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NM CERTIFIED APPRAISER

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Dear Property Owner/Agent:

Your protest must be received by our office or postmarked **no later than May 1, 2026**. For your information, the following is a basic explanation of what you can expect during the protest process after you have filed the protest petition by the mandatory **deadline of May 1, 2026** (**postmark date by May 1, 2026**)

On Site Inspection: Your protest petition will be assigned to one of our appraisers for a complete on-site review of the property. This review will include taking photos, inspecting the exterior of your property, verifying and correcting all pertinent data, measuring, and sketching the exterior of all structures, if necessary. In some cases, an interior inspection may be necessary as well.

If your property is gated or you live in a gated community, please contact us to make an appointment to access the property.

After the field review has been completed the appraiser will either e-mail or mail you a letter informing you of any change to your valuations. If an adjustment has been made, and you agree with the valuation, you may choose to withdraw the protest petition by signing and returning a copy of the letter.

Informal Conference: If we have not adjusted your valuation or you remain in disagreement with our revised valuation, you may choose not to withdraw the protest and proceed with the protest process. If this is the case, the appraiser may set up an informal conference to meet with you in person. At this time the appraiser will inform you of any changes made to your property records and present you with information that supports our valuation. You may also bring any documentation you have not already provided to our office in support of your value for the appraiser to consider. If you bring sales information on properties comparable to yours, please ensure that you are submitting sales that occurred during 2024-2025.

Formal Hearing: If your protest is not resolved at the informal conference, then a formal hearing will be scheduled for you before the County Valuation Protest Board. You will be notified by certified mail of the date, time, and location of the hearing at least 15 days prior to

the hearing. In addition, you will receive an "Information Pamphlet," if you have not already received one, which provides you with more information relating to the protest hearing process.

This pamphlet is currently available on our website at www.torrancecountynm.org if you wish to read it at any time.

The County Valuation Protest Board consists of three members. Two members and two alternates are members of the County and are appointed by the Board of County Commissioners. The third member and an alternate are employees of the State Property Taxation Division and serve as the Chairperson of this Board

The protest board will hear testimony and accept documentation from both the Assessor's Office and you, the protestant. Please make sure to bring five (5) copies of any documentation you will be submitting as evidence. If we must make copies for you, we are required to charge \$1.00 per page.

If you will be presenting any documentation to the protest board, please make sure to give a copy to the appraiser in charge of your case at least 30 days prior to the hearing.

After the hearing the board will privately discuss and decide the case. The board will then mail a written Decision and Order to both parties within 30 days after the hearing. If the board rules in your favor, the Assessor's valuation will be adjusted accordingly.

If a protestant fails to appear at the hearing, the protest will be denied, and the valuation will default to the assessor's value.

All protests are mandated to be resolved within 180 days of the filing of the protest with the Assessor's office. This deadline may be extended by the New Mexico Property Tax Director if the Assessor requires and requests more time to resolve the protest.

I am hopeful that this brief explanation has helped you understand the process of protesting your property value. If you have any questions, please call our office at #505-544-4300 and provide our staff with your protest number as listed on your protest form and we will connect you with the appraiser responsible for your case.

Sincerely,



Linda L. Gallegos
Chief Deputy Assessor

**INFORMATION PAMPHLET FOR PROPERTY VALUATION PROTESTS
AND SELECTED STATUTES AND RULES**

Many protests can be resolved prior to the protest hearing. You are encouraged to meet with the appropriate appraisal staff in an **informal conference**. The purpose of the informal conference is to discuss the facts and legal positions of the assessor and the taxpayer. See NMAC § 3.6.7.33(B) for more information. If you are unable to resolve your protest through an informal conference, your protest will be heard by the County Valuation Protests Board. **The three-member Board is independent of the County Assessor's Office** and is composed of two county residents appointed by the county commission and a property appraisal officer from the state Property Tax Division.

Please review this pamphlet carefully in preparation for your hearing. **Pay particular attention to the sections regarding the presumption of correctness in favor of the assessed valuation (NMSA §7-38-6), how that presumption may be overcome (NMAC §3.6.7.13), and the protest hearing procedures (NMSA §7-38-27; NMAC §3.6.7.36).**

- This pamphlet and your protest petition will be made part of the official record.
- Property protest hearings are conducted in person before the Protest Board.
- If you require special accommodation, notify the Assessor's Office in advance of the hearing.
- **You must bring five (5) copies of any materials you want the Board to consider at the hearing.** A copy of these materials must also be provided to the Assessor in advance. The Board will not have reviewed materials previously submitted to the Assessor.
- If you wish to inspect records available in the County Assessor's Office regarding the valuation of your property, you may do so prior to your hearing. Requests should be made in a timely manner to avoid delays. The Assessor has thirty (30) days to respond to discovery requests but is only required to provide fifteen (15) days' notice of the hearing. Therefore, **you should not wait until you receive notice of the hearing** to begin preparing your case.
- The valuation protest hearing will be on record. You must present all evidence and arguments you wish the Board to consider at that time.

This pamphlet contains selected material that is commonly applicable. It is not a complete listing of all statutes, regulations, or cases that may govern hearings before the Board or may be important in your individual protest. Internal citations and less relevant material have been removed. Statutes, regulations, cases, and court rules are available free online from the New Mexico Supreme Court Law Library (<https://lawlibrary.nmcourts.gov>).

