Sandoval County Board of County Commissioners
Agenda Item Summary

AGENDA ITEM # 10-16-14.7

1. REQUESTED MOTION

ACTION REQUESTED:
None

WHY ACTION IS NECESSARY (Summary):
The Sandoval County Assessor's office will be updating the Commission on the progress of the 2014-2016 County-wide Reappraisal Plan.

2. REQUESTOR

COMMISSIONER SPONSORED: ☐ YES ☒ NO

DISTRICT: ☐ DISTRICT 1 ☐ DISTRICT 4
☐ DISTRICT 2 ☐ DISTRICT 5
☐ DISTRICT 3

DIRECTOR / ELECTED: Tom Garcia
DIVISION:
ELECTED OFFICE: County Assessor

ATTACHMENTS: ☒ YES ☐ NO

3. MEETING DATE

October 16, 2014

4. AGENDA (To be completed by County Manager)

☐ PROCLAMATION
☐ PRESENTATION
☐ CONSENT
☒ REGULAR
☐ APPEAL

5. RECOMMENDATIONS

N/A

6. FISCAL IMPACT

N/A

7. RECOMMENDED APPROVAL (Initials & Date)

Department Director/Elected Official	Human Resources	Purchasing	Attorney As to Form	Finance Budget	County Manager	Other
TG/CH 10/7/14	____	____	____	____	PPR 10/9/14	____

8. COMMISSION ACTION

☐ Approved ☐ Denied ☐ Deferred ☐ Other

Tom Garcia
Sandoval County Assessor

Fall 2014 update of county wide reappraisal to Sandoval County Commission

Sandoval County Reappraisal

- Current progress of the reappraisal, how much territory has been covered and how much remaines?
  - Approximately 29,022 residential properties visited.
    - Break down by area
      - Placitas 683
      - Corrales 3,369
      - Bernalillo 2,265
      - Cuba, Jemez, San Ysidro areas 2,068
      - Rio Rancho 20,637
  - Approximately 2301 still need to be entered into CAMA system.

  - Approximately 15,016 parcels remain to be visited

- All 1,170 Commercial improved properties have been visited, reviewed, re-measured, data & sketches entered into the CAMA system

- 1,250 manufactured homes were visited Approximately 1,200 manufactured home are remaining.

The field work for the reappraisal project has been completed in the following areas:

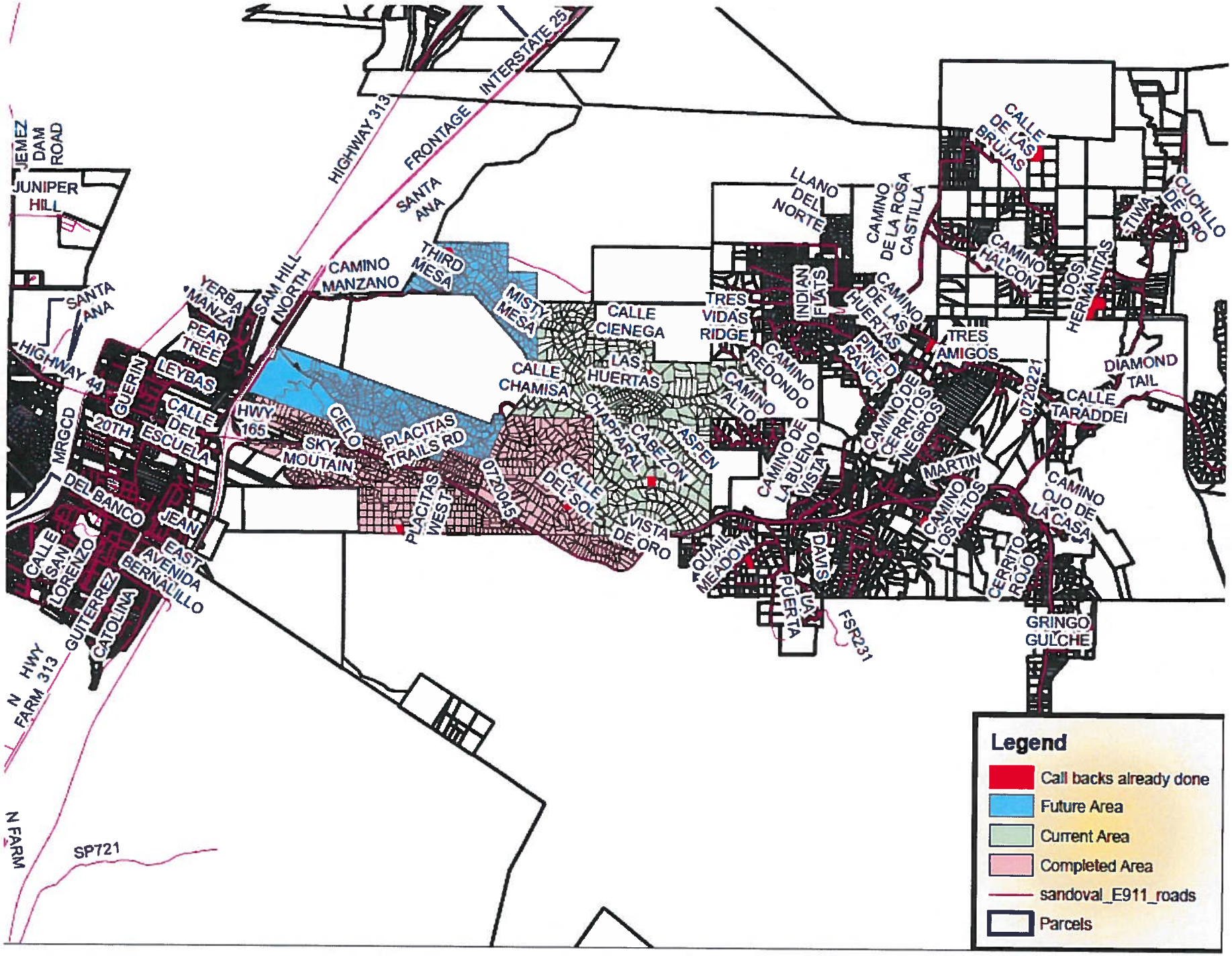
Rio Rancho; Cabazon, Unit 16, Desert Ridge
Corrales Heights, Tecolote Estates,
Trinity Heights, North Ridge I & II,
Sara's Meadows, La Paloma,
The Orchards, Villa Verde Villas,
River's Edge I, II and III, Sabana Grande
Heights, Vista Hills I, II and III,
Rockaway Heights, Vista Hill West I, II and III,
Loma Colorado East, Enchanted Hills, Prado
Alto, Camino Crossing, Corrales, Sagecrest,
Mirador Del Sol, Evergreen Hills, Cielo Grande,
Mariposa, Rock Ridge, Gray Hawk Estates

Corrales

North Northwest area of the County
(Cuba, Jemez Springs, Regina, La Jara & San Ysidro areas)

Bernalillo

Placitas - Current work area.


