

6 min (3 pages) Introduction to properties and protest specifics

20 min (4 pages) Overcome presumption of correctness of land and improvement valuations and agricultural denial

5 min (1 page) Proposed valuation for my 4 lots

5 min (1 page) Proposed valuation for house

5 min (1 pages) Agricultural valuation exemption approval

5 min (2 pages) wrap-up

Evidence Summary

Assessor-provided land Comparables

Assessor-provided Improvement Comparables

MLS East Corrales Land Sales 2021-2022

MLS East Corrales House Sales 2022

Miscellaneous Zillow Sale Pages—factual features list/photos

Miscellaneous Sandoval Eagleweb extracts based on property IDs presented previously on my IPRA

Miscellaneous Low Earth Orbit Images from Sandoval Parcel Viewer and Google Earth

This Document contains summarized, critical data for time efficiency. If you want the full protest forms & applications, full MLS Reports, IAAO Standards, Law Texts, I have them on memory sticks I have with me.

Limited Use Rights Notice: The data and information presented in this presentation and accompanying evidence are provided for the sole purpose of supporting the arguments and analysis presented in my valuation protest. The MLS data utilized herein is made available under limited use rights and is not intended to be used by any other party, including the state and assessor, for any valuation, appraisal, or assessment purposes. Any unauthorized use, reproduction or other dissemination of this data beyond the scope of my valuation matters is strictly prohibited.