If you disagree with a decision of the Board, you may appeal that decision to the district court in your jurisdiction **within thirty (30) days** of the Board's order. See NMSA §39-3-1.1, NMAC §3.6.7.37, and NMRA 1-074.

NMAC §3.6.7.37 Appeal of county valuation protests board decision:

A protestant who wishes to file an appeal of a decision of the county valuation protests board must do so within the time prescribed by Section 39-3-1.1 NMSA 1978 by filing a notice of appeal with the district court for the county in which the hearing was held, pursuant to Sections 7-38-28 and 39-3-1.1 NMSA 1978 and Rule 1-074 NMRA. The county assessor shall be named as appellee.

NMSA §7-36-15. Methods of valuation for property taxation purposes; general provisions.

A. Property subject to valuation for property taxation purposes under this article of the Property Tax Code shall be valued by the methods required by this article of the Property Tax Code whether the determination of value is made by the department or the county assessor. The same or similar methods of valuation shall be used for valuation of the same or similar kinds of property for property taxation purposes.

B. Unless a method or methods of valuation are authorized... the value of property for property taxation purposes shall be its market value as determined by application of the sales of comparable property, income or cost methods of valuation or any combination of these methods. In using any of the methods of valuation authorized by this subsection, the valuation authority:

- (1) shall apply generally accepted appraisal techniques...

NMAC §3.6.5.22 Methods of valuation for property taxation purposes- general provisions:

A. Income method of valuation- implementation:

(1) The income method of valuation is a method used to value property by capitalizing its income when the market value method cannot be used due to lack of data on sales of comparable properties and no special method specified... is applicable. The value of the property under the income method of valuation is determined by dividing the annual income by the applicable capitalization rate.

(2) Income is predicated on estimated future income which could be realized from the legally permitted highest and best use or uses of the property.

(3) Where sufficient evidence of the rental value of the property being valued is available, the income is based upon the fair rent which can be imputed to the property being valued based upon rent actually received for the property by the owner and upon typical rentals received in the area for similar property in similar use, provided that use is the legally permitted highest and best use. When the property being valued is actually encumbered by a lease, the cash rent or its equivalent considered in determining the fair rent of the property is the amount for which the property would be expected to rent at its legally permitted highest and best use were the rental payment to be renegotiated in the light of conditions as they exist at the time the property is being valued.

(4) Where sufficient evidence as to rental value of the property being valued is not available, the income used is based upon the fair rent which the property being valued reasonably can be expected to yield under prudent management. The imputed fair rent is developed from market information which reflects the probable rental value of the property being valued in the open market at its legally permitted highest and best use.

(5) "Income"... is net income or the difference between annual revenue or receipts, actual or imputed, from rental of the property and the annual expenses relating to the property.

(6) "Expenses"... is the outlay or average annual allocation of money or money's worth that can fairly be charged against the revenue or receipts from the property. Expenses are limited to those which are ordinary and necessary in the production of the revenue and receipts from the property and do not include debt retirement, interest on funds invested in the property or income taxes.

B. Cost methods of valuation- implementation: Generally, the cost methods of valuation are methods for valuing improvements or personal property by determining the costs of reproduction or replacement of property with property which is as good as, but no better than, the improvements or personal property being valued. The reproduction or replacement may be duplicate or equally good substitute property. If the improvements or personal property being valued are not in a new condition, the appropriately depreciated value of a new reproduction or replacement, as circumstances justify, is used to determine the value of the used items. In the case of newly constructed improvements, original cost, in an arm's length transaction, is the closest approximation of value. Trending may be used to implement the cost method of valuation.

C. Implementation by means of schedules and manuals: Implementation of the valuation methods... may be by means of schedules and manuals approved by the division.

D. Improvements and rights not valued separately from the land they serve: ...improvements and rights listed therein be considered as appurtenances to all land they serve, regardless of whether or not the improvements and rights are owned by the owner or owners of all the land they serve. The value of those rights and improvements are included in the determination of the value of the land served and are not valued separately...

G. Market value [*comparable sales*] method of valuation- implementation:

(1) The market value method of valuation is a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. The reliability of this technique is dependent upon:

- (a) the availability of comparable sales data.

- (b) the verification of the sales date.
- (c) the degree of comparability or extent of adjustment necessary for differences in time of sale and time of appraisal.
- (d) the absence of nontypical conditions affecting the sales price.

(2) "Market value" means a price which a willing and informed buyer, not obligated to buy, would pay a willing and informed seller, not obligated to sell, taking into consideration all uses including the highest and best use to which the property is adapted and might reasonably be applied.

(3) Comparable property is property similar to the property being valued and which recently has been sold or is currently being offered for sale in the same or similar areas. Similarity to the property being valued is determined by examining the characteristics of the properties being compared to discover likenesses or differences between those properties and the property being valued.

(4) Cash market value reflected by recent sales of comparable property, if there have been such sales, may be relevant for determining market value. Proof of the purchase price alone of the comparable property is not sufficient to fix market value without evidence of the terms and conditions of the sale.