JEMEZ DAM ROAD
JUNIPER HILL
SANTA ANA
HIGHWAY 44
MRGCD
DEL BANCO
CALLE SAN LORENZO
GUTIERREZ
CATOLINA
N HWY FARM 313
N FARM
SP721
GUERIN
20TH
YERBA MANZA
PEAR TREE
LEYBAS
CALLE DEL ESCUELA
JEAN
EAST
AVENIDA BERNALILLO
SAM HILL NORTH
HWY 165
HIGHWAY 313
FRONTAGE
INTERSTATE 25
SANTA ANA
CAMINO MANZANO
THIRD MESA
CIELO
SKY MOUTAIN
PLACITAS TRAILS RD
PLACITAS WEST
MISTY MESA
CALLE CHAMISA
CALLE CIENEGA
LAS HUERTAS
CHAPARAL
CABEZON
ASPEN
CALLE DEL SOL
VISTA DE ORO
0720045
TRES VIDAS RIDGE
CAMINO REDONDO
CAMINO ALTO
CAMINO DE LA BUENO VISTA
QUAIL MEADOW
DAVIS
PUERTA
FSR231
LLANO DEL NORTE
INDIAN FLATS
CAMINO DE LA ROSA CASTILLA
CAMINO DE LAS HUERTAS
PINED RANCH
CAMINO DE CERRITOS NEGROS
MARTIN
CAMINO LOS ALTOS
CERRITO ROJO
CALLE DE LAS BRUJAS
CAMINO HALCON
TRES AMIGOS
DOS HERMANITAS
TIWA
CUCHILLO DE ORO
0720221
CALLE TARADDEI
DIAMOND TAIL
CAMINO OJO DE LA CASA
GRINGO GULCHE
Legend
Call backs already done
Future Area
Current Area
Completed Area
sandoval_E911_roads
Parcels

How much new valuation has been added to the county tax rolls so far?

Total new full value added to the tax rolls as direct results of the 1st phase of the reappraisal project is $29,175,318.00.

