

SANTA FE COUNTY RESOLUTION

NO. 2013- 99

A RESOLUTION SUPPORTING NON-RESIDENTIAL REAL PROPERTY SALES DISCLOSURE

WHEREAS, 7-38-12.1 NMSA 1978 requires transferors or transferees of "residential property" to file an affidavit with the County Assessor disclosing sale price and other related information;

WHEREAS, "residential property" is defined in the property tax code as real property with dwelling placed on it, and does not include non-residential properties;

WHEREAS, the Assessor's duty is to appraise and assess all taxable properties, residential and non-residential, fairly and equitably according to its' market value;

WHEREAS, the best approach in determining the market value of a property is utilizing the "sales comparison approach" which requires the use of sales data;

WHEREAS, 7-38-12.1 only requires the disclosure of "residential" sales data to the Assessor;

WHEREAS, without adequate sales data the Assessor must rely on other less than reliable approaches to fairly assess non-residential properties;

WHEREAS, agricultural land is not valued at market value and would be excluded;

WHEREAS, subsurface rights are not valued by the Assessor therefore mineral deeds would be excluded.

NOW THEREFORE BE IT RESOLVED THAT the Santa Fe County Board of Commissioners support legislation that will provide for the disclosure of sales data for all real property except as specifically excluded.

ADOPTED this 24<sup>th</sup> day of September, 2013

*Kathy Holian*

Commissioner Kathy Holian, Chair  
District 4

APPROVED AS TO FORM:

*Stephen C. Ross*  
Stephen C. Ross, County Attorney

ATTEST:

*Geraldine Salazar*  
Geraldine Salazar, County Clerk



SFC CLERK RECORDED 09/25/2013



COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

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I Hereby Certify That This Instrument Was Filed for  
Record On The 25TH Day Of September, 2013 at 03:09:39 PM  
And Was Duly Recorded as Instrument # 1719002  
Of The Records Of Santa Fe County

Deputy  Witness My Hand And Seal Of Office  
Geraldine Salazar  
County Clerk, Santa Fe, NM

