office is leading the New Mexico Users Group.

Our contract with Tyler expires in October of 2026, and in collaboration with IM, the Clerk's Office and the Treasurer's office, we are issuing an RFP for a new integrated system. We don't yet have a firm date for implementation, but we may need additional budget help to ease the transition.

Maps and GIS

The Los Alamos County Assessor uses existing planimetric base maps for appraisal cycle efforts. They meet minimum specifications for cadastral mapping. Cadastral mapping is the creation and maintenance of maps having multiple layers of information. For example, property ownership, utility lines, street names, and so forth. These maps are developed to include platted subdivision, and the Public Land Survey System (PLSS, i.e., section, township, and range).

The County Assessor's Office has fully integrated CAMA and GIS. We have the ability to use spatial data to value property. Maintaining an effective CAMA/GIS system is one of the primary goals of the County Assessor's office.

Los Alamos County Eagle Web, conveniently located on our website, provides current tax year assessment information for public use over the internet.

Los Alamos County is mapped at 1"=100' on official zoning maps or at 1"=400' on official state required maps. These map sheets are maintained to correspond with new deeds or other information received on record. UPC's (uniform parcel codes) are developed and are consistent with the parcel definitions as required by NMSA 7-38-9 of the Property Tax Code. The parcel-numbering scheme consists of a 13-digit unique parcel ID for each mapped parcel and a unique map number for each map sheet.

IM and outside governmental agencies provide digital line work, thematic maps, aerial photography, and global positioning data to assist with building the parcel land base map/layer. In collaboration with IM, the Assessor's office acquired a drone for aerial mapping.

The recorded plat maps obtained from the Los Alamos County Clerk's office are entered into the land base map/layer. Maintenance of the parcel base map is conducted at the Assessors' office. Parcel maps are electronically stored and linked to parcel data via the uniform parcel code used by other departments in the county. Each department adds layers to the maps and maintains those layers.

PLANNING AND ORGANIZATION

Los Alamos develops a Property Valuation and Maintenance Plan and completes its revaluation activities on a one-year cycle.

VALUATION CYCLE

PHASE	BEGIN	STATUS/END
Public Relations	Ongoing	Ongoing
Mapping and GIS Maintenance	Ongoing	Ongoing
Data Collection and Analysis		
Building permits reports	January 1	December 31
Real property sales	January 1	December 31
Compile and verify database	Ongoing	Ongoing
Market/Economic factors	Ongoing	Ongoing
Property characteristics	Ongoing	Ongoing
Sales Ratio Studies	Quarterly	December 31
Field Inspection* and Review		
Permits	May 1	December 1
Inquiries/requests	April 1	December 31
Maintenance	Quarterly	December 31
Sales	Monthly	December 31
Subdivisions	January 1	December 31
Calculation and Data Entry*		
Calculations and data entry of field data	Ongoing	March 1
Quality control	Ongoing	Ongoing
Valuation*	January	March 1
Notices of Value	March 1	April 1
Data Verification Requests	April 1	April 30
Certification of Values for Rate setting	May 15	June 15
Protest Hearings	April 1	October 1
Tax Schedule	September 15	October 1

**Includes 20% rotating field inspection reappraisal. All values are determined as of January 1st.*

An inventory of all parcels in Los Alamos County is verified annually to ensure that all parcels are accounted for and are correctly classified.

Table 5 on the following page summarizes all the parcels in the county and will serve as the basis for calculating production rates to ensure that all valuation activities will be completed within the required revaluation cycle.

Table 5: PARCEL SUMMARY September 11, 2025

Residential						
Abstract	**Parcel Count**			**Assessed Valuation**		
Description	**Land**	**Bldg.**	**Total**	**Land**	**Bldg**	**Total**
Res. MH Park (257 Spaces)	2	2	2	$ 911,840	$ 1,950,580	$ 2,862,420
Res Single Family	5,429	5,429	5,429	$ 194,245,520	$ 594,143,890	$ 788,389,410
Res Town Home End	1,314	1,314	1,314	$ 31,240,200	$ 96,044,170	$ 127,284,370
Res Town Home Inside	278	278	278	$ 4,844,640	$ 19,343,750	$ 24,188,390
Res Condo	206	206	206	$ 2,950,460	$ 14,442,760	$ 17,393,220
Res 3 or More Family	12	12	12	$ 464,490	$ 2,306,050	$ 2,770,540
Res Mobile Home	18	259	259	$ 422,570	$ 2,568,850	$ 2,991,420
Res Bed & Breakfast	1	1	1	$ 70,360	$ 280,950	$ 351,310
Res Multi Family(Apartments)	36	36	36	$ 4,479,990	$ 34,436,230	$ 38,916,220
Res Other Improvements	-	5	5	$ -	$ 110,150	$ 110,150
Subtotal Residential	**7,296**	**7,542**	**7,542**	**$ 239,630,070**	**$ 765,627,380**	**$ 1,005,257,450**
Non-Residential						
Abstract	**Parcel Count**			**Assessed Valuation**		
Description	**Land**	**Bldg**	**Total**	**Land**	**Bldg**	**Total**
Land Res Vacant	402		402	$ 11,583,860	$ -	$ 11,583,860
Land Commercial Vacant	10	-	10	$ 1,317,600	$ -	$ 1,317,600
Commercial	162	175	175	$ 17,698,330	$ 87,218,340	$ 104,916,670
Bed & Breakfast	2	2	2	$ 80,670	$ 196,800	$ 277,470
Hangers	-	37	37	$ -	$ 556,530	$ 556,530
Stables	-	108	108	$ -	$ 354,340	$ 354,340
Personal Property	-	305	305	$ -	$ 6,731,680	$ 6,731,680
Commercial Manufactured Homes	-	9	9	$ -	$ 21,950	$ 21,950
Other Improvements	-	5	5	$ -		$ -
State Assessed	-	20	20	$ -	$ 5,306,320	$ 5,306,320
Subtotal Non- Residential	**576**	**661**	**1,073**	**$ 30,680,460**	**$ 100,385,960**	**$ 131,066,420**
Livestock						
Abstract	**Parcel Count**			**Assessed Valuation**		
Description	**Units**				**Livestock**	**Total**
Cattle	1				$ 1,310	$ 1,310
Goats	25				$ 3,830	$ 3,830
Horse	108				$ 61,050	$ 61,050
Sheep	6				$ 400	$ 400
Hog	2				$ 60	$ 60
Alpaca	1				$ 30	$ 30
Subtotal Livestock	**143**	**-**	**-**	**$ -**	**$ 66,680**	**$ 66,680**
Other Exempt Properties						
Abstract	**Parcel Count**			**Assessed Valuation**		
Description	**Land**	**Bldg**	**Total**	**Land**	**Bldg**	**Total**
Church	30	30	30	$ 5,835,970	$ 13,606,700	$ 19,442,670
School	20	15	20	$ 7,963,710	$ 33,209,160	$ 41,172,870
County	347	38	354	$ 122,875,740	$ 21,054,780	$ 143,930,520
State	6	0	6	$ 547,200	$ -	$ 547,200
Federal	16	2	16	$ 109,917,830	$ 1,463,740	$ 111,381,570
Miscellaneous	9	12	12	$ 939,500	$ 1,965,090	$ 2,904,590
Open Area	44	0	44	$ 330	$ -	$ 330
Common Area	187	3	167	$ -	$ -	$ -
Subtotal Exempt Properties	**659**	**100**	**643**	**$ 248,080,280**	**$ 71,299,470**	**$ 319,379,750**

PARCEL SUMMARY (Continued)

Exemptions						
Abstract	Parcel Count			Assessed Valuation		
Description	Land	Bldg	Total	Land	Bldg	Total
Head of Family	-	-	2,549	$ -	$ 5,096,350	$ 5,096,350
Veterans	-	-	617	$ -	$ 6,146,990	$ 6,146,990
Disabled Veterans	-	-	72	$ -	$ 13,577,170	$ 13,577,170
Limitation of Value	-	-	-	$ -	$ -	$ -
Subtotal Exemptions	**-**	**-**	**3,238**	**$ -**	**$ 24,820,510**	**$ 24,820,510**

2025 Total Parcels by Classification Summary		
Class	Parcels	Valuation
Residential	7,542	$ 1,005,257,450
Non-Residential	1,073	$ 131,066,420
Livestock	143	$ 66,680
Other Exempt Properties	643	$ 319,379,750
Exemptions	3,238	$ 24,820,510
Total Parcels and Net Taxable Value	**9,401**	**$ 1,111,570,040**

*as of 09/11/25

As of 09/11/2025-Reflects value after resolved Protests

SYSTEM DEVELOPMENT

System development consists of developing forms, manuals, and procedures for collecting and processing property characteristics, sales, income, and cost data.

Forms and Manuals

The Assessor's office maintains and electronically stores forms referred to as Property Record Cards for the purpose of valuing or reviewing properties. These forms contain property characteristics that are used to value property. Once the property data has been modified based on ongoing inspections and other data sources, the corrected data and sketches are uploaded to the CAMA system, and the property information is automatically updated. This system can handle large volumes of parcels at any given time while eliminating double data entry and errors.

Valuation manuals have been created and serve as valuation and depreciation schedules for all taxable properties. Marshall & Swift Valuation Services is used to support our valuation models and to value special purpose properties to include some commercial property.

Data collection Sources

Appraisal staff first classify all parcels in Los Alamos County as residential or non-residential property. These two categories are then broken down into type, class, and grade as required by law and professional appraisal standards. Field review is performed to ensure correct classification and proper grade.

The data collection process is ongoing and includes field inspection for the required five-year physical inspection cycle[2]. Data collected through the gathering of market and economic data and of property characteristics are used as the basis for a detailed study of current market values. This applies construction indices, cost schedules, depreciation tables, regression analysis, income and expense information, and valuation models to the data.

[2] State statute requires physical inspection every six years. Los Alamos, however, uses a five-year inspection cycle.

This data is obtained from sources such as:

1. Assessor's Property Records
2. Buyers and Sellers Questionnaires
3. Real Estate Brokers
4. Mortgage Companies
5. Builders
6. Property Managers
7. Building Permits
8. New Businesses

Field data is collected on each parcel in Los Alamos County in accordance with specifications set out by the data control and records staff, by personal inspections and aerial surveillance techniques.

Sales affidavits are required by statute to be filed with the County Assessor's office for all residential property sales or transfers. We also attempt to gather essential information to assist us in providing the most accurate valuations by requesting non-residential sales information as well as income and expense data. The Assessor's Office maintains a close working relationship with local title companies who, as an added service to their clients and the county, file the questionnaires with the Assessor's Office.

Quality control

Data is reviewed and tested to ensure consistency and accuracy before it is used for valuation. Supervisory personnel check the accuracy of the data collected and conduct random re-inspections of sample properties. In addition, the current computer software used by the assessor's office has a quality control feature referred to as "versioning". This software provides an audit trail of changes made to a particular parcel. The system automatically records the person making a change, the workstation, and type of change, including the time, date, and the change made.

Data maintenance

Data maintenance is the process of capturing any changes in our parcel data resulting from property transfers, new construction, and demolitions. Recording data, Building Permitting, Personal Property Tracking and Re-Inspections are four components of the data maintenance process.

Recording is the documentation of property transfers and subdivisions in the County Clerk's office. Copies of transfers and official recorded subdivisions are provided to the County Assessor for our parcel database using software in common with other departments of the County.

Building Permits filed with the Community Economic Development Department are provided to the Assessor's Office by the tenth day of each month. All property owners are required to obtain a building permit for new construction, additions, re-models, or replacement of worn components such as roof coverings, siding, or windows. We receive monthly permits reports from the state Construction Industry Division.

There are essentially three types of building permits that are used to determine contributory value. They are referred to as New Dwelling Units, Additions and Re-models.

Los Alamos residential building types consist of the following:

- **Single Family** – single family unit.
- **Duplex –** two family units.
- **Tri – Plex –** Three family units.
- **Four – Plex –** Four family units.

- **Multi – Family –** More than four family units.
- **Townhouse End –** The first or last in a row of houses with common walls with ownership of land.
- **Townhouse Inside –** The middle unit in a row of houses with common walls with ownership of land.
- **Condominium –** A set of properties that are one parcel where each unit has an interest in the common area (s). These units are generally valued separately plus a percentage of the common interest of the value for the common area.

It should be noted that the assessor only applies the contributory value of the improvements to the property rather than the cost to build. For example, a new roof covering that costs $20,000 might only add $15,000 to the market value of a house.

A new addition will require field verifications of dimensions, condition, quality, and any other building attribute changes. These changes will ultimately affect the overall effective age of the structure.

Remodels on structures are usually internal. If we cannot gain access, we may have to rely on building permit data. On remodels, the area of remodel can be used to derive a percentage of the total area for calculating the new effective age. The condition and any attribute changes must also be corrected with the new values being entered into the value tracking software of the CAMA system.

All valuations derived from the building permits are considered new value and must be entered and tracked on the CAMA system as well as reported to the NM Department of Finance and Administration (DFA), as part of the allowable growth (yield control) for operations by governmental entities. DFA uses the new values in the tax rate setting process.

In addition to the permit tracking system, the assessor uses satellite and drone imagery and software and digital photographs to update information. The aerial photography software can track changes from one fly-over period to the next.

Personal Property Tracking is the third component of the system. The Assessor's Office receives a listing from the Community Economic Development Department of new businesses. For some purposes, the County Assessor's Office can access the utilities department database. Those new businesses that have not been on the tax roll are entered and a business personal property reporting questionnaire is mailed to the business.

Re-Inspection is the fourth component of a good data maintenance system. No matter how good a permit reporting and monitoring system is, unreported changes may occur. The Property Tax Division, in compliance with the standards of the International Association of Assessing Officers (IAAO) has directed assessors to implement a five- or six-year re-inspection cycle for this purpose. The Los Alamos County Assessor's office uses a five-year inspection cycle which contributes to more accurate assessments. There are over 9,000 parcels in Los Alamos County and approximately 1,800 parcels are inspected each year.

VALUATION

INSPECTION/APPRAISAL AND VALUATION/MAINTENANCE PROGRAMS AND SCHEDULE

This is the core of the appraisal function. The Assessor revalues each property according to a statutory schedule, and mails Notices of Valuation (NOV) to the owners annually no later than April 1. All property is valued annually, including exempt property, in accordance with the International Association of Assessing Officers (IAAO) standards and regulations promulgated by the PTD in the New Mexico Administrative Code Chapter 3. Every parcel, regardless of classification, must be physically inspected at least every six years. Los Alamos is on a five-year "inspection and appraisal" cycle. That is, 20% of all parcels are physically inspected and appraised annually. The remaining 80% are revalued annually without inspection through our valuation/maintenance program. When changes have occurred, or new properties are recorded, those properties are valued in that year's five-year inspection/appraisal program. Both programs use the same mass appraisal modeling techniques (Computer Assisted Mass Appraisal or CAMA software) and hardware and draw on a common database; whether a property is in the inspection/appraisal or valuation/maintenance mode in a particular valuation year is indicated by a marker on its "property record."