(5) This approach to value may be implemented by means of schedules and manuals approved by the division.

(6) Evidence of the sale price of the property being valued is not sufficient to establish a market value under Section 7-36-15 NMSA 1978 if the evidence of the sales of comparable property indicates the sales price was not the market value.

NMSA §7-36-16. Responsibility of county assessors to determine and maintain current and correct values of property.

A. County assessors shall determine values of property for property taxation purposes in accordance with the Property Tax Code and the regulations, orders, rulings and instructions of the department. ... they shall also implement a program of updating property values so that current and correct values of property are maintained and shall have sole responsibility and authority at the county level for property valuation maintenance, subject only to the general supervisory powers of the director...

NMAC §3.6.5.23(C) Current and correct values of property defined:

Assessors shall re-appraise properties either once per year (one-year reappraisal cycle), or once every two years (two-year reappraisal cycle). Assessor's [sic] may only change the current reappraisal cycle in their respective county after written approval is granted by the director. The phrase "current and correct values of property" as used in Section 7-36-16 NMSA 1978 means:

(1) for residential property purchased in the year prior to the current tax year the phrase means its market value during the year of purchase;

(2) for residential property not purchased in the year prior to the current tax year, when utilizing a one-year reappraisal cycle, the phrase means its market value of the year prior to the current tax year, and

(3) for residential property not purchased in the year prior to the current tax year, and non-residential locally assessed property, when utilizing a two year reappraisal cycle, the phrase means its market value in the tax year 2001 and, for each of the following odd-numbered tax year, its market value during the preceding odd-numbered tax year.

NMSA §7-36-20. Special method of valuation; land used primarily for agricultural purposes.

A. The value of land used primarily for agricultural purposes shall be determined on the basis of the land's capacity to produce agricultural products. Evidence of bona fide primary agricultural use of land for the tax year preceding the year for which determination is made of eligibility for the land to be valued under this section creates a presumption that the land is used primarily for agricultural purposes during the tax year in which the determination is made. If the land was valued under this section in one or more of the three tax years preceding the year in which the determination is made and the use of the land has not changed since the most recent valuation under this section, a presumption is created that the land continues to be entitled to that valuation.

B. For the purpose of this section:

(1) "agricultural products" means plants, crops, trees, forest products, orchard crops, livestock, poultry, captive deer or elk, or fish; and

(2) "agricultural use" means the:

(a) use of land for the production of agricultural products;

(b) use of land that meets the requirements for payment or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government;

(c) resting of land to maintain its capacity to produce agricultural products; or

(d) resting of land as the direct result of at least moderate drought conditions as designated by the United States Department of Agriculture, if the drought conditions occurred in the county within which the land is located for at least eight consecutive weeks during the previous tax year; provided that the land was used in the tax year immediately preceding the previous tax year primarily for a purpose identified pursuant to this paragraph...

NMAC §3.6.5.27 Special method of valuation- land used primarily for agricultural purposes:

A. Application form for valuation as agricultural land:

(1) Applications by owners of land for valuation pursuant to Section 7-36-20 NMSA 1978 must be on a form which has been approved by the director of the division. The form shall contain the following requirements for information to be provided:

- (a) description of the land;
- (b) the use of the land during the year preceding the year for which the application is made;
- (c) whether the land was held for speculative land subdivision and sale or has been subdivided;
- (d) whether the land was used for commercial purposes of a nonagricultural character;
- (e) whether the land was used for recreational purposes and if so, how; and
- (f) whether the land was leased and if so, who was the lessee, did he report livestock for valuation and what was the lessee's use of the property.

(2) The form, or a separate document, may also contain requirements for providing information as to the owner's farm income and farm expenses reported to the United States Internal Revenue Service for federal income tax purposes.

B. Agricultural property- burden of demonstrating use on owner:

(1) To be eligible for the special method of valuation for land used primarily for agricultural purposes, the owner of the land bears the burden of demonstrating that the use of the land is primarily agricultural. This burden cannot be met without submitting objective evidence that:

- (a) the plants, crops, trees, forest products, orchard crops, livestock, captive deer or elk, poultry or fish which were produced, or which were attempted to be produced through use of the land were:
 - (i) produced for sale or subsistence in whole or in part; or
 - (ii) used by others for sale or resale; or
 - (iii) used, as feed, seed or breeding stock, to produce other such products which other products were to be held for sale or subsistence; or
- (b) the use of the land met the requirements for payment or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government; or
- (c) the owner of the land was resting the land to maintain its capacity to produce such products in subsequent years...

(2) A presumption exists that land is not used primarily for agricultural purposes if income from non-agricultural use of the land exceeds the income from agricultural use of the land.

(3) A homesite is not land used for agricultural purposes and is not to be valued as agricultural land pursuant to Section 7-36-20 NMSA 1978. A "homesite" as that term is used in this section is the site used primarily as a residence, together with any appurtenant lands used for purposes related to residing on the site. It is more than the boundary of the foundation of an improvement used as a residence and includes land on which yards, swimming pools, tennis courts and similar nonagricultural facilities are located but does not include land on which agricultural facilities such as barns, pig pens, corrals, bunk houses, farm equipment sheds and outbuildings are located. A homesite shall be presumed to be a minimum of one acre, unless the property owner establishes that a portion of the acre allocated to classification as homesite is actually used for agricultural purposes under the conditions of this section. A homesite can exceed one acre if non-agricultural facilities extend beyond one acre.