Bad Coyote Farm valuation protests

7 protests in total associated with our newly established farm on a 4 acre tract

Land Valuation is too high on all 4 lots

204,000/ac vs 160,000/ac=**44,000/ac difference**

Home Valuation is too high on Lot 2 1,163,993

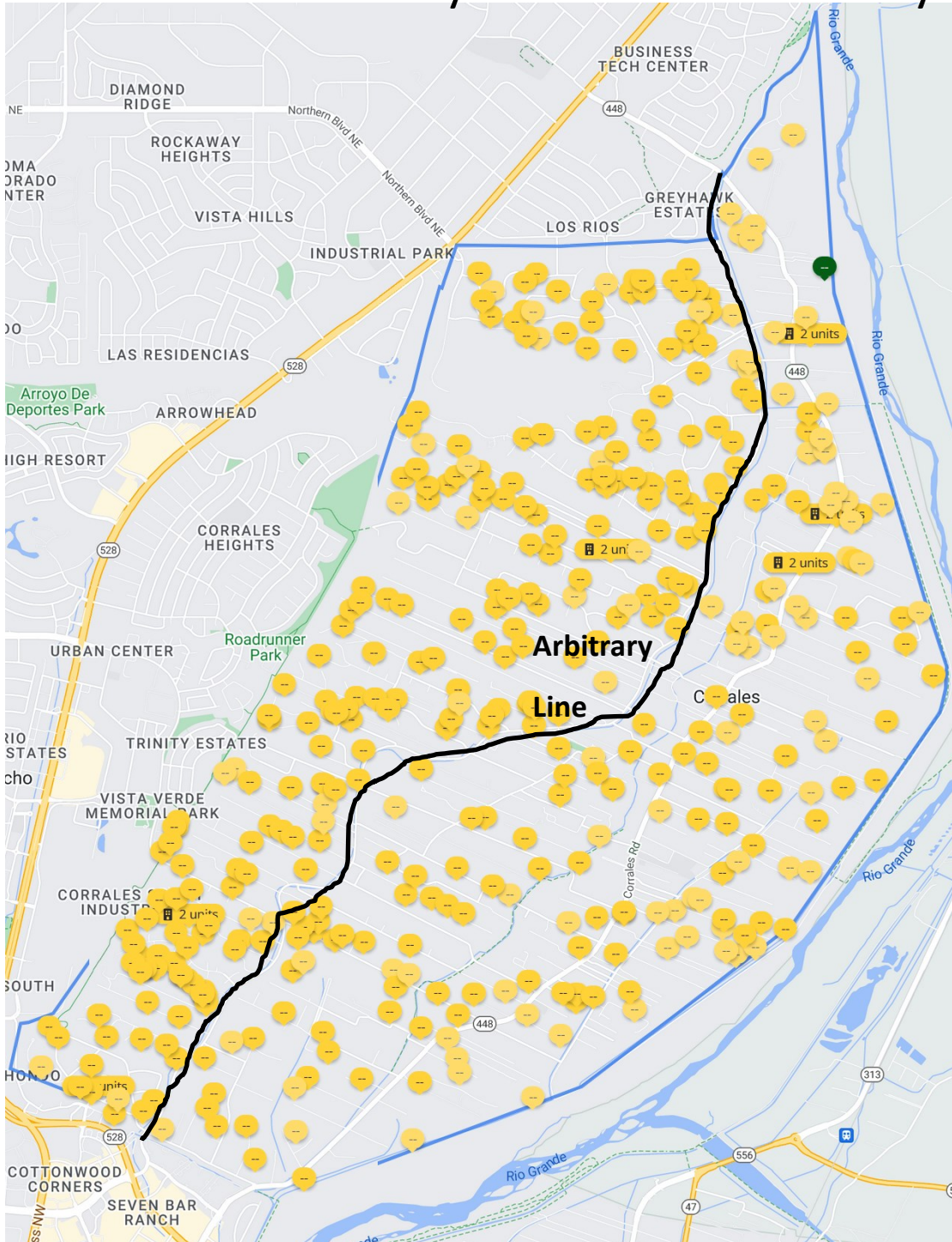
vs 793,000=**370,993 difference**



Owner-Designed & Built, 3850 sq ft frame-stucco, t&g roof, tile floors, t&g/viga ceilings in living room, open floor plan with a 3 season porch and a high efficiency wood burning fireplace. MD Barnmaster barn with pipe fenced paddock.



Corrales Boundary Condition: Arbitrary Line (Loma Larga)



Zillow shows 535 Transactions in Corrales since 2020. Ours is the green dot and since 2020, only 18 transactions were within a 1 mile radius and east of the arbitrary line.

There are 33 within 1 mile west of me, across that arbitrary line that I am not allowed to compare against Just because the Assessor says so.

But I am comparable to houses 5.5 miles south Just because the Assessor says so.

Seems wrong to me but I accepted the boundary condition and have no data for anything west of the arbitrary line

Land Valuation of My 4 Lots is Too High Because

Assessor's valuation method treats mine and the roughly 2500 lots east of their arbitrary line exactly the same—4.68/sq ft

Evidence: Page 2-3 non-residential MLS Sales/Eagleweb spreadsheet 2022 (and 2021) and residential MLS Sales/Eagleweb Spreadsheet 2022

Evidence: Page 32-39 MLS Non-residential Sales 2022/2021

Evidence: Page 52-57 Eagleweb account summary of 2022 non-residential sales

Evidence: Page 71 Lawrence Griego email explanation to county commissioner Jay Block on the use of one single measure that determines property valuations

With very few exceptions, the rule of the same price/sq ft ignores the generally accepted usual factors in valuing similar land, violating 7-36-15B1. Consequently, significant relative similarities and differences between lots are not accounted for.

Evidence: Page 5: Kinscherff: usual factors are size, shape, location, topography, accessibility to roads, availability of public utilities and comparable sales

Evidence: Page 4: My property usual factors differences

Which leads to the valuations (per square foot) for ALL non-residential lots and recently sold residential lots being the same and being inaccurate. This approach benefits the wealthiest landowners with substantial tax savings by valuing their properties well below market value while penalizing others, like myself, who purchased less desirable properties, with valuations well above market value. These discounts and penalties are in direct conflict with 7-36-15B, and 7-36-16A which mandates that property be fully valued AT market value and NOT AT the median of market values.

Evidence: Page 8: Regressive Flat Tax 2022 non-residential MLS Sales vs 2023 valuations

Sales demonstrate the market is differentiated, increasing in value from north to south, which contradicts the Assessor's presumption that all lots are exactly the same. The most desirable lots sold are clustered in the south east corner of Corrales, over 4.5 miles away from me in a relatively small area less than 1.5 mile wide. We are all similar but we are not exactly the same.