Protests of property values, classification (residential or non-residential). or exempt status (see below) must be submitted within thirty days of the date of mailing of the Notice of Value.

The County Assessor must on or before June 15th certify the total county net taxable values to PTD so the NM Department of Finance and Administration may apply statutory "yield control" limits and set tax levies and rates. The certified values are adjusted to recognize that they may change after protests or actions for refund are decided.

In addition to valuing properties, the County Assessor is the custodian of all parcel information for the county. Although the parcel information maintained by the County Assessor is primarily used for property taxation purposes, this information is available to the public, county departments, and state and federal agencies and is accessible on our website.

Businesses requiring special technical expertise, including communication systems, pipelines, public utilities, airlines, and businesses operating in multiple counties are assessed separately by PTD and incorporated into our valuation.

The Three Approaches to Valuation

There are three approaches to estimating fair market value that have been in use by American appraisers since the early 1900's. The three approaches to estimating value are sales comparison, cost, and income.

1. **Sales Comparison Approach**

The sales comparison approach derives a value estimate by comparing the property being appraised (subject property) to comparable properties that have recently sold. Because properties are rarely exactly alike, we must adjust the prices of comparable properties for dissimilar features. For example, if the subject property being appraised does not have a garage and a comparable property has a single car garage, a dollar amount must be subtracted from the comparable sale price to make the comparable property similar to the subject property. These amounts may be determined by local market studies or from commercial cost manual tables based on market studies. All property sales are adjusted to January 1st of the current year.

The sales comparison approach works best when there are numerous and frequent sales of similar properties. We use this approach in the appraisal of single-family residential properties and vacant land. When sufficient and valid sales are available, this approach is the preferred valuation method for any type of property.

2. **Cost Approach**

The cost approach estimates the replacement cost new of improvements, less the estimated accrued depreciation plus the market value of land. Construction cost and depreciation schedules can be developed internally or obtained from industry resources such as Marshall & Swift.

3. **Income Approach**

The income approach requires an appraiser to capitalize net income of a property into an estimate of market value after allowable expenses.

The income approach is the preferred method to use when dealing with income-producing properties, because comparable sales data are rarely available for these properties. New Mexico does not require reporting income from commercial properties, but we can collect enough information from voluntary responses to questionnaires to make it work in most cases. Protests comprise opportunities to collect income data through the mandatory discovery process.

Mass Appraisal Models

Appraisal models can calculate valuations of thousands of properties. The models are calibrated with data extracted from local sales, handbooks, and questionnaires. All three approaches to value (sales comparison, cost, and income) can be modeled for mass appraisal as required. In addition, these models are linked to the GIS mapping system.

The models are implemented using Computer Assisted Mass Appraisal (CAMA) software. As with any modeling software, CAMA systems must be kept up to date and continually analyzed and calibrated for accuracy. A large part of the work of the Assessor's office is the collection, entry, and management of the data that feeds the CAMA system. Data is derived from personal inspection of properties, building permits, deeds, aerial surveillance by drones or satellite, questionnaires and interviews, realtors and real estate websites, commercial financial and construction surveys, and sometimes from discovery pursuant to protest hearings.

Valuations in both programs, the five-year inspection/appraisal and the annual valuation/maintenance programs, are made with the same CAMA system and database. The difference is that in the database: for properties in the five-year program the data is confirmed or re-affirmed by personal inspection, review of permits and other means described above. Data in both programs can be adjusted by statistically derived parameters reflecting such things as market changes and neighborhood characteristics.

Los Alamos is unique in New Mexico in that we maintain an extensive database based on sales data that is used to calculate by multiple regression analysis the values associated with multiple characteristics of residential properties. This data feeds the CAMA system so that the mass appraisals done on the appraisal/inspection five-year cycle are based on market data and not on the easier but less accurate cost approach. This leads to more accurate valuation estimates that approach sales prices with a minimum of ex-post facto modifications.

Valuation models are calibrated annually to adjust to current market trends and value as of January 1 of every tax year. Model calibration is the process of adjusting mass appraisal formulas, tables and schedules to the current market.

Valuation model development and creation for the different classes of taxable properties, as used in Los Alamos County, include:

- Land Models
  - Commercial Land
  - Residential Land
- Improvement Models
  - Apartment
  - Commercial
  - Condo/Townhome
  - Residential
  - Mobile
  - XFOB

The most common models and schedules are:

- Land valuation tables: these tables contain land values per unit, along with standard adjustments for topography, depth, site view and other locational features.
- Cost approach tables: these tables include base rates, per square-foot adjustments, and lump sum used to estimate replacement cost new. Associated tables include depreciation, time, location, and market adjustment factors.
- Sales comparison tables: includes market-adjusted tables that reflect current and local sales analysis.
- The income approach model: Income data collected is applied through modifiers. It is used on an individual basis for accurately valuing commercial property.

We have developed numerous Microsoft Excel templates to assist in the valuation of commercial income-producing properties to apply the income approach. These templates are essential in providing evidence before the Valuation Protest Board, in a professional and uniform manner.

The statutory special methods of valuation for the applicable classes of properties will be used. They consist of:

- Business Personal Property (NMSA 1978 7-36-33) reported to the assessor are those fixtures and equipment used in businesses, which were depreciated and reported to the IRS for the previous year.[3]
- When valuing livestock, the values are derived from the livestock industry via the Property tax Division. Since the Property Tax Division establishes the livestock values, they are responsible

[3] Unlike IRS, New Mexico limits depreciation to 12.5% of initial cost.

for defending those valuations in case of a value protest. Los Alamos currently does not have agricultural land on its tax roll.

- Manufactured homes are classified as residential and subject to a special method of valuation as stated in NMSA 1978 7-36-26. The cost approach to value is used to determine cost new less depreciation. A manufactured home is taxed as real property if it is permanently affixed to the land and certain other criteria are met as outline in NMAC part 14.12.2 and NMSA 7-36-26, regulation 3.6.5.33. Manufactured homes not permanently affixed to the land must annually register with the NM Motor Vehicle Division.

The limitation of value applied to residential property required by NMSA 1978 7-36-21.2 and 21.3 will be enforced by the assessor and is monitored by the Property Tax Division annually to ensure compliance with the law.

Valuation initially involves market analysis, model development, model calibration, and calculations of preliminary values. A ratio study then evaluates the accuracy and consistency of values.

Improvements made to residential properties in the prior tax year and any omitted improvements from prior tax years are valued according to their contributory values as indicated by market data.

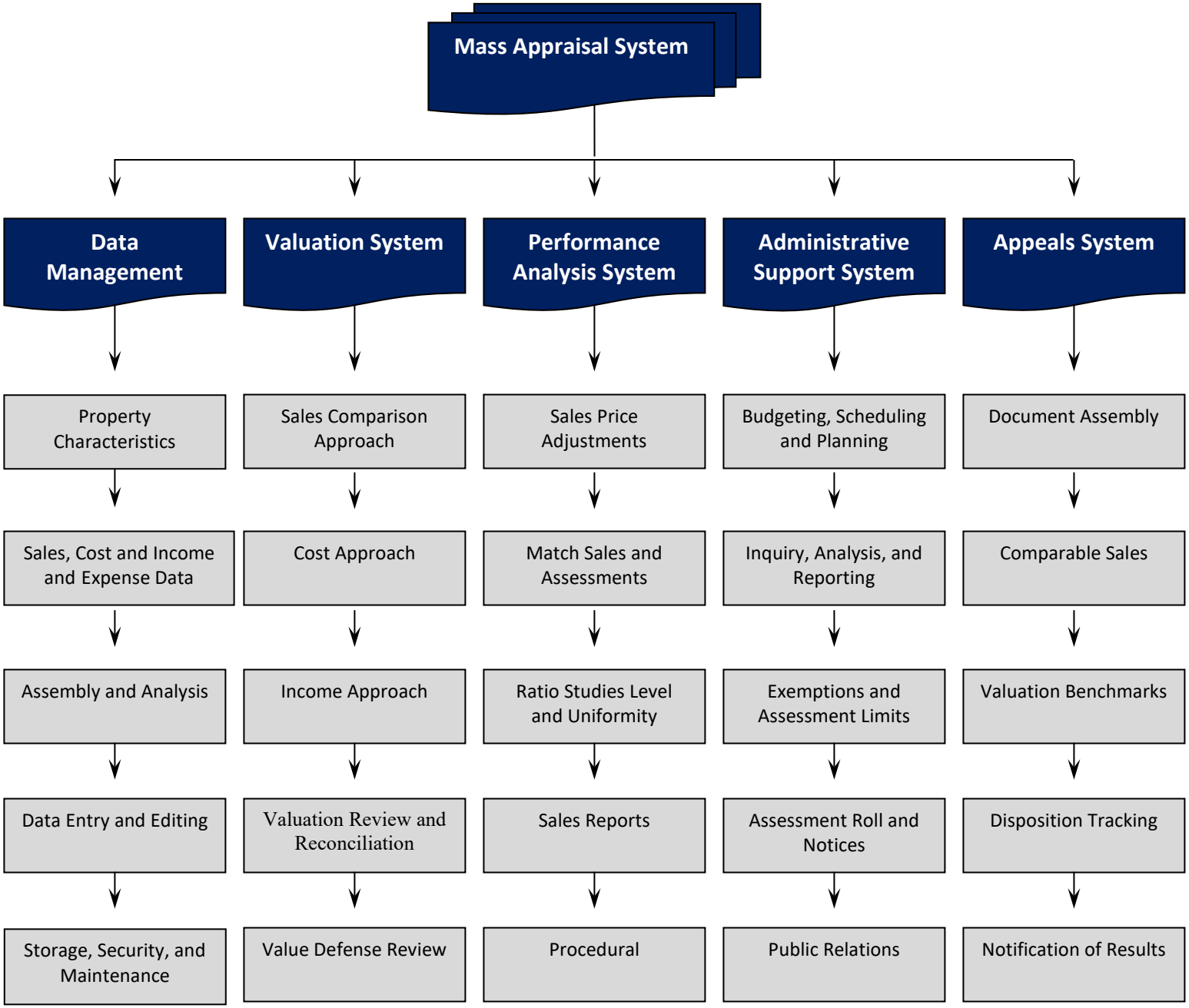
The type and amount of available exemptions are:

- **Head of Family** (NMSA 1978 7-37-4), $2,000 off the net taxable value.
- **Veteran** (NMSA 1978 7-37-5), $10,000 maximum off the net taxable value per veteran in tax year 2025 and subsequent years, the amount will be adjusted annually for inflation for tax year 2026 and subsequent years.
- **Disabled Veteran** -(NMSA 1978 7-37-5.1), disabled veterans get an exemption equal to the percentage of permanent disability.
- **Veterans' Organization** (NMSA 1978 7-37-5.3), totally exempted from paying property taxes.
- **Charitable/Education and Churches** (NMSA 1978 7-36-7), totally exempted from paying property taxes.
- Federal, State, Schools, County, and Municipal owned property are exempted from property taxation

In addition to exemptions, there are also limitations on residential property owned by low-income taxpayers over sixty-five (65) years of age, or disabled. Currently, any taxpayer whose modified gross income does not exceed $44,200 for the prior year may qualify for this limitation in value increase on their primary single-family residence.

Regulation 3.6.5.41, Market Value of Affordable Housing, was enacted in 2009, allowing individual taxpayers to apply for special method of valuation on affordable housing. The regulation allows for affordable housing subsidies and/or accrued interest to be deducted from a property's market value therefore reducing the property valuation and, in turn, might lower the property tax bill.

COMPONENTS OF A MASS APPRAISAL SYSTEM



4 Property Assessment Valuation 2nd Addition

Testing And Refinement
Before notices of value are mailed values must be tested and, if necessary, refined (modified) to ensure fairness and accuracy. Sales ratio studies are used to gauge the level and uniformity of the reappraised property. The process of testing is to compare the assigned market values to known sales then determine if they are within accepted statutory and appraisal standards described on pages 13 - 14.

If refinement is required, then calibration is done on the specific model to meet standards.

NOTIFICATION AND VALUATION DEFENSE

Notice of Value (NOV)
A preliminary change of value report will be generated and reviewed in the first week of February. Notices of valuation will then be mailed to all property owners on or before April 1st. Information contained in the NOV is governed by NMSA 7-38-20. These notices will show the value for property taxation purposes, taxable value, the classification(s) of the parcel, assessed value of the current and prior year, prior year tax amount and prior year tax rate. The notices will also contain information regarding claiming of exemptions, reporting requirements, procedures to file a valuation protest and a brief explanation of how to calculate your estimated taxes. Our office added fair market value to the NOV in 2025.

Protest Remedies

It is the policy and goal of the Los Alamos County Assessor's Office that all assessments be fair, equitable, correct, and current. Property owners are encouraged to contact the assessor's office if they have questions concerning an assessment or feel the assessment is incorrect. No property owner should pay more tax than what is legally required.

There are two times per tax year when taxpayers may elect to file a protest:

1) Filing a **petition of protest** with the county assessor no later than thirty days after the mailing of the notice of value, or
2) Filing a **claim for refund**, in the district court, after paying the first installment of taxes due.

A petition of protest and claim for refund cannot both be filed in the same year for the same property.

Electing to file a protest through option one is less costly. Property owners may protest assessed values, classification, allocation of value to a governmental taxing unit, denial of exemptions or limitation on increase in value determined by the county assessor. If a property owner believes their assessment is in excess of market value, the first thing to do is to talk to a representative in the assessor's office. The best time to do this is within thirty days of the mailing of the NOV's. After this time, it becomes increasingly difficult and costly to change an assessment

Informal Hearings
The process of a property valuation review in response to a property valuation protest has two parts. The first is to provide a procedural method of reviewing assessments so any inaccuracies may be

corrected, without the property owner having to file a protest. The other is to have the protest heard before an independent Valuation Protest Board. A protest must be filed within 30 days after the mailing of the NOV. A hearing must be held 180 days after the filing.

A review before the filing deadline allows for the re-examination of assessments by the assessor to correct and clarify any discrepancies in the individual assessments.

If an inquiry cannot be resolved quickly, filing a protest extends the time for resolution from 30 days to 180 days. Once a protest is filed, appraisal staff will conduct an informal hearing. If the taxpayer is not satisfied with the results of the informal hearing, a formal hearing will be scheduled before the independent Los Alamos Valuation Protest Board.

A protest petition must be filed and will be tracked until the dispute is completely resolved. Protest petitions must contain the property owner's name, address and a description of the property. The petitioner must state why the owner believes the value, classification; allocation of value, claim for exemption, or the limitation of value determined by the county assessor is incorrect, with supporting evidence, and what item(s) are not being protested. Petition forms are available at the county assessor's office and on the Los Alamos County Assessor's website.