(4) Once land has been classified as land used primarily for agricultural purposes, no application for that classification is required for any succeeding year so long as the primary use of the land remains agricultural. The land will retain its status for property taxation purposes in every succeeding year as land used primarily for agricultural purposes.

(5) When use of the land changes such that it is no longer used primarily for agricultural purposes, the owner of the land must report the change in use to the county assessor in which the land is located. A report by the owner that land classified as land used primarily for agricultural purposes in the preceding property tax year is not used primarily for agricultural purposes in the current property tax year rebuts the presumptions in Subsection A of Section 7-36-20 NMSA 1978. If subsequent use of the land again becomes primarily agricultural, the owner must apply for classification of the land as land used primarily for agricultural purposes.

(6) When the owner of the land has not reported that the use of the land is no longer primarily for agricultural purposes, but the county assessor has sufficient evidence to rebut the presumptions in Subsection A of Section 7-36-20 NMSA 1978, the county assessor must change the classification of the land. In such a case the county assessor must also consider whether the penalty provided by Subsection H of Section 7-36-20 NMSA 1978 should be applied. The owner may protest the change in classification.

C. Agricultural land- minimum size:

Tracts or parcels of land of less than one (1) acre, other than tracts or parcels used for the production of orchard crops, poultry or fish, are not used primarily for agricultural purposes. Property used for grazing is only eligible for special valuation as land used primarily for agricultural purposes if the property meets the requirements of Paragraph (1) of Subsection B of this section, is stocked with livestock that are reported to the county assessor for valuation by either the property owner or the owner of the livestock, and contains the minimum number of acres capable of sustaining one animal unit as established in the order issued pursuant to Paragraph (5) of Subsection F of this section. Tracts or parcels of property smaller than the minimum number of acres capable of sustaining one animal unit may qualify as land used primarily for agricultural purposes as grazing land upon application to the county assessor. The county assessor shall consider the following in determining whether the property is eligible for special valuation as land used primarily for agricultural purposes as grazing land:

- (1) whether the property owned or leased is of sufficient size and capacity to produce more than one-half of the feed required during the year for the livestock stocked on the property;
- (2) the predominant use of the land has been continuous;
- (3) the purchase price paid;
- (4) whether an effort has been made to care sufficiently and adequately for the land in accordance with accepted commercial agricultural practices;
- (5) whether the property has been divided, without regard to whether such division was made pursuant to county or municipality subdivision regulations;
- (6) whether the property is eligible for landowner hunting permits issued by the department of game and fish;
- (7) whether the property is contiguous to land used primarily for agricultural purposes owned by a member or members of the immediate family of the owner; "immediate family" means a spouse, children, parents, brothers and sisters, and
- (8) such other factors as may from time to time become applicable.

D. Agricultural products defined:

The phrase "agricultural products" as it is used in Section 7-36-20 NMSA 1978 and regulations under the Property Tax Code means plants, crops, trees, forest products, orchard crops, livestock, captive deer or elk, wool, mohair, hides, pelts, poultry, fish, dairy products and honey...

NMSA §7-36-21.2. Limitation on increases in valuation of residential property.

A. Residential property shall be valued at its current and correct value... provided that for the 2001 and subsequent tax years, the value of a property in any tax year shall not exceed the higher of one hundred three percent of the value in the tax year prior to the tax year in which the property is being valued or one hundred six and one-tenth percent of the value in the tax year two years prior to the tax year in which the property is being valued. This limitation on increases in value does not apply to:

- (1) a residential property in the first tax year that it is valued for property taxation purposes;
- (2) any physical improvements, except for solar energy system installations, made to the property during the year immediately prior to the tax year or omitted in a prior tax year; or
- (3) valuation of a residential property in any tax year in which:
 - (a) a change of ownership of the property occurred in the year immediately prior to the tax year for which the value of the property for property taxation purposes is being determined; or
 - (b) the use or zoning of the property has changed in the year prior to the tax year.

B. If a change of ownership of residential property occurred in the year immediately prior to the tax year for which the value of the property for property taxation purposes is being determined, the value of the property shall be its current and correct value as determined pursuant to the general valuation provisions of the Property Tax Code...

NMSA §7-38-6. Presumption of correctness.

Values of property for property taxation purposes determined by the... county assessor are presumed to be correct...

NMAC §3.6.7.13 Effect of the presumption of correctness:

A. To overcome the presumption of correctness provided in Section 7-38-6 NMSA 1978, the taxpayer has the burden of coming forward with evidence showing that values for property taxation purposes determined by the... county assessor... are incorrect.

Failure to present evidence tending to dispute the factual correctness of the above determinations in any hearing pursuant to the provisions of the Property Tax Code may result in a denial of relief sought by a taxpayer.

B. Where the only evidence presented by the taxpayer is the purchase price of the property which is the subject of the dispute over value for tax purposes and the evidence of comparable sales indicates the sales price was not the market value, the presumption of correctness of the determination of the... county assessor is not overcome.

