

LOS ALAMOS

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:	_____

[illegible]

# Petition of Protest

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>
_____	_____	\$ _____	Original Cost: \$ 200,000
_____	_____	\$ _____	Sum of Changes: + \$ 75,000
_____	_____	\$ _____	Less Depreciation: - <\$82,500>
			Land Value: + \$ 90,000
		\$ _____	Estimated Value: \$ 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: \_\_\_\_\_