After receiving a petition, the assessor will set up an informal hearing with the property owner. The informal hearing is off the record where data is exchanged and verified. During or before this meeting, the property owner should review their own and the assessor's property data to be sure that the information listed is correct. The assessor will provide the property owner with copies of relevant information from the office files.

The assessor will explain the method(s) used in determining assessment. Any pertinent data assembled by the property owner should be presented at this hearing. The goal of a protestant at this informal process should be:

1) To verify all information on their property is correct
2) to make sure they understand how their assessed value or other taxing attributes were determined,
3) to be sure that they understand the protest procedure and how the assessor's office can help them if they want to proceed with a formal protest.

If a change of value is warranted, the protestant will be notified of the change. Pursuant to state statute the assessor's values are presumed to be correct, and the protestant has the burden of overcoming that presumption.

Formal Hearings

If a protestant chooses to continue with their protest, the assessor must schedule a formal hearing before the Los Alamos County Valuation Protest Board. Property owners will be notified by certified mail of the date, time, and location of the formal protest hearing. An Order of No Show will be filed if the taxpayer or a representative of the taxpayer fails to appear at the hearing without reasonable justification.

Board hearings are typically scheduled in September. The Los Alamos Chief Deputy Assessor, Chief Appraiser, and Appraiser will defend the County Assessor's valuations.

The Valuation Protest Board is an independent board which hears protests of assessments used for determining property taxes. The board consists of two qualified volunteers appointed by the county council for two-year terms, and a property appraisal officer employed by the NM Taxation and Revenue Department who serves as the chairperson of the board. To ensure independence, the Assessor's Office must not participate in the selection of members.

All protests must be decided within 180 days of the date on which the protest was filed unless the parties agree otherwise.

The property owner or the county assessor has the option to appeal the board's decision in district court. The appellant will bear all costs associated with this appeal. Appeals by or against the County Assessor are litigated by the County Attorney's Office.

For the 2025 tax year there were 106 property valuation protests filed in Los Alamos County. Of those protests, 11 were residential and 95 were non-residential. 105 protests were resolved through informal hearings with the sole remaining heard before the Valuation Protest Board. The total revenue savings in tax dollars for all entities who receive revenue from the property tax is estimated at approximately $200,000.

Refund Claims

The alternate method of protest is to file a claim for refund in District Court. Claims must be filed against the County Assessor no later than the sixtieth day after the due date for the first installment of the tax that is subject to a claim of refund. Payment of all taxes due in accordance with the tax bill must be made prior to the delinquency date before filing for a claim for refund. The payment is held in a suspense fund until the claim is resolved. The action must state the basis for the refund claim, the amount of the refund to which the owners believe they are entitled, and amounts paid. Property owners or the county may appeal final decisions or orders from a district court. The County Assessor is represented by the County Attorney.

Once the courts have determined the amount of refund, if any, the County Treasurer will make the appropriate change to the tax records and issue the refund amount ordered by the court plus interest.

LOS ALAMOS CHARACTERISTICS AND RESULTS

During the last several years, Los Alamos County has experienced a very active real estate market. We have adjusted our valuation models appropriately to reflect current and correct market values. Although our calculated fair market values of real estate have been adjusted, most of the residential *full values* will not show this change on their Notice of Value because of the 3% limit on increases in the full value on residential property. The market has been rising faster than 3% per year and we are anticipating that the real estate market will continue to increase, and property assessments will follow, but be limited by the 3% statutory cap. The effect of the cap is striking: the median residential sales price in 2025 was $588,000, the median full value (after adjusting sales price for the accumulated 3% caps) was $358,000.

APPENDIX

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I. PARCEL AND STATISTICAL DATA*

Population (2020 Census est.): 19,369

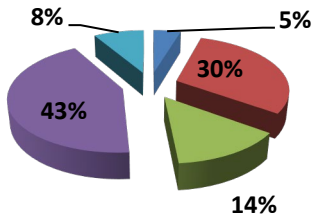
Land Area (Sq. Mi.): 109

Parcels:	**2024**	**2025**	**Change**
Residential	7,524	7,542	18
Non-Residential	990	1073	83
Livestock	115	143	28
Exempt Properties	643	643	0
Total	9,272	9,401	129

Sales Ratios (assessed value/sale price):	**2024**	**2025**	**Standard**
Mean	98.51%	98.36%	90-110%
Median	99.08%	98.95%	90-110%
Weighted Mean	98.89%	98.44%	90-110%
Standard Deviation	5.0%	4.0%	<20%
Coefficient of Dispersion	3.58%	3.04%	<15%
Coefficient of Variance	4.60%	3.70%	<20%
Price Related Differential	1.00%	1.00%	98-103%

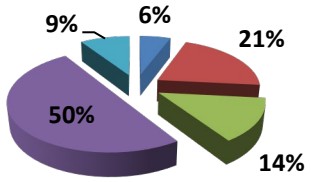
Tax Rates:	**Residential**			**Non-Residential**		
	2024	**2025**	**Change**	**2024**	**2025**	**Change**
Total State	1.360	1.360	-	1.360	1.360	-
Total County	5.084	4.963	-0.121	8.850	8.850	-
Total Municipal	3.419	3.338	-0.081	3.998	3.998	-
Total School Dist.	11.962	11.886	-0.076	12.506	12.506	-UNM LA Branch
	1.738	2.190	0.452	2.000	2.493	0.493
Total	23.563	23.737	0.174	28.714	29.207	0.493

2025 Non-Residential Tax Rate



Total State
Total County
Total Municipal
Total School District

2025 Residential Tax Rate



Total State
Total County
Total Municipal
Total School District

	2024	**2025**	**Change**
Net Taxable Value:	$1,060,278,670	$1,111,570,040	$51,291,370
New Construction:	$10,130,880	$10,242,740	$111,860
Property Tax Revenue:**	$26,000,620	$27,440,846	$1,440,226
FY Assessor Budget Adopted:	$967,228 FY 25	$1,041,202 FY 26	$73,974
Staff Size: *(Excluding Assessor)*	7.00 (FTE's)	7.00 (FTE's)	-

Values and Parcel Counts as of September 2025 Tax Rollover

II. Los Alamos Five Year Summaries

Single Family Units Sales					
Tax Years	**2021**	**2022**	**2023**	**2024**	**2025**
Median Sales Price	$416,250	$486,500	$551,000	$610,000	$588,000
Sales Price / Sq. Ft.	$231.48	$260.00	$286.00	$299.77	$310.45
# of Sales	373	376	277	298	308

Single Family Units Assessed Values					
Tax Year	**2021**	**2022**	**2023**	**2024**	**2025**
Median Assessment	$318,445	$337,160	$360,000	$380,090	$358,800
Assessment / Sq. Ft.	$152.00	$158.00	$170.00	$180.13	$183.44
# of Permits	805	552	650	590	672
New Construction Value	$8,045,060	$7,648,840	$ 11,260,150	$ 10,130,880	$ 10,242,740

Total Parcel Summary*					
Tax Year	**2021**	**2022**	**2023**	**2024**	**2025**
Total Residential Parcels	7,450	7,483	7,495	7,524	7,542
Total Non-Residential	2,019	1,831	1,781	990	1,073
Total Residential & Non Res.	**9,469**	**9,314**	**9,276**	**9,272**	**9,401**

Personal Property Valuation					
Tax Year	**2021**	**2022**	**2023**	**2024**	**2025**
Personal Property Valuation	$9,112,460	$8,438,900	$7,611,670	$7,292,750	$6,731,680
Livestock Valuation	$67,270	$67,710	$64,210	$61,360	$66,680
Total Valuation	**$9,179,730**	**$8,506,610**	**$7,675,880**	**$7,354,110**	**$6,798,360**

Los Alamos Five Year Summaries (continued)

Manufactured Homes					
Tax Year	**2021**	**2022**	**2023**	**2024**	**2025**
Mobile Home Residential Value	$2,266,640	$2,305,940	$2,429,800	$2,415,850	$2,991,420
Mobile Home Non-Res. Value	$31,990	$31,990	$22,360	$22,600	$21,950
Total M.H. Valuation	**$2,298,630**	**$2,337,930**	**$2,452,160**	**$2,438,450**	**$3,013,370**
Los Alamos					
Residential Value	$510,608,180	$540,597,790	$580,922,360	$617,470,890	$654,233,460
Non-Residential Value	$101,070,520	$108,015,950	$113,376,400	$114,142,900	$113,739,940
State Assessed Value	$4,084,360	$4,151,620	$4,162,780	$6,761,850	$5,306,320
Total Los Alamos	**$611,678,700**	**$648,613,740**	**$694,298,760**	**$731,613,790**	**$773,334,570**
White Rock					
Residential Value	$251,365,410	$268,732,190	$290,223,680	$310,064,900	$326,237,600
Non-Residential Value	$11,923,990	$11,709,090	$11,741,690	$11,776,770	$11,986,040
Total White Rock	**$263,289,400**	**$280,441,280**	**$301,965,370**	**$321,841,670**	**$338,235,470**
Total County**	**$874,968,100**	**$929,055,020**	**$996,264,130**	**$1,053,455,460**	**$1,111,570,040**
Percentage growth in valuation	4.88%	6.18%	7.23%	5.74%	5.52%

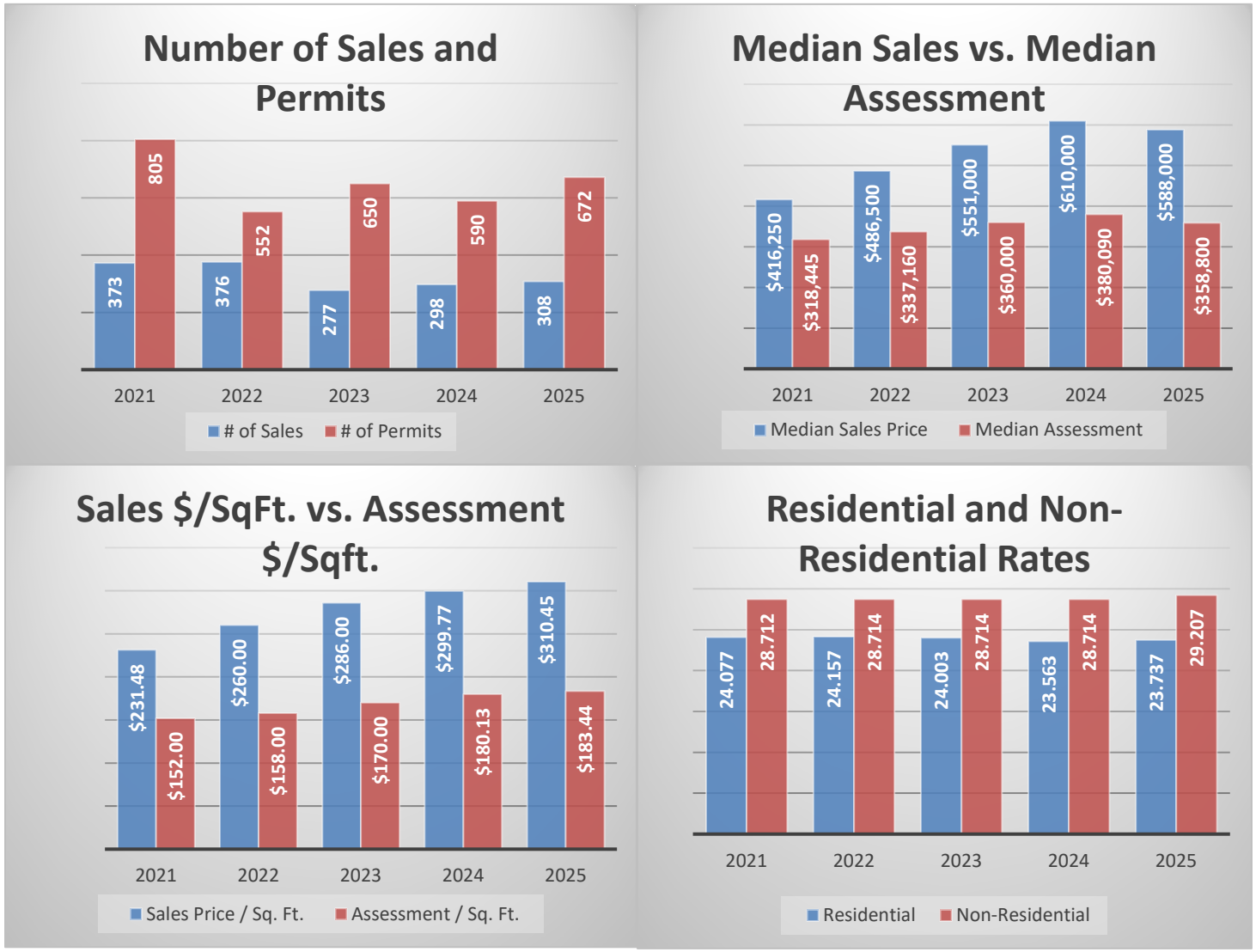
*****Values reflective as of September***

Exemptions					
Tax Year	**2021**	**2022**	**2023**	**2024**	**2025**
Head of Household	2,404	2,490	2,476	2,493	2,549
Veterans	636	634	604	614	617
Disabled Veterans	33	33	42	53	72
Age 65 & Low Income	8	8	-	-	
Total Exemption Value	$11,465,930	$11,778,890	$13,522,600	$16,115,460	$24,820,510

Tax Rates					
Tax Year	**2021**	**2022**	**2023**	**2024**	**2025**
Residential	24.077	24.157	24.003	23.563	23.737
Non-Residential	28.712	28.714	28.714	28.714	29.207

Property Tax Revenue					
Tax Year	**2021**	**2022**	**2023**	**2024**	**2025**
Total County (all entities)	$21,707,411	$23,335,843	$24,852,738	$26,002,628	$27,440,846
State Assessed Portion	$117,270	$119,209	$119,530	$194,160	$154,982
County / City Portion	$8,233,544	$8,660,571	$9,377,290	$9,787,052	$9,712,150
Percentage growth in tax $'s	3.38%	7.50%	6.50%	4.63%	5.53%

Los Alamos Five Year Summaries (continued)



