

## SUPPLEMENTAL INFORMATION PROPERTY TAXES

Property taxes and tax rates for all property located in Santa Fe County may be estimated through the use of the "yield control calculation." This is the calculation utilized by the State of New Mexico to set property tax rates and verify the validity of property tax revenue estimates budgeted by taxing entities. The "yield control calculation" is a complex set of calculations used for operational mill rates using a growth factor and the assessed value for current and immediately preceding tax years. Historically, the County has budgeted its property tax revenue very conservatively, then when actual collections are higher than budgeted the excess "fell" to our cash reserves. This in turn has left the County in good financial health with General Fund reserves adequate to support operations for programs not typically funded by the General Fund.

Below is a graphical representation of how property tax rates are set.

In Santa Fe County the Board of County Commissioners (BCC) imposes the operational mill rates for residential (R) and non residential (NR) properties-subject to a maximum rate set by State Statute. The maximum rate is Santa Fe County MAS
NOT INCREASED the
imposed property tax
mill rate since FY 2000.
The imposed rate
currently stands at 11.85
mills for both R and NR
property.

The County Assessor is required by State Statute to maintain "correct and current" property values for purposes of property taxation. The Assessor annually certifies the property valuations of all residential (R) and non-residential (NR) property within the County's borders, and submits that certification to DFA.

The County Assessor establishes the assessed value and taxable value of each property. The assessed value is determined utilizing manual and computer assisted appraisal techniques. The taxable value is 1/3 of the assessed value less any exemptions for which the property owner qualifies. A property owner may protest her/his assessed value.

OFA utilizes information provided by the County Assessor to perform a series of calculations to determine its computed property tax rate before it sets property tax rates. The rate set will be the LESSER of the rate imposed by the BCC or the DFA computed rate.

The calculation that DFA uses to determine the property tax rate is complex. It utilizes information from the previous tax year's valuation and the current year's valuation and calculated "tax effort" as well as an inflationary factor and a calculated "growth factor."

### HOW ARE PROPERTY TAX RATES CALCULATED?

DFA uses a complex series of calculations to determine its computed property tax rate for both R and NR properties.

Although it is the same calculation for each the results are very different. These differing results illustrate the impact that property VALUES have on tax rates

Yield Control (Computed Tax Rate) =
Prior Year Tax Effort
X Growth Factor
= Current Year Tax Effort
/ Sum of Current Year Unprotested
Valuation and State Assessed Property
X 1,000
= Yield Control (Computed Rate)

This computed rate is compared to the imposed rate and the LOWER rate becomes the operational property tax mill rate for the new tax year.