Evidence: Page 6: non-residential MLS Sales Distance Sorted

Evidence: Page 7: Geo-mapped location of 2022 and 2021 non-residential sales and assessor-provided non-residential and residential comparables

and the median used as the basis for these discounts, penalties and all land valuations is directionally wrong and is significantly too low which serves to increase the already large discounts to the owners of the most desirable lands in Corrales.

Evidence: Page 12 Math Problem Pt 1 The Median is Wrong

The valuation method does not meet basic qualitative and legal accuracy expectations

Resulting Valuations do not bear a reasonable relationship to known market values in violation of 7-36-15B

Evidence: Page 5: Cobb v Otero County requires software testing and reasonable results

Evidence: Page 18: PTD and IAAO Ratio Studies Extract requires 90%-110% sales ratio accuracy

Evidence: Page 62-64: IAAO Mass Appraisal Standard Requires Testing, Validation, Transparency for Value Defense

Evidence: Page 13: Math problem Pt 2 Valuation Errors of Assessor's Comparables (18%,-6%,-31%) well outside +- 10%

It does not value wells and roads with the land as required by 7-36-15C

Evidence: Page 16: NMSA 7-36-15 text & Cited Precedent

Evidence: Page 10: Rio Rancho End of Southern Example includes well with land value

It is not the same or similar method as the valuation method used elsewhere in the county as required by 7-36-15A

Evidence: Page 9: Rio Rancho End of Southern Map showing 7 different valuations in a 750 ft radius from eagleweb

Evidence: Page 8: 2022 non-residential MLS Placitas Sales/ 2023 Eagleweb valuations shows proportional relationship

Evidence: Page 60: 2022 MLS Placitas Sales Spreadsheet valuation proportional to land sales price

And It has been improperly targeted at my properties annually, far more frequently than the rest of the county, contrary to 7-36-15A requirement for scheduling to be the same or similar

Evidence: Page 11: 6 random Placitas and 5 Algodones non-residential MLS 2022 sales, valuations haven't been touched in 8 years

The Improvement Valuation of my Home and Barn is Too High Because

The size of my home was deliberately misleading on my valuation notification form. My submitted alternative was too high and was based on the Assessor's improper size figure given to me.

Evidence: Page 19 Eagleweb page for home and land showing 5453 instead of 3853

The Value of all land in both residential and non-residential lots is wrongly assumed to be the same @4.68/sq ft.

Evidence: My Prior Argument and also Assessor-provided Comp3 is 4.28/sq ft vs Assessor-modelled 4.68/sq ft

The Living Space of Comp3, Comp4 is wrong

Evidence: Page 14: Assessor Comps Annotated

Evidence: Page 47-51 Zillow Screen Shots

Utility buildings of Comp1, Comp2, Comp3 were included in house values, are material and should be separately accounted for to be consistent with separately accounting for my barn

Evidence: Page 14: Assessor Comps Annotated

Three pools on Comp1, Comp2, Comp5 were included in the house value, are material and should be separately accounted for to be consistent with separately accounting for my barn

Evidence: Page 14: Assessor Comps Annotated

Selection of comparables did not follow generally accepted appraisal practices in violation of 7-36-15B1. Assessor's sole criteria was price, a violation of USPAP ethics guidelines

Evidence: Page 15: 2022 MLS Residential sales sorted by price

Evidence: Page 75 USPAP extract, U7/U9 Ethics Rules requiring Honesty, Impartiality and Professional Competence

Presumption of Correctness Overcome Y/N?