Sandoval County Assessor Reappraisal Sample Study

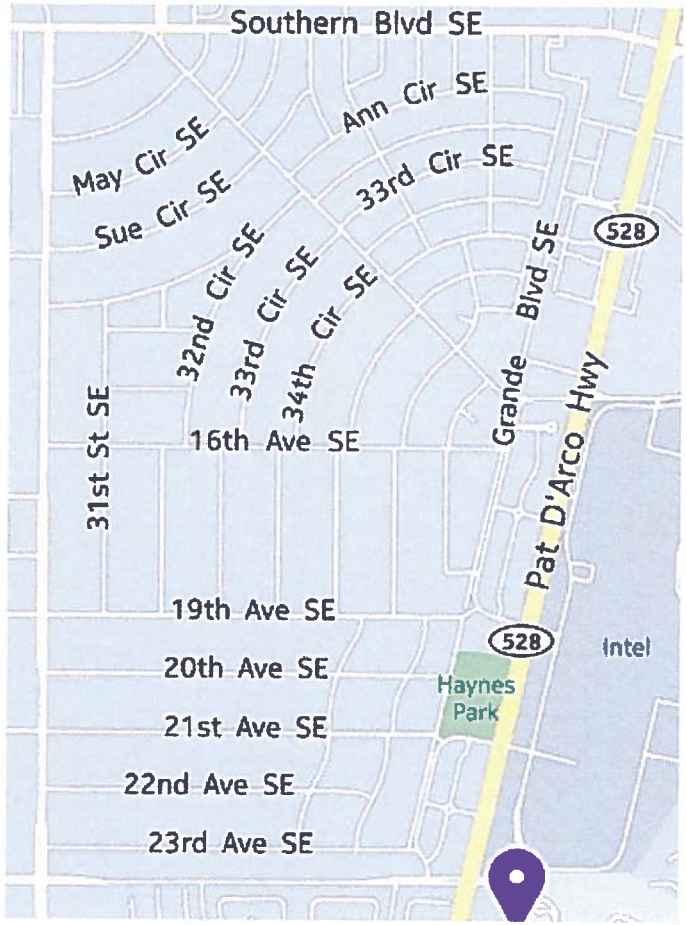
Rio Rancho Estates

Unit 16

Sample size -1478 residential parcels

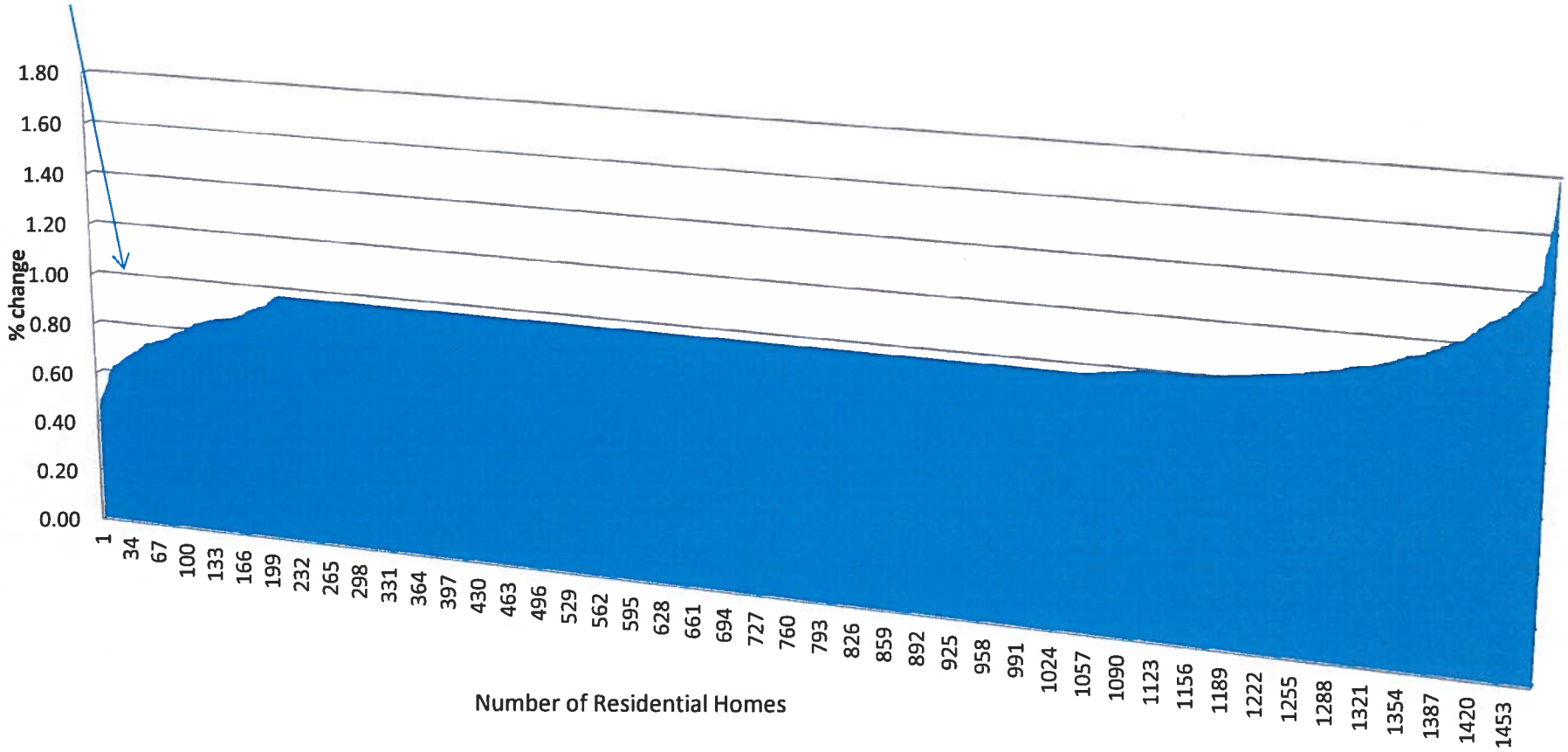
Homes built between 1970's to present

Rio Rancho Estates Unit 16 is located west of INTEL and east of Golf Course.
Bounded on the north by Southern Blvd and on the south by Westside Dr.



1.00 representing those homes that values remain unchanged

Change in assessed values from 2013 to 2014 in Rio Rancho Estates Unit 16



Homes that realized a reduction in value.

1094

Homes that realized no change in value.

81

Homes that realized a 3% or less increase in value.

60

Homes that realized 4% and over increase in value

243

Homes that were sold in 2013.

63

Decrease in over all full assessed value in RR Estates Unit 16

-$997,315

Over all change in full assessed value from 2013 to 2014 all county

+$89,468,148