2012 Residential Rate Computation
2012 Non-Residential Rate Computation



## SUPPLEMENTAL INFORMATION

### **PROPERTY TAXES – Yield Control Calculation**

			PROPERTY TAX	REVENUE CALCULATION FOR COUNTIES	201-29-1412
		(ESTI	MATED REVENU	E - FOR BUDGET PLANNING PURPOSES ONLY)	
				TAX YEAR:	2012
				COUNTY:	Santa Fe County
STEP I	- 11	Obtain prior year property to	ax rate from the	Local Government Division (LGD) website:	
		www.nmdfa.state.nm.us			
		Click on "Local Government" link on le			
		Click on "Budget & Finance Bureau"			
		Click on "Property Taxes & Annual Re			
				st current spreadsheet (i.e. "Certificate of Property Tax 2007".)	
		Click on the appropriate county name Printout the entire certificate of tax rat			
		In the box below, enter the applicable		te for namerly type:	
	٠,		County Operational To	is at property type.	
		Prior Year Operational Rate:			
		Residentia		(enter to the 3rd decimal as shown on tax certificate, for example, enter as 1.562	?)
		Non-Residentia	11.850		
STEP I	1.	Obtain the current imposed	property tax rate	from the County Manager's office, or LGD:	
				operational rate as per Commission approved resolution(s).	
				x rate calculations is also available from LGD.	
	3)	Statutory limits are as follows (per 7-3			
	41			able value of residential and non-residential property allocated to the county.	-41
	4)	refer to 7-37-7A, NMSA 1978.)	oseu operational rate	(note: this rate will apply to both RESIDENTIAL and NON-RESIDENTIAL propo	inies,
		Current Imposed Oper. Rate:	44.050	(enter to the 3rd decimal, for example, enter as 7.650)	
-		Cultent imposed Oper. Rate.	11.000	tellet to the studewiner, for example, enter as 1.000)	
STEP I	II.	Obtain the additional propos	sed (if any) prop	erty tax rate from the County Manager's office:	
	1)			rate (see STEP 1.3 above), enter zero "0" in the box below and proceed to STEP IV.	
	2)	The County Manager's office is aware	e of any proposed rate	increases, or will have copies of Commission approved resolution(s) imposing the ad-	
	3)			ld control formula <u>only</u> in the first year of imposition; however, it will be subject to yield c	ontrol
		in subsequent years. Note that the pr			41
	4)	refer to 7-37-7A, NMSA 1978.)	osed operational rate (	note: this rate will apply to both RESIDENTIAL and NON-RESIDENTIAL proper	1105,
			0.000		
		Newly Imposed Additional Rate:	0,000	(enter to the 3rd decimal, for example, enter as 0.500)	
STEP I	V.	Obtain the current year's or	prior year's infla	ation factor from LGD:	
	1)			tion of the current year's property tax rates.	
		If the inflation factor is not yet available		ar's inflation factor.	
		Note: the statutory maximum inflation			
	3)	In the box below, enter the inflation fac	ctor (note: factor ap	plies to both RESIDENTIAL and NON-RESIDENTIAL property tax rate calculatio	ns.)
		Inflation Factor:	0.0330	(enter to the 4th decimal, for example, enter 4.92% as 0.0492)	
STEP V	,	Obtain the property tax colle	ection rate from t	the County Treasurer:	
012		Ask County Treasurer for the current;			
				s and will make the data available on the LGD website in the near future.	
	3)	If the exact collection rate is not available	able, it can be estimate	ed based on prior year collection rates.	
	4)	in the box below, enter the county pro	perty tax collection rate		
		Property Tax Collection Rate:	95.35%	(enter to the 2nd decimal, for example, enter as 97.50)	
STEP '	VI.	Ohtain current property value	uation data from	County Assessor that will be entered in the tables below:	
		PTD-03 forms for County.	audon dum nom	esaing , assessed unat this se elicited in the moles below.	
		The most recent state assessed prop	erty valuation data rec	ceived from the Property Tax Division.	
	•	(note: state assessed valuations	only apply to non-re	sidential property.)	

The above several calculations are the first steps in the Yield Control Calculation. Notice it uses prior year set rates, current imposed rates, any new mills imposed, an inflation factor, and the prior year collection rate. Once all of this information is entered into the worksheet, the current year valuations are applied to provide tax rate information and information from which to estimate property tax revenue.



### **SUPPLEMENTAL INFORMATION**

### PROPERTY TAXES - Yield Control Calculation (cont'd)

				TION FOR COUNTIES ANNING PURPOSES O	NLY)	
					TAX YEAR:	2012
					COUNTY:	Santa Fe County
			(PTD-03)			
	RESIDENTIAL		Assessor's Values Only	State Assessed Values	TOTALS	
	Previous Year Base		\$5,217,713,499		\$5,217,713,499	
	Current Year Net New Valuation		\$40,469,551		\$40,469,551	
	Current Year Valuation Maintenance		\$30,482,417		\$30,482,417	
	Total Current Year Valuation		\$5,288,665,467	THE PASSED OF	\$5,288,665,467	
	NON-RESIDENTIAL Previous Year Base Current Year Net New Valuation Current Year Valuation Maintenance Total Current Year Valuation		Assessor's Values Only \$1,579,762,024 \$39,588,982 (\$149,660,702) \$1,469,690,304	\$119,745,937 \$119,745,937	TOTALS \$1,699,507,961 \$39,588,982 (\$149,660,702) \$1,589,436,241	
RESULTS:	The "estimated" property tax revenue, base "Estimated" Property Tax Revenue:	ed on the data en	tered in STEPS I through VI		roperty Tax Revenue:	
	RESIDENTIAL	\$25,324,892		Coumatou	NON-RESIDENTIAL	\$17,959,000
	RESIDENTIAL	440,047,032	TOTAL Tax Revenue	\$43,283,892	HOMELOWENTIAL	411,000,000
			Tax Revenue Increase		revenue increase generated by addi	tional imposed rate)
2)	The "estimated" property tax revenue shou until early September. Below are the "estir		dget planning purposes only	as the official certified prop	erty tax rates are not available	- In the second later
	RESIDENTIAL Operational Rate	5.022		NON-RESIDER	NTIAL Operational Rate	11.850