C. Once the presumption of correctness is overcome, the burden of showing a correct valuation shifts to the... county assessor

NMSA §7-38-7. Valuation date.

All property subject to valuation for property taxation purposes shall be valued as of January 1 of each tax year...

NMSA §7-38-24. Protesting values, classification, allocation of values and denial of exemption or limitation on increase in value determined by the county assessor.

A. A property owner may protest the value or classification determined by the county assessor for his property for property taxation purposes, the assessor's allocation of value of his property to a particular governmental unit or denial of a claim for an exemption or for a limitation on increase in value by filing a petition with the assessor. Filing a petition in accordance with this section entitles the property owner to a hearing on his protest.

B. Petitions shall:

(1) be filed with the county assessor on or before:

(a) the later of April 1 of the property tax year to which the notice applies...

(b) thirty days after the mailing of a property tax bill on omitted property... or

(c) in all other cases, thirty days after the mailing by the assessor of the notice of valuation;

(2) state the property owner's name and address and the description of the property;

(3) state why the property owner believes the value, classification, allocation of value or denial of a claim of an exemption or of a limitation on increase in value is incorrect and what he believes the correct value, classification, allocation of value or exemption to be; and

(4) state the value, classification, and allocation of value or exemption that is not in controversy.

C. Upon receipt of the petition, the county assessor shall schedule a hearing before the county valuation protests board and notify the property owner by certified mail of the date, time and place that he may appear to support his petition. The notice shall be mailed at least fifteen days prior to the hearing date.

D. The county assessor may provide for an informal conference on the protest before the hearing.

NMAC §3.6.7.33 Protesting values, classification, allocation of values and denial of exemptions...

B. Informal conferences:

(1) After a protest has been set for hearing, if a taxpayer requests or has requested an informal conference, the assessor may schedule and hold such a conference before the date of the hearing. If an informal conference has not been requested by the taxpayer and the assessor believes an informal conference prior to hearing would be useful, the assessor may schedule such a conference and require the presence of the taxpayer.

(2) An informal conference is off the record. Although the persons attending the conference may make memoranda of the discussion, statements made at the informal conference shall not be introduced by either party at a hearing or other proceeding. Any tapes or minutes of the conference are for the information and convenience of the parties only and shall have no evidentiary value in any later proceeding. The purpose of the informal conference is to discuss the facts and the legal positions of the assessor and the taxpayer, and it is to be in the nature of either settlement negotiations or a "prehearing (trial) conference" or both...

NMSA §7-38-25. County valuation protests boards; creation; duties; funding.

A. There is created in each county a "county valuation protests board". Each board shall consist of three voting members. Three alternates shall also be appointed to serve as voting members in the absence of a voting member. Voting members and alternates shall be appointed as follows:

(1) one member and one alternate shall be a qualified elector of the county and shall be appointed by the board of county commissioners for a term of two years;

(2) one member and one alternate shall be a qualified elector of the county, shall have demonstrated experience in the field of valuation of property and shall be appointed by the board of county commissioners for a term of two years; and

(3) one member and one alternate shall be a property appraisal officer employed by the department, assigned by the director and shall be the chairman of the board...

D. The county valuation protests board shall hear and decide protests of determinations made by county assessors and protested under Section 7-38-24 NMSA 1978...

NMSA §7-38-27. Protest hearing; verbatim record; action by county valuation protests board; time limitations.

A. Except for the rules relating to discovery, the technical rules of evidence and the Rules of Civil Procedure for the District Courts do not apply at the protest hearings before a county valuation protests board, but the hearing shall be conducted so that an ample opportunity is provided for the presentation of complaints and defenses. All testimony shall be taken under oath. A verbatim record of the hearing shall be made but need not be transcribed unless required for appeal purposes.

B. Final action taken by the board on a petition shall be by written order signed by the chairman or a member of the board designated by the chairman. The order shall be made within thirty days after the date of the hearing, but this time limitation may be extended by agreement of the board and the protestant. A copy of the order shall be sent immediately by certified mail to the property owner. A copy of the order shall also be sent to the director and the county assessor.

C. All protests shall be decided within one hundred eighty days of the date the protest is filed. The protest shall be denied if the property owner or his authorized representative fails, without reasonable justification, to appear at the hearing.

D. The board's order shall be dated, state the changes to be made in the valuation records, if any, and direct the county assessor to take appropriate action. The division shall make any changes in its valuation records required by the order.

E. Changes in the valuation records shall clearly indicate that the prior entry has been superseded by an order of the board.

F. The assessor shall maintain a file of all orders made by the county valuation protests board. The file shall be open for public inspection...

NMAC §3.6.7.36 Protest hearings...

A. Protest hearings- withdrawal of protest- failure to appear: If, at an informal conference... or at any other stage prior to final action by the board, a pending protest is fully resolved with no change resulting in the taxpayer's notice of valuation, the protesting taxpayer or the taxpayer's authorized representative must sign a written document, which may be provided by the assessor, stating that the taxpayer withdraws the protest. The county assessor is to notify the county valuation protests board immediately so that the board may vacate the hearing. Failure to sign the written document withdrawing a protest may result in a hearing of the protest by the board. In the absence of a written withdrawal of protest and in the event that a taxpayer fails to appear at a scheduled hearing before the board, the board may decide the protest against the taxpayer on the basis of the presumption under Section 7-38-6 NMSA 1978.