III. Ranking of Counties by Net Valuation

County	Class	Population 2010	Population 2020	2022 Valuation	2023 Valuation	2024 Valuation	2025 Valuation	Value % Chg.	2022	2023	2024	2025
Lea *	B+	64,727	71,070	$15,189,711,511	$24,665,031,711	$21,901,067,377	$22,892,061,991	4.33%	2	1	1	1
Bernalillo	A	662,564	679,121	$19,184,705,799	$20,123,541,299	$21,181,430,328	$22,639,147,647	6.44%	1	3	2	2
Eddy*	B+	53,829	58,460	$13,636,209,950	$21,488,800,299	$18,155,618,189	$19,231,451,836	5.59%	3	2	3	3
Santa Fe	A	144,170	150,358	$8,678,909,160	$9,428,458,790	$10,024,155,835	$10,565,830,364	5.13%	4	4	4	4
Dona Ana	A	209,233	218,195	$5,209,506,961	$5,603,144,325	$5,959,211,662	$6,336,592,781	5.96%	5	5	5	5
Sandoval*	A	131,561	146,748	$4,559,960,857	$5,041,988,393	$5,851,843,289	$6,235,060,003	6.15%	6	6	6	6
San Juan*	A	130,044	123,958	$3,888,138,776	$4,566,516,573	$4,357,247,100	$4,176,112,642	-4.34%	7	7	7	7
Valencia	B+	76,569	76,688	$1,742,886,866	$1,896,391,516	$2,130,441,471	$2,244,704,758	5.09%	8	8	8	8
Taos	B+	32,937	32,723	$1,665,492,477	$1,770,934,308	$1,818,514,799	$1,878,300,665	3.18%	9	9	9	9
Lincoln	B+	20,497	19,572	$1,515,805,900	$1,676,714,893	$1,713,687,588	$1,722,294,865	0.50%	10	11	10	10
Chaves*	B+	65,645	64,615	$1,472,643,117	$1,544,749,822	$1,602,512,762	$1,700,651,172	5.77%	11	12	11	11
Otero	B+	63,797	67,490	$1,366,466,217	$1,459,191,677	$1,564,050,009	$1,619,745,376	3.44%	13	13	12	12
Rio Arriba*	B+	40,246	38,921	$1,383,748,861	$1,750,621,452	$1,563,638,706	$1,392,711,837	-12.27%	12	10	13	13
Curry	B+	48,376	48,954	$1,007,854,136	$1,081,612,345	$1,161,170,773	$1,232,672,967	5.80%	14	14	14	14
Los Alamos	H	17,950	19,369	$921,400,832	$990,764,592	$1,056,129,213	$1,105,538,877	4.47%	15	15	15	15
Grant**	B+	29,514	26,998	$829,059,547	$852,304,320	$901,589,763	$917,257,849	1.71%	16	16	16	16
McKinley*	B+	71,492	71,367	$744,939,419	$747,356,341	$736,714,880	$740,474,224	0.51%	17	17	17	17
Colfax*	B+	13,750	11,941	$696,642,835	$733,089,903	$734,803,848	$775,786,149	5.28%	18	18	18	18
San Miguel	B+	29,393	27,777	$691,093,208	$709,112,407	$733,744,556	$759,444,627	3.38%	19	19	19	19
Roosevelt*	B-	19,846	18,500	$654,334,597	$687,643,475	$669,922,145	$700,407,328	4.35%	20	20	20	20
Luna	B+	25,095	23,709	$643,478,227	$661,498,087	$666,233,942	$709,756,727	6.13%	21	21	21	21
Torrance	B-	16,383	15,461	$496,506,454	$531,052,373	$546,036,065	$592,975,826	7.92%	22	22	22	22
Cibola	B-	27,213	26,675	$381,141,547	$375,651,494	$409,328,535	$418,940,480	2.29%	23	23	23	23
Sierra	B-	11,988	10,791	$351,936,213	$352,005,616	$388,703,151	$375,435,590	-3.53%	24	24	24	24
Socorro	B-	17,866	16,637	$321,242,644	$346,250,963	$358,763,750	$374,949,464	4.32%	25	25	25	25
Quay*	B-	9,041	8,253	$252,914,972	$258,080,936	$264,317,024	$282,371,459	6.39%	26	26	26	26
Guadalupe	B-	4,687	4,300	$188,618,260	$192,918,619	$200,990,093	$209,790,265	4.19%	27	27	27	27
Hidalgo	B-	4,894	4,198	$187,495,008	$191,799,432	$195,479,551	$195,372,050	-0.06%	28	28	28	28
Union*	B-	4,549	4,059	$176,102,033	$189,071,209	$189,637,608	$200,903,876	5.61%	29	29	29	29
Mora	B-	4,881	4,521	$159,220,978	$163,914,489	$170,400,942	$177,843,626	4.18%	30	30	30	30
Catron	B-	3,725	3,527	$145,165,440	$145,161,108	$158,096,124	$171,360,670	7.74%	31	31	31	31
De Baca	C1+	2,022	1,748	$97,735,982	$104,567,785	$103,822,777	$108,012,441	3.88%	32	32	32	32
Harding*	C1+	695	625	$76,493,842	$80,841,032	$77,331,418	$75,627,909	-4.54%	33	33	33	33

* Includes oil and gas ** includes copper production

Source: NM Department of Finance and Administration.

IV. Comparison of Counties by the Rates in Descending Order

COMPARISON OF COUNTIES BY THE RESIDENTIAL RATES IN DESCENDING ORDER										
						2025 Residential Rates				
Rank	County	Class	2020 Population	2025 Valuation	Principle Municipality	County Only	City Only	County & City Only	Percentage of Total	Total Rate
1	Bernalillo	A	679,121	$22,639,147,647	Albuquerque	8.357	11.107	19.464	40.28%	48.323
2	Valencia	B+	76,688	$2,244,704,758	Los Lunas	7.435	7.643	15.078	38.69%	38.970
3	Socorro	B-	16,637	$374,949,464	Socorro	11.1	5.377	16.477	42.47%	38.795
4	Mc Kinley	B+	71,367	$740,474,224	Gallup	7.163	8.347	15.510	45.11%	34.384
5	Cibola	B-	26,675	$418,940,480	Grants	9.036	4.724	13.760	39.84%	34.534
6	Sandoval	A	146,748	$6,235,060,003	Bernalillo	6.133	2.983	9.116	27.78%	32.820
7	Taos	B+	32,723	$1,878,300,665	Taos	6.304	2.792	9.096	28.36%	32.076
8	San Miguel	B+	27,777	$759,444,627	Las Vegas	5.617	6.911	12.528	40.39%	31.019
9	Lea	B+	71,070	$22,892,061,991	Lovington	6.807	3.55	10.357	33.96%	30.498
10	Dona Ana	A	218,195	$6,336,592,781	Las Cruces	9.047	5.287	14.334	47.33%	30.287
11	Sierra	B-	10,791	$375,435,590	T or C	10.34	4.969	15.309	51.59%	29.677
12	Lincoln	B+	19,572	$1,722,294,865	Ruidoso	8.03	6.789	14.819	49.08%	30.194
13	San Juan	A	123,958	$4,176,112,642	Aztec	6.942	4.554	11.496	39.37%	29.199
14	Guadalupe	B-	4,300	$209,790,265	Santa Rosa	9.278	4.494	13.772	47.51%	28.987
15	Union	B-	4,059	$200,903,876	Clayton	9.923	4.938	14.861	53.11%	27.982
16	Rio Arriba	B+	38,921	$1,392,711,837	Espanola	7.970	3.347	11.317	38.21%	29.620
17	Quay	B-	8,253	$282,371,459	Tucumcari	10.643	3.886	14.529	53.41%	27.203
18	Chaves	B+	64,615	$1,700,651,172	Roswell	5.213	6.513	11.726	44.84%	26.153
19	Luna	B+	23,709	$709,756,727	Deming	10.704	6.791	17.495	64.59%	27.086
20	Colfax	B+	11,941	$775,786,149	Cimarron	9.131	6.391	15.522	56.68%	27.387
21	Eddy	B+	58,460	$19,231,451,836	Carlsbad	5.377	4.620	9.997	39.39%	25.382
22	Otero	B+	67,490	$1,619,745,376	Alamogordo	6.662	6.827	13.489	52.86%	25.519
23	Roosevelt	B-	18,500	$700,407,328	Portales	10.144	4.105	14.249	56.75%	25.110
24	De Baca	C1+	1,748	$108,012,441	Ft. Sumner	10.083	1.940	12.023	48.08%	25.008
25	Curry	B+	48,954	$1,232,672,967	Clovis	9.85	4.584	14.434	57.13%	25.267
26	Torrance	B-	15,461	$592,975,826	Estancia	12.033	2.328	14.361	57.99%	24.765
27	Hidalgo	B-	4,198	$195,372,050	Lordsburg	10.548	2.896	13.444	56.11%	23.960
28	Los Alamos	H	19,369	$1,105,538,877	Los Alamos	4.963	3.338	8.301	34.97%	23.737
29	Santa Fe	A	150,358	$10,565,830,364	Santa Fe	7.357	1.968	9.325	40.95%	22.772
30	Catron	B-	3,527	$171,360,670	Reserve	11.486	2.225	13.711	73.48%	18.660
31	Harding	C1+	625	$75,627,909	Roy	8.484	1.453	9.937	53.86%	18.451
32	Grant	B+	26,998	$917,257,849	Silver City	8.203	2.843	11.046	48.49%	22.781
33	Mora	B-	4,521	$177,843,626	Mora	9.172	0	9.172	41.46%	22.121

Comparison of Counties by the Non-Residential Rates in Descending Order

COMPARISON OF COUNTIES BY THE NON-RESIDENTIAL RATES IN DESCENDING ORDER										
						2025 Non-Residential Rates				
Rank	County	Class	2020 Population	2025 Valuation	Principle Municipality	County Only	City Only	County & City Only	Percentage of Total	Total Rate
1	Bernalillo	A	679,121	$22,639,147,647	Albuquerque	11.532	11.068	22.600	42.27%	53.462
2	Valencia	B+	76,688	$2,244,704,758	Los Lunas	12.434	8.165	20.599	45.67%	45.103
3	Mc Kinley	B+	71,367	$740,474,224	Gallup	11.850	9.138	20.988	52.28%	40.149
4	Socorro	B-	16,637	$374,949,464	Socorro	12.981	5.623	18.604	43.88%	42.400
5	Taos	B+	32,723	$1,878,300,665	Taos	11.850	4.193	16.043	41.03%	39.102
6	San Miguel	B+	27,777	$759,444,627	Las Vegas	11.850	7.650	19.500	50.19%	38.851
7	Lea	B+	71,070	$22,892,061,991	Lovington	10.600	5.650	16.250	42.39%	38.333
8	Cibola	B-	26,675	$418,940,480	Grants	11.850	5.055	16.905	44.28%	38.175
9	Rio Arriba	B+	38,921	$1,392,711,837	Espanola	14.481	7.421	21.902	54.71%	40.034
10	Sandoval	A	146,748	$6,235,060,003	Bernalillo	7.888	5.225	13.113	34.59%	37.911
11	San Juan	A	123,958	$4,176,112,642	Aztec	8.493	6.756	15.249	44.56%	34.219
12	Dona Ana	A	218,195	$6,336,592,781	Las Cruces	11.647	5.237	16.884	50.55%	33.399
13	Guadalupe	B-	4,300	$209,790,265	Santa Rosa	11.850	4.867	16.717	51.12%	32.700
14	Quay	B-	8,253	$282,371,459	Tucumcari	11.181	7.650	18.831	57.42%	32.794
15	Otero	B+	67,490	$1,619,745,376	Alamogordo	11.850	8.854	20.704	62.46%	33.150
16	Sierra	B-	10,791	$375,435,590	T or C	11.850	5.725	17.575	54.78%	32.085
17	Santa Fe	A	150,358	$10,565,830,364	Santa Fe	13.979	3.705	17.684	54.47%	32.464
18	Chaves	B+	64,615	$1,700,651,172	Roswell	9.671	6.692	16.363	52.84%	30.968
19	Colfax	B+	11,941	$775,786,149	Cimarron	11.850	7.650	19.500	61.76%	31.573
20	Eddy	B+	58,460	$19,231,451,836	Carlsbad	7.500	6.138	13.638	45.16%	30.201
21	Union	B-	4,059	$200,903,876	Clayton	11.326	4.409	15.735	54.95%	28.637
22	Lincoln	B+	19,572	$1,722,294,865	Ruidoso	10.489	5.040	15.529	51.33%	30.256
23	**Los Alamos**	**H**	**19,369**	**$1,105,538,877**	**Los Alamos**	**8.85**	**3.998**	**12.848**	**43.99%**	**29.207**
24	Luna	B+	23,709	$709,756,727	Deming	**11.850**	6.742	18.592	65.91%	28.207
25	Roosevelt	B-	18,500	$700,407,328	Portales	11.850	4.691	16.541	60.10%	27.522
26	Hidalgo	B-	4,198	$195,372,050	Lordsburg	11.850	3.225	15.075	58.77%	25.650
27	Torrance	B-	15,461	$592,975,826	Estancia	11.499	2.750	14.249	57.80%	24.653
28	De Baca	C1+	1,748	$108,012,441	Ft. Sumner	9.893	2.225	12.118	48.22%	25.130
29	Grant	B+	26,998	$917,257,849	Silver City	13.025	3.825	16.850	58.52%	28.794
30	Curry	B+	48,954	$1,232,672,967	Clovis	8.490	4.371	12.861	55.65%	23.109
31	Mora	B-	4,521	$177,843,626	Mora	13.296	0.000	13.296	49.47%	26.878
32	Harding	C1+	625	$75,627,909	Roy	10.850	2.225	13.075	60.78%	21.512
33	Catron	B-	3,527	$171,360,670	Reserve	10.182	2.098	12.280	71.28%	17.229

V. New Mexico County Operating Imposed and Remaining Authority Local Property Tax Rates Report Counties

Rank	County	Residential	Nonresidential	Ad Valorem Production & Equipment	Imposed Operating Rate	Remaining Authority[1]
1	Catron	11.850	11.850	N/A	11.850	0.000
2	Cibola	9.093	11.850	N/A	11.850	0.000
3	Colfax	9.724	11.850	11.850	11.850	0.000
4	De Baca	10.343	9.552	N/A	11.850	0.000
5	Dona Ana	9.212	11.850	N/A	11.850	0.000
6	Grant	6.930	11.850	11.850	11.850	0.000
7	Guadalupe	9.465	11.850	N/A	11.850	0.000
8	Hidalgo	10.309	11.850	N/A	11.850	0.000
9	Luna	10.779	11.850	N/A	11.850	0.000
10	McKinley	7.297	11.850	11.850	11.850	0.000
11	Mora	7.835	11.850	N/A	11.850	0.000
12	Otero	6.839	11.850	N/A	11.850	0.000
13	Quay	10.720	10.956	11.850	11.850	0.000
14	Rio Arriba	5.452	11.698	11.850	11.850	0.000
15	Roosevelt	10.530	11.850	11.850	11.850	0.000
16	San Miguel	5.739	11.850	N/A	11.850	0.000
17	Santa Fe	5.428	11.564	N/A	11.850	0.000
18	Sierra	10.674	11.850	N/A	11.850	0.000
19	Socorro	9.747	11.850	N/A	11.850	0.000
20	Taos	6.174	11.850	N/A	11.850	0.000
21	Torrance	11.850	11.850	N/A	11.850	0.000
22	Valencia	6.996	11.850	N/A	11.850	0.000
23	Lincoln	7.840	10.963	N/A	11.600	0.250
24	Harding	8.763	10.850	10.850	10.850	1.000
25	Bernalillo	7.078	10.750	N/A	10.750	1.100
26	Lea	7.052	10.600	10.600	10.600	1.250
27	Chaves	5.516	10.350	10.350	10.350	1.500
28	Sandoval	6.089	10.350	10.350	10.350	1.500
29	Curry	9.850	9.850	N/A	9.850	2.000
30	Union	9.753	11.850	11.850	11.850	0.000
31	Los Alamos	5.250	8.850	N/A	8.850	3.000
32	San Juan	7.176	8.500	8.500	8.500	3.350
33	Eddy	5.495	7.500	7.500	7.500	4.350
Average		**8.268**	**11.136**	**10.854**	**11.265**	**0.585**

** Data reflects NMDFA 2024 Property Tax Facts. Current 2025 Data Not Available

[1]11.85 mill maximum allowed by law less the imposed rate.