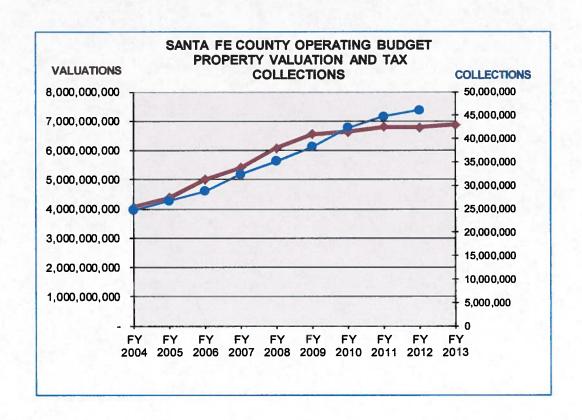
For property tax year 2012 which runs from November 1, 2012 to October 31, 2013, the operational mill rate for Santa Fe County residential property is 5.022 mills and 11.850 for non-residential property. Add to it the mill rates for debt and for all other taxing entities and the total mill rate for a property is reached. This may vary significantly from district to district within the County.



# SUPPLEMENTAL INFORMATION PROPERTY TAXES

#### PROPERTY TAX HISTORY - VALUATION, BILLING, AND COLLECTION

TAX YEAR	FISCAL YEAR	TAXABLE VALUATION ASSESSMENT	PERCENT GROWTH FROM PRIOR YR	ALL TAXING ENTITIES PROPERTY BASE TAX BILLED	PERCENT GROWTH FROM PRIOR YR	SANTA FE COUNTY ONLY CURRENT & PRIOR PROPERTY TAXES COLLECTED IN FISCAL YEAR	PERCENT GROWTH FROM PRIOR YR
2003	FY 2004	4,053,243,194	6.9%	82,072,484	11.4%	24,624,859	9.0%
2004	FY 2005	4,374,594,709	7.9%	84,680,206	3.2%	26,733,054	8.6%
2005	FY 2006	4,998,298,050	14.3%	100,937,224	19.2%	28,735,831	7.5%
2006	FY 2007	5,405,014,763	8.1%	105,158,861	4.2%	32,336,199	12.5%
2007	FY 2008	6,074,890,750	12.4%	121,452,395	15.5%	35,083,939	8.5%
2008	FY 2009	6,550,808,646	7.8%	133,564,054	10.0%	38,234,755	9.0%
2009	FY2010	6,633,131,738	1.3%	142,298,704	6.5%	42,316,634	10.7%
2010	FY 2011	6,790,955,279	2.4%	148,919,734	4.7%	44,720,349	5.7%
2011	FY 2012	6,784,438,899	2.3%	150,685,186	1.2%	46,096,621	3.1%
2012	FY 2013	6,878,101,797	1.3%				





## **SUPPLEMENTAL INFORMATION**

### **PROPERTY TAXES – Residential Assessed Values**

Fuge 1 of 3 Exdenselo Water and Smilluten Destrict	is P. Molesca.		ar Current Year	-	\$3,112,238 \$299,246,743		8	22	34	S 2	* 5	154	8	30	25	XX,112,239 XX,216,743
Water and San	2		Oment Year	TOTAL Procested	\$3.18			2000								1,0
6'Edonesio	Tan Year, 2012 Date: Signalure:	EK ONEN	Ciment Year	TETTAL, Limprollested (Amount men agne)	52%134.503					+	+		-			\$296,134,505
NSTRICT	Froduction all takes of the property Tree Division  NON-RESIDENTIAL PROPERTY  State in  COMMINGE  COMMINGE  COMMINGE  COMMINGE  Signalure:  Comminged by the interpretation of the preparation for making the are unknowned to all preparations for all preparations for all preparations and included the preparation of the preparation for making the are unknowned to all preparations of the preparations for all preparations and included the preparation of the preparation o	INCLUDES STATE ASSESSED VALUES   1 VES   1 NO (CRECK ONE)   1 NO (CRECK ONE	Year Cum	Vehan to Manisteriae	\$3.688.160	\$0	20	8	2	200	OS CO	OS	SO	80	\$0	\$3.688,160
SPECIAL TAXING	PRODUCTION DITAKES  N. RESIDENTIAL PRO NON-RESIDENTIAL COMBINED COMBINED	DES STATE ASSESSED VAL	Correct Year	VS Ven Valuminn	5346,747					+	-		-			S248,747
ANALYSIS OF VALUATION CHANGES-SPECIAL TAXING DISTRICT	County Agestar  County Agestar	ואכו מ	Previous Vear	BASE (Prior Year's Abstrace)	\$292,105,598			9							The second second	8552,185,598
IIS OF VALUA	To. New Mexico Property, Tax Division Frum: State I'r. County County or one generated of Section 2-127 i New, 1822 of the Parks.			Municipality												
ANALYS	Fo. Non M. Frum: Sa		CAB	USE	T											
from a front	Months and Market Marke			School	1.60											TOTAL.