B. Protest hearings- discovery- consequences of failure to allow discovery:

(1) The protestant has the right to discover relevant and material evidence in the possession of the assessor prior to the protest hearing. If the assessor refuses to permit discovery, the county valuation protests board, for the purpose of resolving issues and disposing of the proceeding without undue delay despite the refusal, may take such action in regard to the refusal as is just, including but not limited to, the following:

(a) infer that the admission, testimony, documents or other evidence sought by discovery would have been adverse to the position of the county assessor;

(b) rule that, for the purposes of the proceeding, the matter or matters concerning which the evidence was sought be taken as established against the position of the county assessor;

(c) rule that the county assessor may not introduce into evidence or otherwise rely, in support of any claim or defense, upon testimony by such party, officer or agent or upon the documents or other evidence discovery of which has been denied; or

(d) rule that the county assessor may not be heard to object to introduction and use of secondary evidence to show what the withheld admission, testimony, documents or other evidence would have shown.

(2) Any such action may be taken by written or oral order issued in the course of the proceeding or by inclusion in the decision of the board. It is the duty of the parties to seek and of the board to grant such of the foregoing means of relief or other appropriate relief...

D. Protest hearings- special accommodations- advance dissemination of petition:

(1) Any special accommodations or arrangements required under the Americans with Disabilities Act shall also be determined and made in advance of the hearing.

(2) The Petition filed with the county assessor shall be made available to the board members in advance of the hearing.

E. Protest hearings- conduct of hearing:

(1) The county valuation protests board has the duty to conduct fair and impartial hearings, to take all action necessary to avoid delay in the proceedings and to maintain order in the hearings.

(2) Hearings shall be recorded on audio or videotape unless the board directs recording by stenographic, mechanical or other means.

(3) It is suggested that the hearing be so ordered that the protestant first makes an opening statement and then the county assessor makes an opening statement or reserves it for the conclusion of the protestant's presentation. The protestant presents evidence through testimony of witnesses and the introduction of documents. Then the assessor presents evidence in the same manner. The board may allow each party a closing statement.

Exception: In cases involving removal of the agricultural special method of valuation, the burden of proof may be on the assessor; therefore, the assessor should present first at the hearing §7-36-20 (A).

F. Protest hearings- preliminary matters:

(1) At the beginning of the hearing, the protestant, the protestant's representative or representatives, if any, all other persons present, the property and the amount of valuation in controversy shall be identified. The petition of the protestant filed with the county assessor shall be entered into the record.

(2) The county valuation protests board will confirm that any special accommodations or arrangements required under the Americans with Disabilities Act have been made.

(3) The board shall inform the protestant of the following:

(a) Other than the rules related to discovery, neither the technical rules of evidence nor the Rules of Civil Procedure for the District Courts apply to the board's proceedings.

(b) The legal presumption is in favor of the valuation placed on the property by the county assessor and the protestant has the burden of presenting evidence to overcome this presumption.

[Exception: In certain cases involving the agricultural special method of valuation, the burden of proof may be on the assessor. See §7-36-20(A).]

(c) All testimony will be taken under oath.

(d) The protestant will have an opportunity to present oral testimony, either the protestant's own or through witnesses, and that anyone testifying on the protestant's behalf is subject to cross-examination by the county assessor or the assessor's representative and that anyone testifying for the county assessor is also subject to cross-examination by the protestant or the protestant's representative. The protestant may call the assessor or the assessor's employees as witnesses and examine them.

(e) The protestant will have the opportunity to offer into evidence whatever documents the protestant believes necessary. The protestant must have in hand all such documents but copies may be submitted instead of originals.

(f) Documents introduced into evidence before the board may be retained by the board.

(g) A written order deciding the protest will be made within thirty days of the date on which the hearing is concluded. This time limit may not be extended except by agreement of the board and the protestant.

(h) The protestant has the right to appeal the written decision and order of the board...[Section 39-3-1.1]. Because the appeal is on the record made at the hearing, all evidence supporting all theories and positions of the protestant must be presented at the hearing.

(i) If the protestant appeals the decision of the board, the protestant must pay the costs of preparing the record.

G. Protest hearings- witnesses:

(1) All witnesses must be sworn. They may be sworn by any member of the board or any person assisting the board. All witnesses either party intends to have testify may be sworn in at one time. A form of oath which may be used is:

"Do you solemnly swear or affirm that the evidence which you are about to give in the proceedings before this board shall be the truth, and this you do under penalties of perjury?"

(2) All witnesses may be cross-examined by the adverse party.

H. Protest hearings- evidence:

(1) Relevant and material evidence shall be admitted. Irrelevant, immaterial, unreliable or unduly repetitious evidence may be excluded. Immaterial or irrelevant parts of an admissible document shall be segregated and excluded insofar as practicable. The county valuation protests board shall consider all evidence admitted. Board members may use their knowledge and experience to evaluate evidence admitted.