Information source: DFA Rate Certificate Files.

Data obtained from NM Department of Finance and Administration. (2024 Property Tax Facts)

VI. New Mexico County Operating Imposed and Remaining Authority Local Property Tax Rates Report

Municipalities

Rank	Municipality	Residential	Nonresidential	Imposed Operating Rate	Remaining Authority[1]
1	Angel Fire	5.492	7.650	7.650	0.000
2	Anthony*	3.000	3.000	3.000	4.650
3	Belen	5.171	5.995	7.650	0.000
4	Cimarron	5.900	7.583	7.650	0.000
5	Columbus	3.489	6.725	7.650	0.000
6	Cuba	3.506	7.650	7.650	0.000
7	Espanola	3.426	7.650	7.650	0.000
8	Eunice	5.339	7.650	7.650	0.000
9	Gallup	6.888	7.246	7.650	0.000
10	Grady	6.160	7.650	7.650	0.000
11	Grenville	7.492	7.650	7.650	0.000
12	Hope	4.278	6.112	7.650	0.000
13	House	7.233	7.474	7.650	0.000
14	Jal	5.562	7.650	7.650	0.000
15	Las Vegas	6.933	7.650	7.650	0.000
16	Logan	7.650	7.650	7.650	0.000
17	Los Lunas	7.086	7.139	7.650	0.000
18	Maxwell	6.759	7.393	7.650	0.000
19	Milan	2.484	7.650	7.650	0.000
20	Mountainair	4.689	6.747	7.650	0.000
21	Raton	6.439	7.650	7.650	0.000
22	Red River	6.295	7.650	7.650	0.000
23	Rio Rancho	6.791	7.093	7.650	0.000
24	Roswell	6.617	6.510	7.650	0.000
25	Ruidoso Downs	4.505	6.538	7.650	0.000
26	San Jon	5.379	7.262	7.650	0.000
27	San Ysidro	6.615	7.650	7.650	0.000
28	Springer	6.379	7.650	7.650	0.000
29	Sunland Park	6.599	7.650	7.650	0.000
30	Taos Ski Valley	7.650	6.302	7.650	0.000
31	Tucumcari	3.892	7.650	7.650	0.000
32	Tularosa	5.280	7.650	7.650	0.000
33	Vaughn	7.650	7.650	7.650	0.000
34	Wagon Mound	6.046	7.650	7.650	0.000
35	Carrizozo	5.585	4.354	7.650	0.000
36	Alamogordo	4.991	6.890	7.064	0.586
37	Bloomfield	5.010	7.000	7.000	0.650

New Mexico County Operating Imposed and Remaining Authority
Local Property Tax Rates Report
Municipalities (continued)

Rank	Municipality	Residential	Nonresidential	Imposed Operating Rate	Remaining Authority[1]
38	Aztec	4.612	6.741	6.873	0.777
39	Corrales	3.611	6.565	6.870	0.780
40	Albuquerque	6.170	6.544	6.544	1.106
41	Ruidoso	5.282	3.295	6.368	1.282
42	Carlsbad	4.709	5.887	6.225	1.425
43	Jemez Springs	3.457	4.432	5.950	1.700
44	Socorro	5.445	5.536	5.813	1.837
45	Bernalillo	3.019	4.911	5.725	1.925
46	Lovington	3.620	5.590	5.650	2.000
47	Hobbs	3.894	5.555	5.555	2.095
48	Hatch	5.431	5.500	5.500	2.150
49	Folsom	3.316	5.425	5.425	2.225
50	Bayard	4.736	5.225	5.225	2.425
51	Chama	4.097	4.208	5.225	2.425
52	Hurley	4.544	5.225	5.225	2.425
53	Questa	4.502	5.225	5.225	2.425
54	Willard	5.169	5.225	5.225	2.425
55	Las Cruces	4.668	6.368	5.120	2.530
56	Clayton	4.918	4.627	4.938	2.712
57	Des Moines	3.867	4.938	4.938	2.712
58	Santa Rosa	4.539	4.938	4.938	2.712
59	Clovis	4.600	4.368	4.725	2.925
60	Grants	4.218	4.555	4.555	3.095
61	Deming	4.470	4.475	4.475	3.175
62	Corona	3.444	2.540	4.425	3.225
63	Bosque Farms	2.684	2.539	4.225	3.425
64	Capitan	2.883	3.028	4.225	3.425
65	Elephant Butte	4.189	4.090	4.225	3.425
66	Santa Clara	2.934	4.225	4.225	3.425
67	Taos	2.727	4.225	4.225	3.425
68	Tatum	3.047	4.225	4.225	3.425
69	Los Alamos	3.419	3.998	3.998	3.652
70	Silver City	2.805	3.825	3.825	3.825
71	Artesia	3.410	3.500	3.500	4.150
72	Eagle Nest	1.807	3.225	3.225	4.425
73	Lordsburg	2.843	3.225	3.225	4.425
74	Portales	4.161	4.695	4.695	2.955

New Mexico County Operating Imposed and Remaining Authority
Local Property Tax Rates Report
Municipalities (continued)

Rank	Municipality	Residential	Nonresidential	Imposed Operating Rate	Remaining Authority[1]
75	Santa Fe	1.469	3.183	3.183	4.467
76	Edgewood	2.701	2.882	3.000	4.650
77	Peralta	2.849	2.544	3.002	4.648
78	Estancia	2.322	2.750	2.750	4.900
79	Rio Communities	2.671	2.445	2.750	4.900
80	Mesilla	1.026	2.334	2.340	5.310
81	Causey	1.334	2.225	2.225	5.425
82	Cloudcroft	0.773	2.225	2.225	5.425
83	Dexter	1.170	2.154	2.225	5.425
84	Dora	1.502	2.225	2.225	5.425
85	Elida	1.475	1.898	2.225	5.425
86	Encino	1.712	1.662	2.225	5.425
87	Farmington	1.474	7.650	7.650	0.000
88	Floyd	1.567	2.225	2.225	5.425
89	Fort Sumner	1.948	2.225	2.225	5.425
90	Hagerman	1.698	2.136	2.225	5.425
91	Lake Arthur	2.088	2.225	2.225	5.425
92	Loving	1.477	2.225	2.225	5.425
93	Magdalena	0.842	2.194	2.225	5.425
94	Melrose	1.983	2.225	2.225	5.425
95	Moriarty	2.018	2.213	2.225	5.425
96	Mosquero	1.322	2.225	2.225	5.425
97	Pecos	0.439	1.738	2.225	5.425
98	Reserve	2.225	2.041	2.225	5.425
99	Roy	1.402	2.225	2.225	5.425
100	T or C	1.474	2.132	2.225	5.425
101	Texico	1.975	2.225	2.225	5.425
102	Tijeras	0.865	2.225	2.225	5.425
103	Virden	1.203	2.219	2.225	5.425
104	Williamsburg	1.630	2.040	2.225	5.425
105	Kirtland*	0.000	0.000	0.000	7.650
106	Los Ranchos*	0.000	0.000	0.000	7.650
Average		**1.520**	**2.279**	**2.370**	**5.280**

** Data reflects NMDFA 2024 Property Tax Facts. Current 2025 Data Not Available

[1]7.65 mill maximum allowed by law less the imposed rate.

*Imposes no operating rate.

Information source: DFA Rate Certificate Files.

VII. County Property Valuation Fund Statute

7-38-38.1. Recipients of revenue produced through ad valorem levies required to pay counties administrative charge to offset collection costs.

A. As used in this section:

(1) "Revenue" means money for which a county treasurer has the legal responsibility for collection and which is owed to a revenue recipient as a result of an imposition authorized by law of a rate expressed in mills per dollar or dollars per thousands of dollars of net taxable value of property, assessed value of property or a similar term, including but not limited to money resulting from the authorization of rates and impositions under Subsection B and Paragraphs (1) and (2) of Subsection C of Section 7-37-7 NMSA 1978, special levies for special purposes and benefit assessments, but the term does not include any money resulting from the imposition of taxes imposed under the provisions of the Oil and Gas Ad Valorem Production Tax Act [Chapter 7, Article 32 NMSA 1978], the Oil and Gas Production Equipment Ad Valorem Tax Act [Chapter 7, Article 34 NMSA 1978] or the Copper Production Ad Valorem Tax Act [Chapter 7, Article 39 NMSA 1978] or money resulting from impositions under Paragraph (3) of Subsection C of Section 7-37-7 NMSA 1978; and

(2) "Revenue recipient" means the state and any of its political subdivisions, excluding institutions of higher education located in class A counties and class B counties having more than three hundred million dollars ($300,000,000) valuation, that are authorized by law to receive revenue.

B. Prior to the distribution to a revenue recipient of revenue received by a county treasurer, the treasurer shall deduct as an administrative charge an amount equal to one percent of the revenue received.

C. The "county property valuation fund" is created. All administrative charges deducted by the county treasurer shall be distributed to the county property valuation fund.

D. Expenditures from the county property valuation fund shall be made pursuant to a property valuation program presented by the county assessor and approved by the majority of the county commissioners.

History: 1978 Comp., § 7-38-38.1, enacted by Laws 1986, ch. 20, § 116; 1988, ch. 68, § 1; 1990, ch. 125, § 7; 2001, ch. 173, § 1.

STATE OF NEW MEXICO
DEPARTMENT OF FINANCE AND ADMINISTRATION
LOCAL GOVERNMENT DIVISION
Bataan Memorial Building, Suite 201 • Santa Fe, New Mexico 87503
(505) 827-9950 • FAX No. (505) 827-4940 -'Toll Free (800) 432-7708

David W. Harris
Secretary

Jeff Condrey
Director

Gary E. Johnson
Governor

MEMORANDUM - 05

DATE: May 4, 2000

TO: County Managers and County Assessors

FROM: Darlene Mares Bureau Chief Financial Management

RE: County Property Valuation Fund

The purpose of this Memorandum is to follow-up on the January 26, 2000, Local Government Division (LGD), Memorandum-012, which pertains to the County Property Valuation Fund.

Since the distribution of Memorandum-012, the LGD has received numerous inquiries pertaining to the allowable uses of the 1% administrative revenue. Expenditures from the County Properly Valuation Fund are restricted and are for the sole purpose of conducting a reappraisal program. With this in mind, the LGD has prepared and attached a list of allowable uses pertaining to the 1% administrative revenue that is deposited in the County Property Valuation Fund.

I hope this information is of use to you when preparing your 2000-2001 County Property Valuation Fund Budget. If you have any questions or require additional information, please contact me at 827-8071.

DM

County Property Valuation Fund
1% Administrative Revenue

Permitted Uses

Section 7-38-38.1 NMSA 1978 provides for the following:

> "Expenditures from the county property valuation fund shall be made pursuant to a property valuation program presented by the county assessor and approved by the majority of the county commission."

1. Full time employee salaries are **not permitted** out of the County Property Valuation Fund; however, full-time employees that work in the Assessor's Office and do work pertaining to a property valuation program may have their salaries prorated between the General Fund and the Property Valuation Fund. The county Assessor should determine what percentage of salaries to prorate.

2. Part-time employees hired for the purpose of assisting with the property valuation program **are permitted** salaries out of the County Valuation Fund.

3. Overtime expenses associated with conducting a property valuation program **is permitted**.

4. Capital outlay purchases related to the sole purpose of conducting a reappraisal program **are permitted** expenditures, i.e. vehicles, computer hardware, software, printers, copiers.

5. Travel expenditures associated with reappraisal, i.e. training, workshops, conferences, **is permitted**.

6. Any debt service incurred from conducting a property valuation program **is permitted,** i.e. the issuance of revenue bonds, loans with the NM Finance Authority, loans with the NM Taxation and Revenue Department

   Example: If revenue bonds are issued for the sole purpose of reappraisal, then the principal and interest payments for these revenue bonds should be expended from the County Property Valuation Fund. However, if revenue bonds are issued for various county projects, then the principal and interest payment should be prorated between the appropriate funds. The County Property Valuation Fund should not absorb costs not associated with reappraisal.

7. The County Property Valuation fund is a restricted fund; therefore, transfers out of the fund are **not permitted**. However, if expenditures were made from another fund on behalf of the County Valuation Fund, then a transfer may be made in order to reimburse the other fund.

8. Cash balances remaining at the end of the fiscal year, in the County Valuation Fund, transform into the beginning cash balance in that fund. Cash balances **may not** be transferred from the County Valuation Fund to another fund.