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### **SUPPLEMENTAL INFORMATION**

### **PROPERTY TAXES – Non-Residential Assessed Values**

Page 2 of 7	de Ulstrict	Most			( Mitten Year	TOTAL VALUE	\$15.136,5	3.	3		28	80	8	05	3	2	E 5	747 410	
	Chlospie Waser and Suprisiba Ulstrict	Janey	or of the state of		Current Year	TOTAL Protested	SI 78.802											9 95 65	718 a / 15
	Eldorado	Tas Year 2012 Date Signature.	CK OND	VALUE	Current Year	Unpretested	\$14.957,726											200 000 777	DE-1126/14
	(STRICT	PRODUCTION MIZIG.IS RESIDENTIAL PROPERTY NON-RESIDENTIAL PROPERTY COMBINED	FINANCE IN THE PROPERTY OF THE PROPERTY OF CHECK PROPERTY OF THE SECURE OF THE PROPERTY OF THE		Year	Sahuung Mageman or	\$146,627	23	23	95	æ	95	8.	88	0%	05	2 2	N STATE OF THE STA	177971
	PECIAL TAXING D	PRODUCTION MEMBERS A ROBARESIDENTEAL COMBINED	NES STATE ASSESSED VAL		Current Year	Net New Validation	586,698										-		280.0%
	F VALUATION CHANGES-SPECIAL TAXING DISTRICT	ix Divîşion Counky Assensar	A 1978 of the Justine of the Code Library (in Code Library)		Previous Year	BASE (Prior Year's Abyraci)	\$14,724,401												514,724,401
	SIS OF VALU	To; New Mexico Proporty Tux Division From: Sents Fe County	as of Section 7 31-TVA VA			Mnicipality:													
	ANALYSIS O	To; New Y	The sale proves		CAB	ONLY	I												
	famous é famous	MANA	Part		School	District	Lion	0	2	0	0	0	0	9	12		0		TOTAL



## **SUPPLEMENTAL INFORMATION**

### **PROPERTY TAXES – Combined Assessed Values**

							Page 3 of 3
MAL	ANALYSIS OF VALID	ATION CHANGES SPECIAL TAXING DISTRICT	SPECIAL TAXING	BISTRICT	Elibona	Liberadu V. eter and Santadous District	Acies
D: New	To: New Mexica Property Ti	ax Division	PHOMECT: RESIDE	PROJECTION 2012/ALE RESIDENTIAL PROPERTY	Tax Year: 2012 Dace	1012	to
From:	Sades Fe	Cou sty Axsessor	NON-RESIDE N COMBINED	NON-RESIDENTIAL PROPERTY COMBINED	Signalunt	Cult About 1	Modern
ate person	W. 6 50 10 10 10 10 10 10 10 10 10 10 10 10 10	INCIL	INCLUDES STATE ASSESSED VALLES.	= "	ECK-ÖNLJ BESHINLY		
				NET TAXABLE VALUE	NALUE NALUE		C. Land Vines
FAB		Previous Year	Cur	Current Year	Current Year	Current year	CHETCH TON
CONLY	Municipality	BASE (Prior Yen's Angract)	Mr. ven Valuzion	Удърния Макесталос	TOTAL Unprobested	TOTAL	TOTAL VALUE
		690,906,830,999	\$427.445	\$3.834,787	\$311,092,231	CHO.192, EZ	122,685,171
		20	5%	*	95	SO	DS :
		95	25	8	25	8	2
		80	93	98	80	S.	200
		3	50	S	20	05	R
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1		8	05	08	3	灵	54
		33	3	0\$	\$	Z	5.
1		23	8	0\$	S	S	*
		03	93	0\$	3	8	OS.
	-	2	23	EX.	\$0	05	20
		OS.	20	0/5	\$	30	OS
-		C106.920.000 L	\$427.445	53,834,787	157,192,131	197516767	5314,383,271