(2) If the protestant and the county assessor have arrived at a stipulation of facts, either party may present the written stipulation to the board. The stipulation shall be signed by both parties or their representatives. The stipulation may present all or a portion of the facts. If all the facts are not agreed to in the stipulation, then either party can establish additional facts at the hearing. If all the facts are stipulated, the board shall note for the record that a stipulation was received, receive oral argument regarding the protest, if any there be, and then take the protest under advisement. The stipulation then is the record of the hearing.

(3) Parties objecting to evidence shall timely and briefly state the grounds relied upon. Rulings of the board on all objections shall appear on the record or in the board's order. Any excluded exhibits, adequately marked for identification, shall be retained in the record so as to be available for consideration by any reviewing authority.

(4) Formal exception to an adverse ruling is not required.

(5) When an objection to a question propounded to a witness is made, the board shall note the objection in the record and allow the testimony. In its discretion, the board shall give appropriate weight to the disputed testimony.

I. Protest hearings- decision of board: The county valuation protests board may announce orally its decision immediately after all the evidence is presented or may take the matter under advisement. An oral decision of the board is not binding and may not be appealed. All final decisions of the board must be made by written order. Unless extended by agreement of the board and the protestant, the written order deciding the protest shall be made within thirty days after the date of the hearing.

NMAC §3.6.7.37 Appeal of county valuation protests board decision:

A protestant who wishes to file an appeal of a decision of the county valuation protests board must do so within the time prescribed by Section 39-3-1.1 NMSA 1978 by filing a notice of appeal with the district court for the county in which the hearing was held, pursuant to Sections 7-38-28 and 39-3-1.1 NMSA 1978 and Rule 1-074 NMRA. The county assessor will be named as appellee.

[For procedures governing administrative appeals to the district court, also see Rule 1-074 NMRA.]

New Mexico Constitution Article VIII, Section 1. Levy to be proportionate to value; uniform and equal taxes; percentage of value taxed; limitation on annual valuation increases.

A. Except as provided in Subsection B of this section, taxes levied upon tangible property shall be in proportion to the value thereof, and taxes shall be equal and uniform upon subjects of taxation of the same class. Different methods may be provided by law to determine value of different kinds of property, but the percentage of value against which tax rates are assessed shall not exceed thirty-three and one-third percent.

B. The legislature shall provide by law for the valuation of residential property for property taxation purposes in a manner that limits annual increases in valuation of residential property. The limitation may be applied to classes of residential property taxpayers based on owner-occupancy, age or income. The limitations may be authorized statewide or at the option of a local jurisdiction and may include conditions under which the limitation is applied. Any valuation limitations authorized as a local jurisdiction option shall provide for applying statewide or multi-jurisdictional property tax rates to the value of the property as if the valuation increase limitation did not apply.

PROTESTING REMEDIES AND PROCEDURES

A property owner may protest the following: Section 7-38-21 (A); 7-38-22 (A); 7-38-39, NMSA 1978.

1. Value of the Property;
2. Classification of Property;
3. Allocation of value to a particular governmental unit;
4. Denial of a claim for an exemption;
5. Limitation on increase in valuation.

A property has two options for protesting, either by:

1. Filing a Petition of Protest with County Assessor as provided in the Property Tax Code (7-35-1 NMSA 1978) or
2. Filing a Claim for Refund after paying his/her taxes as provided in the Property Tax Code.

A property owner has either option, however, they cannot file a Petition of Protest and withdraw the protest and then file a Claim for Refund. (Regulation 3.6.7.30)

Filing a Petition of Protest. Section 7-38-22 NMSA 1978.

1. Petition of Protest must be filed no later than thirty days after the mailing of the Notice of Valuation (on or before April 1);
2. State the property owner's name and address and the description of the property;
3. State why the property owner believes the value, classification, the allocation of value or denial of an exemption is incorrect, and what he/she believes the correct value is, classification, allocation of value or exemption to be;
4. State the value, classification, allocation of value or exemption that is not in controversy; and
5. Contain such other information as the division may, by regulation, require.

A copy of the Torrance County Assessor's Petition of Protest can be obtained on the Torrance County website (www.torrancecountynm.org) under Departments, Assessor, Forms Available for Download or by contacting the Torrance County Assessor's office located at 205 Ninth Street, Estancia, NM – Ph# (505) 544-4300.

Torrance County Assessor Protest Checklist



Please provide the following information to the Torrance County Assessor's Office when filing a protest or before a information hearing to resolve a value dispute.

- A copy of your current year Notice of Value
- A completed current year Protest Form
- List of comparable properties that sold in your neighborhood or market area for the year prior to the protest.
- All paperwork that supports the value you believe the property should be assessed at.
- A recent appraisal report if you have one.
- For commercial properties: Income and Expense reports related to the property you are protesting.

An appraiser will be contacting you to schedule an informal hearing within a month of filing the protest. If this is an improved property, there will be a field visit from an appraiser. The appraiser will attempt to contact the owner prior to the field visit.

A reasonable attempt will be made to contact the property owner or agent of the property owner via the contact information listed in the protest petition to resolve the value dispute informally.

The property owner or agent must respond within 30 days from the initial contact from an appraiser. Failure to respond will result in a scheduled formal hearing to be held in front of the New Mexico Property Tax Division Protest Board. Owner will be notified by certified mail of any scheduled formal hearing at least 15 days prior to the hearing.