9. Maintenance and repair expenses associated with equipment belonging to the County Property Valuation Fund and / or equipment used for the reappraisal program **is permitted**

IX. Taxpayer Property Profile Example

LOS ALAMOS
where discoveries are made

Assessor's Office
Property Profile

Account:	R010581	**Tax Year:**	2026	**Acount Type:**	EXEMPT COUNTY
Mill Levy:	29.207000	**Version:**	01/01/2026	**Area ID:**	1N
Estimated Tax:	$0.00	**Parcel:**	1-034-112-177-349	**Legal:**	LACMBS001
***This Mill Levy is from the most recent tax roll**				**Status:**	Active

Name and Mailing Address

INCORPORATED COUNTY OF LOS ALAMOS
1000 CENTRAL AVE
LOS ALAMOS, NM 87544

Property Location

1000 CENTRAL AVE, LOS ALAMOS, NM 87544

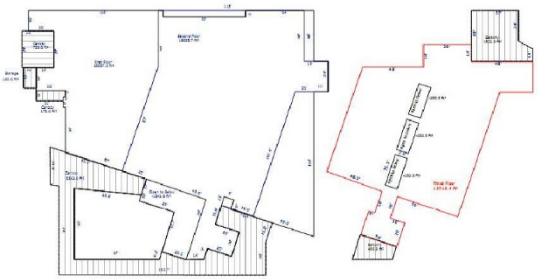
Legal Description

Subd: LOS ALAMOS COUNTY MUNICIPAL BUILDING SITE Lot: 1 BEING A CONSOLIDATION OF EA2 LOT142D1 & 143A S: 8 T: 19N R: 6E

Assessment Information

Tax Year: 2026	Full Value	Taxable Value	Square Feet	Acres	Taxable
Land	$809,340	$269,780	135,716	3.116	
Building	$15,532,540	$5,177,510	66,888		
Exempt	$16,341,880	$5,447,290			
Total	$16,341,880	$5,447,290			$10,894,58

Tax Year: 2025	Full Value	Taxable Value	Square Feet	Acres	Taxable
Land	$809,340	$269,780	135,716	3.116	
Building	$15,532,540	$5,177,510	66,888		
Exempt	$16,341,880	$5,447,290			
Total	$16,341,880	$5,447,290		3.116	$10,894,580

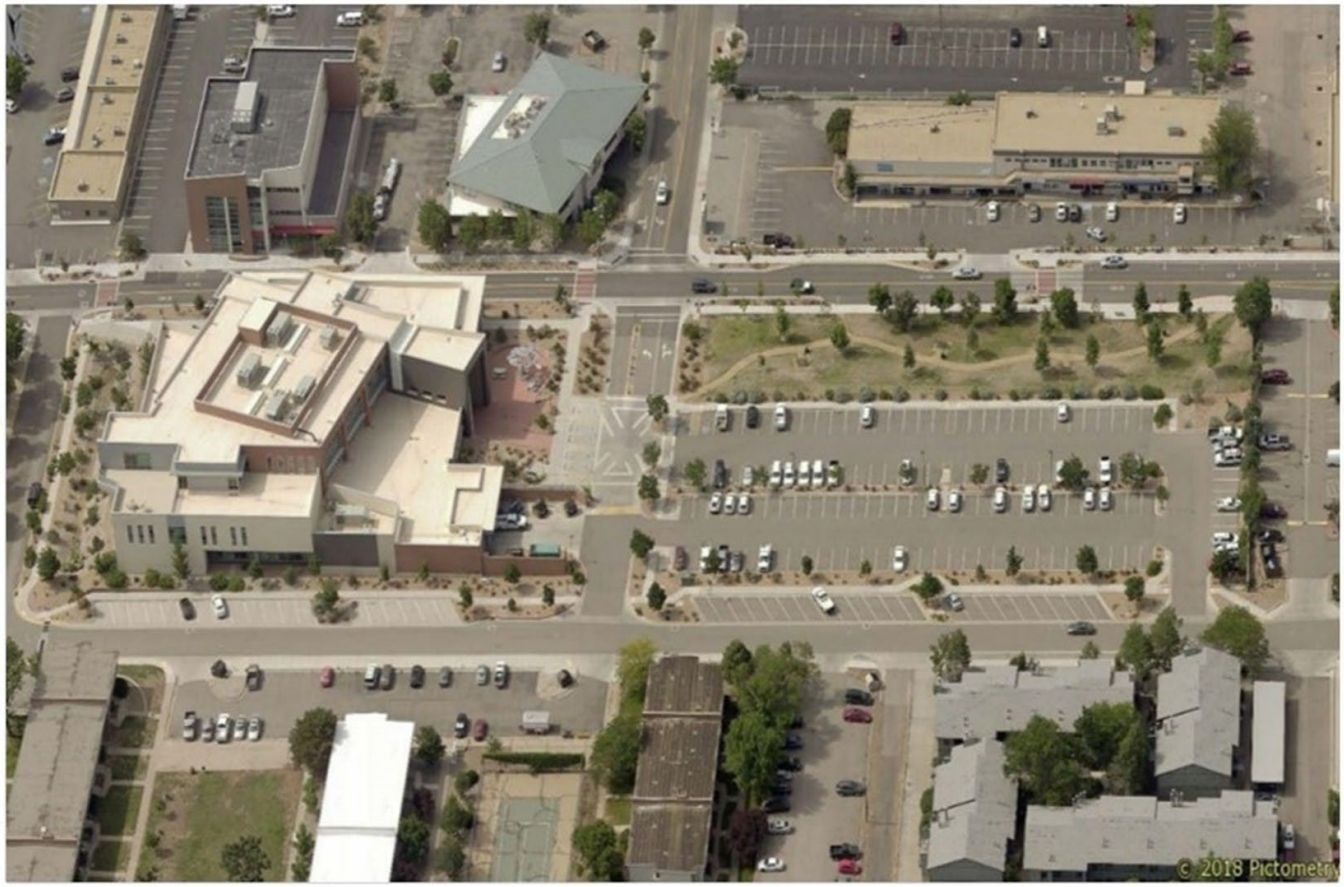


Remarks:

LOTS EA2 1 EA2 2 COMBINED FOR 2012

X. Pictometry Oblique Image

ArcGIS Web Map



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Red: Red

Green: Green

Blue: Blue

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

Web AppBuilder for ArcGIS

Bureau of Land Management, TexasParksandWildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

XI. Public Relation Programs

A Guide To Understanding Your Property Assessment

QUESTIONS?

PLEASE CONTACT OUR OFFICE

George Chandler
Los Alamos County Assessor
1000 Central Ave. Ste. 210
Los Alamos, NM 87544
Phone: 505.662.8030
Email: assessor@losalmamosnm.gov
Web: losalamosnm.us

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YOUR NOTICE OF VALUE IS THE KEY TO UNDERSTANDING YOUR PROPERTY TAX PROCESS.

On or before April 1st of each year, the Assessor mails each property owner a Notice of Value. This form serves to inform the owner of the value on which property taxes will be calculated by the County Treasurer the following November.

DISAGREE WITH YOUR VALUATION?

Property owners may appeal the value, the residential or non-residential classification, the allocation of the taxes to taxing entities, a denial of exemption or of a limitation on tax increase in one of two ways:

(1) by filing a petition of protest with the county assessor within 30 days of the mail date of the notice of value, (the protest forms are available on our website or in our office); or

(2) by paying the taxes when due and filing a claim for refund in District Court. This is a legal proceeding governed by the rules of the District Court. This remedy is not available if a petition of protest is filed with the Assessor.

DEFINITIONS, RULES, AND CALCULATION OF NET TAXABLE VALUE

RULES

Determine values of property for property taxation purposes, starting from the current fair market value and applying classifications, exemptions, and limitations required by law. Use mass appraisal techniques for annual or biennial updates, and in addition there must be an inspection and individual update for each property at least once every five or six years. Los Alamos does mass appraisal annually, and inspections on a five year cycle.

Use national standards and appraisal techniques to maintain the current and correct fair market value of each property.

DEFINITIONS

FAIR MARKET VALUE

The most probable price in a competitive and open market, the buyer and seller acting prudently and knowledgeably and not affected by undue stimulus.

To determine Fair Market Value Los Alamos maintains extensive databases that contain information on each property and also sales and other market data. Every year we compare sales prices to our calculated fair market values of all qualified sales in Los Alamos, and make adjustments when statistical measures indicate substantial lack of uniformity within classes of market value and neighborhood.

FULL VALUE

Fair market value adjusted to honor limitations on annual tax increases required for residential properties (3%, and 65 years of age or older or disabled).

TAXABLE VALUE

Full Value times the tax ratio (1/3). The tax ratio is set by law. It has no basis in fact or theory but most states apply a tax ratio to the taxable value.

NET TAXABLE VALUE

Taxable Value minus exemptions (Head of family - $2,000, Veteran ($10,000) the Veterans exemption was increased to $10,000 from $4,000 in 2025, and an adjustment for inflation will be added each year after 2026, Disabled Veteran - the percentage of disability determined by the Veterans Administration.

EXEMPTIONS, LIMITATIONS, AND HOW TO APPLY

HEAD OF FAMILY EXEMPTION

The Head of Family Exemption is a $2,000 reduction of the taxable value of your residential real estate. Only one person in a household may qualify as Head of Family, and it may only be applied in one county in the state. Most New Mexico residents qualify.

VETERAN'S EXEMPTION

The Veteran's Exemption is a $10,000 reduction in the taxable value of property owned by any honorably discharged veteran (or the veteran's unmarried surviving spouse) who has applied to the New Mexico Department of Veterans Services and has been issued a "certificate of eligibility" may qualify for this benefit. For first time applicants, the certificate must be presented to the Assessor's Office within the deadline. Once the exemption is claimed and applied, it remains applied to the property until the ownership of that property changes. With this exemption your savings in taxes will depend on which tax district your property lies.

DISABLED VETERAN EXEMPTION

Any veteran who is deemed partially or fully disabled (or the veteran's unmarried surviving spouse) who has applied to the New Mexico Department of Veterans Services and has been issued a "certificate of eligibility" may qualify for an exemption from property taxes on his or her place of residence in the amount of the disability determined by the Veterans Administration. If more than one disabled veteran lives in a home, the highest percentage of disability applies. Once the exemption is claimed and applied, it remains applied to the property until the ownership of that property changes. Other circumstances may apply.

VALUATION LIMIT BASED ON INCOME

If you are 65 years or older or permanently disabled (at any age) AND had a modified gross income of $44,200 or less in 2025, you may apply for the property valuation limitation for your residence. Application must be submitted along with proof of income, age and/or disability. Once the taxpayer applies and is eligible for the valuation limitation for three consecutive years, it remains applied to the property until there is a change or ineligibility occurs. Income level changes that exceed the amount allowed must be reported to the Assessor's Office by the property owner. Qualifying for this limitation will help minimize your property value increases.

WHEN IS THE DEADLINE TO APPLY?

The deadline for claiming the head of family and veterans, as well as the valuation limitation, is 30 days after the official date of mailing as indicated yearly on the Assessor's official Notice of Value. You can apply in person or by mail. Veteran exemptions must be claimed in person. Disabled veterans can apply any time of the year for the current tax year.

HOW TO APPLY?

You must obtain an exemption request form from the Assessor's Office to apply for any exemption. Simply contact the Assessor's office by calling us directly at (505)662-8030 or emailing us at: assessor@losalamosnm.gov. Forms are also available on our website at: www.losalamosnm.us/Government/Leadership/Assessor-Office/Assessor-Forms. 3% Limitation on Valuation Increase for Residential Property. Under state law, valuation increases on residential property must not exceed 3 percent per year of the prior year's assessed value. There are some exceptions to the limitations.

The limitation does not apply to: Property that has changed in ownership due to a sale. In this case the valuation cap is removed in the tax year after the sale date and the Assessor's valuation must be changed to reflect the market value of the year of the sale date. This is especially important to potential home buyers. **Please be aware of the potential increase in property valuation that could lead to increased taxes—this is known as "tax lightning."**

Property that is placed on the tax rolls for the first time such as a new home.

Any new improvements, except for solar energy systems, made to property in the year prior to the current tax year such as additions or outbuildings.

Property whose use or zoning has changed.

You do not have to apply for the 3% limitation.

DISCLOSURE OF SALES PRICE

New Mexico law requires the disclosure of residential sales information to the County Assessor's Office. This must be accomplished by filing a notarized affidavit at the Assessor' office within thirty days of the date of filing a deed, real estate contract or memorandum of real estate contract with the County Clerk. All information collected is required to be kept confidential with the Assessor's office and the Property Tax Division or DFA, and will not be made available as public information. Although it may be used in statistical calculations that do not identify the property or ownership. Failure to comply with the law could result in a conviction of a misdemeanor and punishable by the imposition of a fine of not more than one thousand dollars ($1,000).

REPORTING IMPROVEMENTS

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 requirement for you. Property that has not been reported is subject to the imposition of back taxes for up to ten years.

NEED TO CHANGE YOUR ADDRESS?

Change of Address forms are available online or in the Assessor's Office. Assessor's staff is also more than happy to email you a copy of any form. Please feel free to contact our office during normal business hours and any one of our friendly staff members will be glad to assist you with any exemption or change of address request.

CALCULATING YOUR TAX BILL

Let's take a home that was placed on the tax rolls as of Jan 1 2024.It is now 2026 and the homeowner has been determined to be entitled to the Head of Household ($2,000), Veteran's ($4,000 in 2024 and , $10,000 in 2025 and 2026), and 50 % partially disabled veteran's exemption (starting in 2026 exemptions. A bedroom was added to the home in 2025 at a cost of $100,000, but the Assessor determined that it only added $75,000 to the value of the home. The Assessor determined that the fair market value was $400,000 in 2024, $450,000 in 2025, and $555,000 in 2026, exclusive of the new bedroom.

For 2026, the calculation is an estimate using the tax rate from 2025.

TAX YEAR	FAIR MARKET VALUE	INCREASE (LIMITED TO VALUE OF IMPROVEMENTS + 3%)	FULL VALUE	TAXABLE VALUE (1/3)	EXEMPTIONS	NET TAXABLE VALUE (LESS EXEMPTIONS)	TAX RATE	TAX
2024	$400,000	$-	$400,000	$133,333	$6,000	$127,333	0.023563	$3,000.35
2025	$450,000	$12,000	$412,000	$137,333	$12,000	$125,333	0.023737	$2,975.03
2026	$555,000	$87,360	$499,360	$166,453	$89,226	$77,227	0.023737	$1,833.14

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UNDERSTANDING MANUFACTURED HOMES

Definition of a Manufactured Home

A Manufactured Home means a structure that is transportable in one or more sections that exceeds a width of eight feet and a length of forty feet when equipped for the road. In the measurements of a Manufactured Home, the length includes the tow bar; if the tow bar is missing three feet must be added to the length.

Converting Your Manufactured Home to Real Property

The process of converting a manufactured home to real property involves three different departments; the Manufactured Housing Division of the New Mexico Regulation and Licensing Department, the County Assessor and the Motor Vehicle Division of the New Mexico Taxation and Revenue Department.

The first step in this process is to obtain a Permanent Foundation Application from the Manufactured Housing Division and the County Assessor.

The second step in this process is to have the home certified as having a permanent foundation by either a certified New Mexico Engineer or an inspector from the Manufactured Housing Division. A foundation design plan that meets the required standards of the division needs to be submitted along with the county's land use documents prior to receiving a permit. They will issue a permit certifying that the manufactured home is considered to have a permanent foundation.

A permit that will have the inspector's name for this region and phone number will be issued. A pre-final (before concrete is poured) and a final physical inspection will be required. All permits must now go to the county assessor.

The county assessor will issue you a document indicating that the home will be valued as real property upon receipt of the deactivated title. This document must be presented to the Motor Vehicle Division in order to have your title deactivated.

Buying or Selling Manufactured Homes

The first step in this process is to make sure that all taxes due or to become due are paid. New Mexico law requires that for manufactured homes that are going to be sold, moved or converted to real property that all taxes are paid in advance.

You will require a notification of no tax liability form issued by the County Assessor and the County Treasure (Customer Care Center). When a title, signed by the seller is submitted to the Motor Vehicle Division for the recording of a new owner's name, the notification of no tax liability form must accompany it.

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Moving Your Manufactured Home

You must first notify the County Assessor and the County Treasurer where the home is presently located. The County Assessor and County Treasurer will issue a manufactured home movement certificate and a notification of no tax liability form. The owner of the unit must then obtain an excessive size and weight permit from the Department of Motor Vehicles. When you arrive at your new location, you must inform the County Assessor as part of the annual reporting requirements.