Opinion Number: 2023-NMCA-039 Filing Date: March 13, 2023

The Operation of the Presumption of Correctness

*We make an observation that follows naturally from the preceding discussion: the presumption of correctness assessment is made by the hearing officer in a purely legal capacity. The regulation's call for "some countervailing evidence" that "tend[s]" to dispute the assessment, [3.1.6.12\(A\)](#) NMAC, **is merely a threshold requirement for evidence, and that evidence need not be credible or ultimately persuasive.** As such, in determining whether the presumption has been overcome, the hearing officer's determination does not involve fact-finding tasks such as making credibility determinations and weighing evidence. These fact-finding tasks occur, if at all, after both sides have put forth evidence. As we have explained, [3.1.6.12\(A\)](#) NMAC does not require the taxpayer to prove anything but only to produce. As a natural consequence, the presumption of correctness assessment is a legal determination. **If a protesting taxpayer overcomes the presumption, the "burden shifts to the [d]epartment to demonstrate the correctness of the tax assessment."** *Casias Trucking*, [2014-NMCA-099](#),*

Our Current and Correct Valuation =market value is 3.67 /sq ft (160000)

Option 1: 3.67 /sq ft

No comparables close enough to establish a value, given the lack of a valid valuation model.

Option 2: 3.51 /sq ft

'21-'22 Median Decrease of 4% =5.94/5.69

Evidence: Page 12 Math Problem Pt 1 The Wrong Median

Option 3: 2.87 /sq ft

My Market Trend vs distance chart shows I have closer affinity to Corrales West than Corrales East AND the Most Recent, closest (0.25 miles) land sales to us (with residences) were both fully valued in 2021 and 2022 at 2.61/sq ft and are currently at 2.66/sq ft, below Corrales West 2.87/sq ft and below my 3.67/sq ft

Evidence: Page 6 2022 non-residential sales vs distance from us shows cost/sq ft increases the further south sales occur.

Evidence: Page 40: 130 Koontz Road MLS Sale Summary

Evidence: Page 41: 7777 Corrales Road MLS Sale Summary

Account: R094273 7777 corrales rd, 8/20 sale, 2.494 acres, 2.61/sq ft in 2021

Value Summary								
Type	2023	2022	2021	2020	2019	2018	2017	2016
Residential Land	\$299,407	\$284,316	\$284,316	\$335,173	\$325,904	\$316,905	\$308,167	\$299,678
Residential Land Assessed	\$99,802	\$94,772	\$94,772	\$111,724	\$108,635	\$105,635	\$102,722	\$99,893
Residential Improvement	\$606,681	\$595,382	\$569,760	\$498,606	\$483,591	\$469,013	\$454,861	\$441,126
Residential Improvement Assessed	\$202,227	\$198,461	\$189,920	\$166,202	\$161,197	\$156,338	\$151,620	\$147,042
Total Actual Value	\$906,088	\$879,698	\$854,076	\$833,779	\$809,495	\$785,918	\$763,028	\$740,804
Total Assessed Value	\$302,029	\$293,233	\$284,692	\$277,926	\$269,832	\$261,973	\$254,342	\$246,935
Total Exemption Adjustments	(\$2,000)	(\$2,000)	\$0	(\$2,000)	(\$2,000)	\$0	\$0	\$0
Total Taxable	\$300,029	\$291,233	\$284,692	\$275,926	\$267,832	\$261,973	\$254,342	\$246,935

Account: R112092 130 koontz rd 2/21 sale, 2.0 acres, 2.61/sq ft in 2022

Value Summary								
Type	2023	2022	2021	2020	2019	2018	2017	2016
Residential Land	\$242,034	\$228,000	\$228,000	\$228,000	\$228,000	\$228,000	\$228,000	\$104,629
Residential Land Assessed	\$80,678	\$76,000	\$76,000	\$76,000	\$76,000	\$76,000	\$76,000	\$34,876
Residential Improvement	\$541,042	\$532,268	\$499,194	\$305,845	\$305,845	\$305,845	\$305,845	\$177,600
Residential Improvement Assessed	\$180,348	\$177,422	\$166,398	\$101,948	\$101,948	\$101,948	\$101,948	\$59,200
Total Actual Value	\$783,076	\$760,268	\$727,194	\$533,845	\$533,845	\$533,845	\$533,845	\$282,229
Total Assessed Value	\$261,026	\$253,422	\$242,398	\$177,948	\$177,948	\$177,948	\$177,948	\$94,076
Total Exemption Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$6,000)
Total Taxable	\$261,026	\$253,422	\$242,398	\$177,948	\$177,948	\$177,948	\$177,948	\$88,076

