

Petition of Protest



Assessor's Office
 1000 Central Avenue, Suite 210
 Los Alamos, NM 87544
 P 505.662.8030 F 505.663.1764

For Office Use Only	
Protest No:	_____
Date Received:	_____
By:	_____

Name and Mail Address of Property Owner:	Property/Account Information:		
Name: _____	Account #: _____	Property Address: _____	
Address: _____	UPC#: _____	Legal: _____	
City, State, Zip: _____	Property Type:	Reason for Protest:	Please Fill In Information Below Completely
Phone: () - () -	Residential <input type="checkbox"/>	<input type="checkbox"/> Value in excess of Market Value	A. Total Assessor's Value: \$ _____ (As shown on Notice of Value)
Authorized Agent: _____ (if different from Owner)	Commercial <input type="checkbox"/>	<input type="checkbox"/> Denial of Classification	B. Total Property Owner's Value: \$ _____ (Based on Market Value)
Address: _____	Vacant Land <input type="checkbox"/>	<input type="checkbox"/> Denial of Exemption	C. Protested Amount: \$ _____ (Difference between A & B)
City, State, Zip: _____	Manf Housing <input type="checkbox"/>	<input type="checkbox"/> Duplicate Assessment	
Phone: () - () -	Other <input type="checkbox"/>	<input type="checkbox"/> Limitation on Value Increase	
I further state that the valuation placed on my property is incorrect because: (state reasons why, include sales data, building cost, etc., .. Use attachments if necessary).			ADJUSTED VALUES For Office Use only
			A. Land Value: \$ _____
			B. Building Value: \$ _____
			C. Total Value: \$ _____
			Appraiser _____ Date _____
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 the County Assessor upon receipt of this petition, is required to schedule a hearing before the Los Alamos County Valuation Protest Board. I further understand that I, or my agent must provide evidence as to the value of my property.			WITHDRAWAL
I do <input type="checkbox"/> do not <input type="checkbox"/> request that the Los Alamos County Assessor's Office provide for an informal conference with me prior to my scheduled hearing before the Los Alamos County Valuation Board.			If you wish to withdraw this protest, you may do so by signing below, date and mail to the above address.
Property owner or Authorized Agent _____ Date _____			I HEREBY WITHDRAW THE ABOVE PROTEST
Letter of Authorization with the property owners signature is required for Authorized Agents.			Signature of owner or Authorized Agent: _____ Date _____
			Revised 10/11/2016

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The following will help you determine an estimate of value for your property, which can be compared to the value determined by the Assessor. Attach Additional Documentation if necessary.

MARKET APPROACH: This approach to value uses sales from the appropriate time period to determine the actual value of your property. The following items, if known, will help you estimate the market value of your property. If available, attach a copy of any appraisal or written estimate of value. If known properties in the immediate neighborhood have sold, list below and state the value of our property by comparing to the sold properties.

Date Sold:	Property Address:	Sale Price:
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

Property Owners/Agent Estimated Value of Property: _____ \$ _____

COST APPROACH: This approach to value uses replacement construction costs from the appropriate time period to determine the value of your property. The following items, if known, will help you estimate the replacement cost of your property.

Year Built: _____ Builder: _____ Original Cost of Construction: \$ _____
 List all changes made to your property prior to January 1 of the current year, i.e. remodeling, windows, doors, flooring, expansion, conversion.

Date:	Description of Change:	Cost:	<i>Example:</i>
_____	_____	\$ _____	<i>Original Cost:</i> \$ 200,000
_____	_____	\$ _____	<i>Sum of Changes:</i> + \$ 75,000
_____	_____	\$ _____	<i>Less Depreciation:</i> - <\$82,500>
			<i>Land Value:</i> + \$ 90,000
		\$ _____	<i>Estimated Value:</i> \$ 282,500

Estimated Land Value:

Is the structure in typical condition for its age? _____ Explain: _____

Based on Replacement Cost New plus any changes, less Depreciation, plus Land Value, Estimate the Value of your Property: _____ \$ _____

INCOME APPROACH: (USE FOR NON-RESIDENTIAL PROPERTIES ONLY.) This approach to value converts economic net income from the appropriate time period into present worth. If your property was rented or leased, attach operating statements showing rental and expense amounts for this property. Indicate square foot rental rate for all tenants who negotiated leases. (Attach rent schedule.) If known, list rents of comparable properties.

If available, attach operating statements showing rental and expense amounts for comparable properties. If an appraisal using the income approach was conducted, please attach.

Review all Approaches to Value and indicate Final Estimate of Value: _____ \$ _____

VERIFICATION: I, the undersigned owner or agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property.

Signature: _____ Date: _____