Contact Information

New Mexico Regulation and Licensing Dept
Manufactured Housing Division
2550 Cerrillos Road
Santa Fe, NM 87505
P 505.476.4770
www.rld.state.nm.us/mhd

Motor Vehicle Division
Los Alamos Branch
997 Central Ave
Los Alamos, NM 87544
P 505.662.4243
www.tax.state.nm.us/mvd

Annual Reporting Requirements

The owner of a Manufactured Home shall report annually to the County Assessor of the county in which the Manufactured Home is located no later than the last day of February the following information

- Owner's name and mailing address, physical address.
- Location of manufactured home
- Name of manufacturer, model year and serial number.
- Size; when measuring the manufactured home the tow bar is to be included but if the tow bar has been removed, add three feet to the exterior length of the unit.
- Number, if any assigned for tax purposes (account number, etc.).
- Date of purchase, price paid
- Whether the unit was new or used when purchased.
- Whether the unit is owner occupied or rented.
- If rented, the amount of the monthly rent and a signed report by the owner or owner's authorized agent.

Published by

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Assessor's Office

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XII. Assessor's Annual Evaluation

STATE OF NEW MEXICO
TAXATION AND REVENUE DEPARTMENT
PROPERTY TAX DIVISION

Los Alamos County 2025 Evaluation

Review Complete (Comments Closed)

Assessor's Abstract of Value (2024)

	Residential		Non-Residential		Total	
Category	**Number**	**Value**	**Number**	**Value**	**Number**	**Value**
Improvements	7,258	$711,168,810	330	$158,875,090	7,588	$870,043,900
Land	7,394	$230,681,850	1,018	$278,798,770	8,412	$509,480,620
Mobile Homes	259	$2,415,850	9	$22,600	268	$2,438,450
Personal Property	-	$0	308	$7,292,750	308	$7,292,750
Subtotal (Property)	**14,911**	**$944,266,510**	**1,665**	**$444,989,210**	**16,576**	**$1,389,255,720**
Alpacas & Llamas			1	$30	1	$30
Buffalo (Bison)			-	$0	-	$0
Cattle & Captive Elk			3	$1,070	3	$1,070
Dairy Cattle			-	$0	-	$0
Goats			106	$2,950	106	$2,950
Horses & Mules			200	$57,110	200	$57,110
Ratites & Ostriches			-	$0	-	$0
Sheep & Captive Deer			5	$170	5	$170
Swine			1	$30	1	$30
Yaks			-	$0	-	$0
Subtotal (Livestock)			**316**	**$61,360**	**316**	**$61,360**
Asr. Total Gross Taxable Value		**$944,266,510**		**$445,050,570**		**$1,389,317,080**
Disabled Veteran	53	$8,681,010	-	$0	53	$8,681,010
Head of Household	2,493	$4,980,140	-	$0	2,493	$4,980,140
Other	118	$619,260	627	$319,065,540	745	$319,684,800
Veteran	613	$2,450,310	1	$4,000	614	$2,454,310
Veteran Org	-	$0	-	$0	-	$0
Subtotal (Exemption)	**3,277**	**$16,730,720**	**628**	**$319,069,540**	**3,905**	**$335,800,260**
Asr. Total Net Taxable Value		**$927,535,790**		**$125,981,030**		**$1,053,516,820**
CAB Total Net Taxable Value				**$6,794,823**		**$6,794,823**
Total Net Taxable Value		**$927,535,790**		**$132,775,853**		**$1,060,311,643**

Ratio Study Statistics

	Sample Size	Median	Mean Ratio	Wtd Mean	Std Dev	COV	PRD	COD
Current Year	606	99.0800%	98.5700%	98.8900%	4.5300	4.6000%	99.6700%	3.5796%
Prior Year	606	58.2500%	59.8100%	60.6900%	14.8500	24.8300%	98.5600%	20.4686%

Median	This is a measure of Central Tendency, or an average. IAAO Standards suggest that this figure should be within 10% of the statutory mandated assessment level. Since New Mexico Statutes require values to be at "Current and Correct" or Market Value, the Median Ratio should be between 90 and 110%.
Mean Ratio	A measure of central tendency, it is the arithmatic average of all the ratios
Wtd Mean	A measure of central tendency, it is the individual ratios are weighted by the value of the individual properties.
Std Dev	The Standard Deviation measures the dispersion of ratios around the mean ratio.
COV	The Coefficient of Variation is the Standard Deviation expressed as a percentage of the Mean Ratio.
PRD	Price Related Differential: A statistic for measuring tax burdens 'between high and low value properties. IAAO Standards suggest that this number should be between 98 and 103%.
COD	The Coefficient of Dispersion measures the dispersion of ratios around the Median Ratio. IAAO Standards suggest that this figure be below 15%, but in small rural jurisdictions COD's between 15 and 20% may be acceptable.

Documents Requested

Documentation of the corrective action implemented in response to deficiencies identified and recommendations suggested during the 2024 evaluation.

PTD Review: No Deficiencies Noted

PTD Comment: The response to the 2024 Evaluation corrective action request was provided. All items identified were adequately addressed.

The Annual Report to County Commissioners. If not finalized, the 2024 report and the draft of the 2025 report (7-36-16 E NMSA 1978).

PTD Review: No Deficiencies Noted

PTD Comment: The Report to the County Commission was provided. The report was in compliance with 7-36-16.E NMSA.

Budgets for current fiscal year and prior fiscal year for the 1% Fund.

PTD Review: No Deficiencies Noted

PTD Comment: The budgets for the current fiscal year and prior year were provided.

Valuation Stratification Analysis Documentation to support county identified residential property market areas.

PTD Review: No Deficiencies Noted

PTD Comment: Histogram charts to support the identification of residential and nonresidential property market areas within the county were provided. Stratification was observed beyond school districts and broken down by subdivisions.

Protest Management standard operating procedure/policy

PTD Review: No Deficiencies Noted

PTD Comment: The Assessor has provided both a protest presentation and a Protest Procedure Manual.

Additional Documents Requested under the Questionnaires or other supportive documentation

PTD Review: No Deficiencies Noted

PTD Comment: A re-appraisal plan was requested, and provided. A document titled '5 yr re-appraisal plan revised 2025' was received and was in compliance with IAAO standards.

Sales Ratio Report CAMA extract or PTD Sales Ratio Template

PTD Review: No Deficiencies Noted

PTD Comment: The 2024 sales ratio data was provided. All sales are being revalued at current and correct upon transfer as required under 7-36-21.2 NMSA.

Questionnaire

Assessment Administration

Describe your budget process and time frame for finalizing your FY 2025-2026 budget. When is your annual report presentation to the Board of County Commissioners scheduled? Do you personally present it to the Commissioners?

The budget process begins in January with a meeting between the Assessor's Office, the County Manager's Office (CMO), and the Office of Management and Budget (OMB). The Assessor's budget will be submitted for approval to the County Council in April.

PTD Review: No Deficiencies Noted

What online information, services, and documents do you provide on your website? In addition to your website, what other public outreach methods does your office engage in?

The Los Alamos County Assessor's Office offers a website where users can access a variety of information, including videos, presentations, and informational brochures. The site also provides fillable forms for protesting assessments, claiming exemptions, reporting disabilities, and more. Additionally, users can find links to other entities, such as the NMPTD.

Property owners can utilize the online property record search tool Eagle-Web to access assessment data, ownership details, tax information, and other useful resources. The office also offers an eco-friendly and convenient e-notices service for receiving valuation notices. This optional service maintains a repository of all valuation notices, allowing property owners to access them at any time in the future.

PTD Review: No Deficiencies Noted

Describe the assessors and assessor's employees possession of and/or access to the Property Tax Code, IAAO Standards, valuation manuals, and cost and valuation schedules (such as Marshall & Swift).

All employees in the Assessor's office receive the latest version of the New Mexico Property Tax Code (NMSA 1978) in both electronic and print formats. Additionally, all staff members are active participants in the International Association of Assessing Officers (IAAO), which grants them access to a variety of resources, including the IAAO Research Library, IAAO Connect seminars, and annual conferences. Our office regularly attends these events.

We also hold subscriptions to CoStar, NADA, Marshall, and Swift, which frequently update the valuation schedule in our Cost Application Integrated Computer-Assisted Mass Appraisal (CAMA) System. Currently, three of our employees are certified in Marshall and Swift valuations.

PTD Review: No Deficiencies Noted

Describe how short-term rental homes and other short-term rentals (such as AirBnB's, etc.) are being classified and valued in your county? Describe the process used to discover short-term rental property in your county?

Los Alamos has a distinct short-term rental market. In 2024, the Los Alamos Community Development Department conducted a study through a contractor, which revealed that the market primarily consists of homes that rent out rooms or parts of the house for longer periods. These rentals cater to students and new employees seeking temporary accommodation. Therefore, we continue to value all properties based on their predominant use, which is residential.

PTD Review: No Deficiencies Noted

PTD Comment: The Assessor's office indicated that due to the housing shortage, all Airbnb and similar websites marketed properties in Los Alamos County are utilized as housing for temporary employees at the Los Alamos National Laboratory and not short-term vacation rentals.

For Certification do you provide sufficient justification for an increase or decrease on net new or valuation maintenance? Describe your process.

Yes, we monitor the market and its impact on taxable value. Since 2016, we have observed a steady annual increase.

PTD Review: No Deficiencies Noted

PTD Comment: For TY25 Assessors will input their valuation data into the Certification portal, it is essential for the Assessor to verify the accuracy of their entries and ensure that no negative valuations are present. If the entries accurately reflect any negative values as outlined below, Assessors are required to provide a justification in the 'Filer Comments' section prior to submitting the certification to the department. Given that these justifications serve an official purpose, "sufficient justification" entails that the explanations must be comprehensive, clear, and concise.
- Net New Value refers to the assessed value of properties added to the tax rolls, primarily consisting of newly constructed properties and those that have been annexed. Consequently, there should be no negative Net New Value, and any occurrence of it must be justified.
- Valuation Maintenance pertains to the increase in Net Taxable Value of existing properties due to reassessment; therefore, any decreases must also be justified.

For Certification do you verify that the base values match the prior year abstract? Describe your process.

The taxable value refers to what I call "living value." We track our taxable value throughout the year and balance it quarterly.

PTD Review: No Deficiencies Noted

PTD Comment: The Abstract serves as a permanent record of the county's historical significance, making it essential for the values in the Abstract to align with the Base Values listed on the PTD forms for Certification. Assessors must ensure that the base values are correct before submitting to the department.
PTD-03 County Growth Summary in the portal, provides an overview of the county's Base Values, Net New Values, Valuation Maintenance, as well as both Unprotested and Protested values.
PTD-11 Livestock Growth Summary, details the Base Counts and Values, Net New Counts and Values, along with Valuation Maintenance, encompassing ten distinct livestock categories.
PTD-13 Special District Growth Summary, outlines the Base Values, Net New Values, Valuation Maintenance, and both Unprotested and Protested values. Special Districts include community and junior colleges, conservancy districts, flood control districts, hospitals, soil and water conservation districts, technical and vocational schools, as well as water and sanitation districts.
It is important to note that all three PTD forms exclusively contain Assessor's values Only.

For Certification do you verify that your values on the PTD-13's do not exceed the PTD-03's? Describe this verification process.

We balance the taxable value on a quarterly basis.

PTD Review: No Deficiencies Noted

PTD Comment: The values assigned by the assessor on the PTD-03 represent the entire county. In contrast, the values on the PTD-13 pertain solely to a specific special district within the county. If the values on the PTD-13 surpass those on the PTD-03, it indicates an error. Assessor's must provide a justification prior to submitting the certification to the department.

On your Abstract do you provide sufficient justification for a decrease in value from Certification? Describe this process in detail.

Historically, we have only seen an increase due to the parcels that were protested.

PTD Review: No Deficiencies Noted

PTD Comment: Modifications can occur in a county's tax roll during the period between the Certification (Summer) and Abstract (Fall) processes to accommodate resolved protests, reclassifications, tax roll adjustments, and similar matters. These alterations are generally recorded and should not adversely affect the values; the Total Assessor's Net Taxable Values on the Abstract should be equal to or exceed the Assessor's certified values. If this is not the case, Assessors are required to offer an explanation prior to submitting to the department.

Did your county experience any natural disasters or have any federally declared disaster areas recently? If so, describe the event, how it affected your property tax values? How are you working with other agencies to assist your taxpayers?

No

PTD Review: No Deficiencies Noted

Data Management

Describe your property reinspection policy and procedures in detail.

The policy of the Assessor's Office is to conduct a physical inspection of each property every five years. Los Alamos is divided into five geographic areas for these re-inspections. A property record card is printed for each property identified in the re-appraisal cycle, and the property is reviewed and researched online. It is also studied through aerial imagery and mapped out for physical inspection. During the physical inspection, the appraiser will verify that all property measurements and characteristics are accurate, obtain a photograph of the property, and leave a door hanger if a more thorough review is required. The property record cards are updated, dated, signed, and filed.

PTD Review: No Deficiencies Noted

What CAMA software system is your office using? If you are in the process of migrating to a new system, which one?

Assessor Plus (powered by Eagle) In 2026 we will RFP.

PTD Review: No Deficiencies Noted

When was the last CAMA system training provided for your staff? Are they able to access continuous training and support from your CAMA vendor?

Last August, our office rebooted the NM Tyler User Group. Additionally, our CAMA vendor offers support and training through the Annual Connect Conference, which provides an excellent opportunity for all levels of users to engage in educational activities, workshops, and networking. As part of our in-house cross-training program, all staff members are involved in the sales verification and model calibration process. Junior staff are actively mentored by senior staff, and staff meets regularly to confer on progress and problems as they arise.

PTD Review: No Deficiencies Noted

Referencing 3.6.3.8 A. (5) NMAC: Describe how your current tax maps and property record cards are maintained.

Every alteration made to our CAMA system creates a version at each level. For quality control purposes, we can run an audit trail on specific or all accounts within a certain date range and user to assess the changes made and their validity. Our supervisors use the audit trails and reports to review the work for quality control.

PTD Review: No Deficiencies Noted

Valuation-Land

What was the date that the last land value study in your county was completed? Be prepared to provide details of this study to the reviewer.

We do a sales ratio study annually on vacant land and extractions for all super neighborhoods.

PTD Review: No Deficiencies Noted

Describe how land tables are developed, supported and maintained within your valuation system. If you have developed land tables, but have not entered them into the system, explain why.

We create land valuation tables specific to each neighborhood, as every neighborhood has its own unique land codes and corresponding rates. These land codes are organized based on the size of the lots. Each year, we conduct a sales ratio study to analyze the land codes thoroughly. If needed, we make adjustments to the rates and neighborhood factors accordingly.

PTD Review: No Deficiencies Noted

Valuation-Personal Property

Explain in detail your manufactured home valuation methodology including - the valuation source(s); depreciation method utilized; and field review process.

We value manufactured homes through our CAMA system using our models, which are calibrated based on all three valuation approaches. Additionally, we reference NADA and Marshall & Swift, applying a minimum value of 20%. We also conduct annual inspections of the manufactured homes and verify the information with the New Mexico Motor Vehicle Division (NMMVD).