205 S. 9th STREET
POST OFFICE BOX 258
ESTANCIA, NEW
MEXICO 87016

Office Use Only

Account # R: _____

Account # M: _____

Account # P: _____

***Acknowledgement of Receipt
For Information Pamphlet for
Protesting Property Owners***

I, _____, (print name or agent) do hereby acknowledge receipt of the following:

Information Pamphlet for Protesting Property Owners

Received on: _____
(Date)

Signature of Property Owner: _____

Date: _____

OWNER NAME *

OWNER MAILING ADDRESS *

OWNER CITY, STATE, ZIP CODE *

OWNER EMAIL ADDRESS *

OWNER PHONE NUMBER 1 * OWNER PHONE NUMBER 2

CONTACT NAME *

AGENT NAME (IF OWNER REPRESENTED BY SOMEONE ELSE)

AGENT MAILING ADDRESS

AGENT CITY, STATE, ZIP CODE

AGENT EMAIL ADDRESS

AGENT PHONE NUMBER 1 AGENT PHONE NUMBER 2

ACCESS RESTRICTIONS (GATES, SECURED ENTRANCE, ETC) *

EXPLANATION OF PROTEST *

PROTEST PETITION

TORRANCE COUNTY
 Assessor's Office
 205 South 9th Street
 Estancia, NM 87016

Fields marked with an asterisk are required.

LOCATION ID * OR * ACCOUNT #

PROPERTY ADDRESS *

PLEASE FILL IN INFORMATION BELOW COMPLETELY

(A) TOTAL ASSESSOR'S VALUE *
 (AS ON NOTICE OF VALUE)

(B) TOTAL OWNER'S VALUE *
 (AMOUNT NOT IN CONTROVERSY)

(C) PROTESTED AMOUNT *
 (DIFFERENCE BETWEEN A & B)

REASON FOR PROTEST *

- Value in Excess of Current & Correct Reconfigure Land
- Denial Of:
 - Residential Classification Agricultural Status
 - Exemption Limitation of Valuation Increase
 - Other - Provide Explanation of Protest

DO NOT WRITE BELOW, FOR OFFICE USE ONLY

CLEARLY STATE REASON FOR CHANGE

PROTEST

TAX AREA

ADJUSTED VALUES

LAND: \$ _____

BLDG: \$ _____

MISC. IMPR: \$ _____

TOTAL: \$ _____

DEPARTMENT AUTHORIZATION _____

DATE _____

PROTEST #

APPRAISER NAME:

- PROPERTY TYPE * Residential Manufactured Home
- Manuf. Home on Perm Commercial Agricultural Land
- Multi-Family (Apartments) Vacant Land Pers. Property
- PROPERTY CLASSIFICATION *
- Residential Non-Residential

IMPORTANT INFORMATION

SECTION 7-38-24 NMSA PROVIDES THAT PETITION OF PROTEST SHALL BE FILED WITH THE COUNTY ASSESSOR NO LATER THAN THIRTY (30) DAYS AFTER THE MAILING BY THE ASSESSOR OF THE NOTICE OF VALUE.

IF NOT AVAILABLE AT THE TIME OF FILING, ALL INFORMATION TO BE PRESENTED AT THE PROTEST HEARING MUST BE DELIVERED TO THE ASSESSOR NO LATER THAN THIRTY (30) DAYS FROM THE PROTEST DEADLINE. IF INFORMATION IS NOT RECEIVED, A FORMAL REQUEST FOR DOCUMENTS WILL BE MADE.

THE FILING OF A PETITION OF PROTEST WITH THE ASSESSOR IS AN ELECTION TO PURSUE THAT REMEDY AND IS AN UNCONDITIONAL AND IRREVOCABLE WAIVER OF THE RIGHT TO PURSUE THE REMEDY OF FILING A CLAIM FOR REFUND IN DISTRICT COURT.

I certify that the foregoing statements and information are true, accurate, and complete to the best of my knowledge, information, and belief. I understand that, if this protest is not resolved, the County Assessor shall schedule a hearing before the Colfax County Valuation Protests Board. I further understand that I must provide evidence and/or witnesses at the formal hearing. I further understand and grant permission to the County Assessor and his or her agents to inspect the protested property.

Signature of OWNER or AUTHORIZED AGENT *

DO NOT WRITE BELOW, FOR OFFICE USE ONLY

WITHDRAW PROTEST

IF YOU WISH TO WITHDRAW YOUR PROTEST, YOU MAY DO SO BY SIGNING BELOW, DATE AND RETURN TO THE ABOVE ADDRESS.

I HEREBY WITHDRAW THE ABOVE PROTEST.

Signature of OWNER or AUTHORIZED AGENT _____

DATE _____

I believe the Total Correct Value of my property is as indicated below and that this amount of Valuation is not in controversy:

	<u>RES LAND</u>	<u>RES IMP</u>	<u>NR LAND</u>	<u>NR IMP</u>
Assessor's Full Value	\$ _____	\$ _____	\$ _____	\$ _____
Owner's Full Value (Amount Not in controversy)	\$ _____	\$ _____	\$ _____	\$ _____
Difference (Amount in Controversy)	\$ _____	\$ _____	\$ _____	\$ _____