PTD Review: No Deficiencies Noted

What processes are in place to value business personal property (BPP) of those property owners who do not return business personal property forms? What are your modeling and alternative valuation techniques for omitted forms?

If our initial BPP form is not responded to, we will follow up with another form and attempt to communicate with the business owner. We will document all follow-up attempts. Additionally, we will force assess the BPP account if there is an active account and business license within our CAMA system.

PTD Review: No Deficiencies Noted

How do you audit returns and inspect businesses to ensure complete and accurate reporting of those reporting (rendering) business personal property?

We audit all BPP forms that are returned to our office. We don't inspect businesses.

PTD Review: No Deficiencies Noted

Valuation-Residential

What is your office policy and procedures for the revaluation of transferred residential properties? Are they moved to 100% of “current and correct” market value or a percentage of “current and correct”?

Our office maintains accurate "Market" values for all residential properties, including those subject to limitations on value increases. When a property is sold, we update its value to reflect its current market value. Our CAMA system's internal controls determine if the 3% Cap should be removed based on the type of sale/transfer identified by our staff.

PTD Review: No Deficiencies Noted

Were any areas/neighborhoods value not increased to the maximum allowable 3% (for the 2024 tax year)? What areas/neighborhoods decreased in value? Provide the supporting documents in the Document section of the evaluation.

N/A: Still working on 2025 values.

PTD Review: No Deficiencies Noted

Explain how sales ratios are analyzed by market area, size, age and other key factors during the valuation process.

We can analyze our hybrid regression models using independent and dependent variables within our CAMA system and utilizing histograms.

PTD Review: No Deficiencies Noted

Describe your policy for determining a residential homesite? How much land is considered a residential homesite?

We value property based on current parcel ownership. Regardless of the size of the parcel, as long as it has improvements intended for permanent human habitation, it will be classified as residential. After consulting with our legal team in Los Alamos, we have been advised that there is no official definition of "residential homesite" in the statute. Therefore, we are valuing all residential properties according to the property tax code, irrespective of the parcel's lot size.

PTD Review: No Deficiencies Noted

Valuation-Commercial

Which specific commercial areas were reappraised for the 2024 tax year?

All Commercial properties were re-appraised for the 2025 tax year.

PTD Review: No Deficiencies Noted

What policies and procedures are in place to ensure "current and correct" non-residential values?

Our CAMA system maintains the market value of all models and ensures that all valuations match the model values. It also includes property codes corresponding to properties eligible for the 3% cap.

PTD Review: No Deficiencies Noted

Do you have a policy for valuing vacant (unoccupied) improved properties?

We conduct an annual vacancy/occupancy inspection. This information is used to calibrate our models.

PTD Review: No Deficiencies Noted

Agriculture

What does your office require of a property owner to qualify for the Special Method of Valuation?

No properties in Los Alamos County are receiving the agricultural special valuation method.

PTD Review: No Deficiencies Noted

Do you extend the special method agriculture automatically to those with water rights?

Los Alamos County Currently has no properties with surface water rights.

PTD Review: No Deficiencies Noted

What is your value per acre of each class of agricultural land (Irrigated, dryland and grazing)?

Los Alamos County Currently has no properties receiving the agricultural special method of valuation

PTD Review: No Deficiencies Noted

Do you mail an application to new property owners whose land is being valued with the special method of valuation for agriculture upon sale or transfer of the land? Describe policies and procedures followed when removing the agricultural special method of valuation from land.

Los Alamos County Currently has no properties receiving the agricultural special method of valuation.

PTD Review: No Deficiencies Noted

Mapping

Briefly describe the relationship between your GIS or CAD tax parcel map layer and the CAMA system. How are changes in mapped tax parcels and related data in the CAMA system synchronized?

The parcel information is fully integrated within our CAMA system. Our GIS information is managed by the Los Alamos Information Management Department.

PTD Review: No Deficiencies Noted

Referring to section "2.1 Phases of Parcel Mapping" of the Technical Manual, please indicate which Phase best represents your county's parcel mapping practices.

Los Alamos County is best represented by Phase 4 of the Technical Manual. Our office uses ESRI-ARC Map and Eagle View (Pictometry) systems, which provide detailed information on parcels, road rights, easements, electrical, gas, and water distribution and offer ortho and oblique imagery.

PTD Review: No Deficiencies Noted

Referring to section "7.2 Attribute Quality Checks" of the Technical Manual, does every real property parcel polygon in your county's mapping database contain a field that carries a unique identifier?

Yes, each parcel polygon contains a unique PIN.

PTD Review: No Deficiencies Noted

What is your back log of deed splits and/or combinations?

None. Splits and consolidations are routinely performed, and our CAMA system has a workflow for each step of the split and/or combinations and maintains property genealogy after each change.

PTD Review: No Deficiencies Noted

How is it noted in your CAMA system that a change has occurred upon split or combination?

All property splits and consolidations are recorded in our searchable CAMA system document manager, which provides genealogy information. Our CAMA system also has a built-in workflow for each step of a split or combination.

PTD Review: No Deficiencies Noted

Are there UPC's in your system that are not location based (not coded using the method defined in the Mapping Manual?) If so, is there a plan to correct these UPC's using the preferred method?

Los Alamos County uses a four-digit extension (for the associated parcel) for Condominium units and building-only accounts, which is an addition to the method defined in the Mapping Manual.

PTD Review: No Deficiencies Noted

Referring to 2.1 "Phases of Parcel Mapping" (3.) "Tax Parcel plus Publicly Owned Polygons" of the Technical Manual, does your county include federal, State, and local exempt polygons in your county real property parcel coverage? If so, does your county assign these parcels a UPC or account?

UPCs are assigned to all parcels, including Bandelier National Monument, Los Alamos National Laboratory, and Santa Fe National Forest.

PTD Review: No Deficiencies Noted

Self Assessment

Have you prepared a formal estimate or analysis of necessary staffing? Discuss how you have determined staffing requirements.

Our Property Valuation and Maintenance plan reviews our parcel counts annually to comply with IAAO staffing standards.

PTD Review: No Deficiencies Noted

What obstacles did your office face this past year?

For many years, we have had the same staff. However, in recent years, due to retirements and new positions, we have brought in new staff members. This change has presented challenges, including the loss of institutional knowledge and the need to cross-train/train the new employees.

PTD Review: No Deficiencies Noted

What successes did your office have this past year?

Our office is committed to upholding the high standard of quality work that our taxpayers expect. Thanks to the diligent data collection and maintenance efforts of our staff, our models are among the best in the industry. Additionally, we actively partner with other assessor offices to provide feedback on any challenges they may encounter. We are also involved in leadership roles within our affiliate, serving on the board and several key committees.

PTD Review: No Deficiencies Noted

What are your 3 top goals for the coming year?

1. To provide the highest level of customer service available to the taxpayers of Los Alamos County all while ensuring our values are fair and equitable.
2. To ensure that all eligible veterans in Los Alamos County receive their available exemptions.
3. To place the market value on the 2025 NOVs.

PTD Review: No Deficiencies Noted

Have you accomplished the goals that you set for your office from last year? Please provide an update of the status of these goals.

Yes, we worked on all three initiatives, but primarily on number two. We partnered with NMDVS to ensure our veterans are informed about the exemptions they deserve for serving this great country. While we may not have reached every veteran yet, we are committed to working hard to do so.

PTD Review: No Deficiencies Noted

Operations of the Assessor's Office - Field Review

3.6.3.8 A.(7) NMAC requires that a field review by one or more division employees of the operations of the assessor's office be conducted. Have you scheduled this required field review with your assigned PTD evaluator?

Yes, with Carlos.

PTD Review: No Deficiencies Noted

PTD Comment: Los Alamos County Assessor's Office – Field visit 3/19/2025
Review overall operations of the office:
• Office hours are Monday to Friday from 8 am to 5 pm, with one day allocated for remote work. Lunch breaks are flexible, but the office always remains operational.
• Appearance of the office – The office was very professional and clean in appearance.
• All staff members engage with taxpayers, and the staff office specialists are undergoing cross-training.
Department workflow:
a. The administrative team manages name changes, personal property, PTD notices, and quality control. Two new employees, staff office specialists, have been assigned these duties by the Chief Deputy Assessor.
b. The appraisal team is tasked with valuing all items except personal property. Valuations for mobile homes fall under the residential sector of the office, while real estate valuations are conducted using AVM, which provides comprehensive data for Los Alamos County.
c. There are no in-house GIS personnel; operations are managed through the Los Alamos Information Management Department. A staff appraiser is responsible for assigning account numbers, which include details such as features, lot size, and address. This information is then relayed to the Chief Appraiser, with no backlog present.
d. Valuation manuals are available at each team member's desk, with One Source utilized for electronic access. Older tax code books are stored in the back office.
Operations/Functions review:
• A staff appraiser is responsible for ownership changes, while the Chief Appraiser manages the sales tab.
• There are no backlogs concerning deeds, transfers, or sales. Conveyances are processed through the CAMA system, a task assigned to the staff appraiser and her team, with the Chief Appraiser qualifying the sales. The Assessor's office utilizes Tyler Eagle; however, the Clerk's office did not transition to Tyler Eagle until 2020, when complete data integration was achieved.
• A staff appraiser handles personal property as reported on federal tax returns, sending out renditions to all business licenses at the end of December. Self-reporting forms are expected to arrive by the end of February, after which accounts are created and compared with the CAMA data. If a business fails to self-report, a forced assessment is initiated. Due to insufficient data for new businesses, attempts will be made again the following year. Additionally, the Chief Appraiser reviews non-government applications to determine their eligibility.
• Non-governmental exempt files are managed by a staff appraiser and the Chief Deputy Assessor. There are very few applications; however, when received, hard copies are scanned and entered in the CAMA system, as well as stored on MS One Drive. Renditions, transfers, and building permits are subsequently forwarded to the Chief Appraiser.
• Building permits are obtained from the Community Development Department (Planning & Zoning) and subsequently entered in the Tyler system. The Chief Appraiser & staff appraisers extract relevant data and conduct inspections. The Chief Appraiser processes building permits in CAMA, receiving a list from Planning & Zoning and utilizing Intergo, a Tyler product, to generate a spreadsheet at the beginning of each month. A refined version containing only the necessary fields is then imported, sorted by legal description, and provided to a staff appraiser. The assessment begins at 5% completion.
• There are two vehicles available: a Traverse SUV and a Ford Taurus.
Select Property for Review:
• Building Permit Review - Two random permits were chosen for review. The properties had been inspected near the valuation situs date and picked up at a percentage of completion. A site visit confirmed that a residential property was still under construction while the commercial property was completed.

Property Lists

2025 Los Alamos Organizational Property (1 Parcel)

PTD Review: No Deficiencies Noted

PTD Comment: A listing of all organizational property was provided. Only one organization property was located in Los Alamos County. No discrepancies noted.

All Non-Government Exempt Parcels (§7-38-8.1 NMSA) (9 Parcels)

PTD Review: No Deficiencies Noted

PTD Comment: A listing of all non-government exempt parcels was provided. A sample of five accounts was chosen for review, all contained applications on file and appeared compliant with 7-38-8.1 NMSA.

Special Agricultural Parcels: All Grazing (No Parcels)

PTD Review: No Deficiencies Noted

PTD Comment: Los Alamos County does not have any parcels receiving the Special Method of Valuation for Agricultural Use.

Special Agricultural Parcels: All Irrigated (No Parcels)

PTD Review: No Deficiencies Noted

PTD Comment: Los Alamos County does not have any parcels receiving the Special Method of Valuation for Agricultural Use.

Special Agricultural Parcels: All Dry Land (No Parcels)

PTD Review: No Deficiencies Noted

PTD Comment: Los Alamos County does not have any parcels receiving the Special Method of Valuation for Agricultural Use.

All Parcels with Filed Protests (regardless of how resolved) (31 Parcels)

PTD Review: No Deficiencies Noted

PTD Comment: A listing of all parcels with a filed protest was provided and a sample of five was reviewed. All contained good notations from filing to resolution.

All Parcels Subject to a Treasurers Change Order from October 1st of 2023 to present (7-38-77 NMSA) (30 Parcels)

PTD Review: No Deficiencies Noted

PTD Comment: A listing of all Treasurer's Change Orders was provided. A sample of five accounts was chosen for review, all contained supportive documentation and appeared compliant with 7-38-77 NMSA.

All Parcels that have a 100% disabled veterans' exemption (15 Parcels)

PTD Review: No Deficiencies Noted

PTD Comment: A listing of all all Parcels that have a 100% disabled veterans' exemption was provided. A sample of five accounts was chosen for review, all contained supportive documentation and appeared compliant with 7-38-17 NMSA.

All Properties with Open Building Permits for New Construction Only (189 Parcels)

PTD Review: No Deficiencies Noted

PTD Comment: A listing of all Properties with Open Building Permits for New Construction Only was provided. A sample of five accounts was chosen for review, all contained supportive documentation.

All parcels owned by Elected Officials, County Manager, County Attorney, including rental properties and properties owned by spouse - If none owned, the property where they reside (15 Parcels)

PTD Review: No Deficiencies Noted

PTD Comment: A listing of all parcels owned by Elected Officials, County Manager, County Attorney, including rental properties and properties owned by spouse was provided. A sample of five accounts was chosen for review, all contained supportive documentation and appeared compliant.

No post-evaluation comment has been left.

Reviewers:	Lead Reviewer: Carlos Sanchez State Assessed Reviewer: Jessica Sena Mapping Reviewer: Larry Brotman
Evaluation Dates:	CAMA DATA SUBMISSION DEADLINE: 4/14/25 INITIAL INTERVIEW: 4/21/25 EXIT INTERVIEW: 4/25/25
PTD General Comments: *It was a pleasure to work with the Los Alamos County Assessors Office. The Assessor and his staff were prompt and responsive to all requests.* *Properties were viewed by aerial photography, and through online and internal resources.*	

TAXATION & REVENUE
NEW MEXICO

Michelle Lujan Grisham
Governor

Stephanie Schardin Clarke
Cabinet Secretary

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Property Tax
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Revenue Processing
(505) 827-0800
Tax Fraud Investigation
(505) 841-5578000

July 18, 2025

Mr. George Chandler
Los Alamos County Assessor
1000 Central Avenue, Ste. 210
Los Alamos, NM 87544

Mr. Chandler,

The 2025 evaluation for Los Alamos County was conducted on April 21-25, 2025, by Carlos Sanchez and the following was observed:

No recommendations or areas of non-compliance were observed.

I want to thank you and your staff for your cooperation and professionalism throughout the evaluation process. The annual evaluations are a good tool to assist Assessor's in identifying areas that need improvement and to ensure that they are in compliance with all statutory requirements.

Sincerely,

Ron Storey

Ron Storey
Appraisal Bureau Chief
New Mexico Taxation & Revenue Department