

**LIMITATION ON INCREASE IN VALUE FOR  
SINGLE FAMILY DWELLINGS OCCUPIED BY  
LOW INCOME OWNERS 65 YEARS OF AGE  
OR OLDER OR DISABLED**

The valuation of a single family dwelling owned and occupied by a person with low income who is sixty-five (65) years of age or older, or disabled, and whose modified gross income, as defined by the New Mexico income tax act, for the prior year did not exceed an amount adjusted annually for inflation. The property value will be frozen at the value the property had in the 2001 tax year, or the year following the year purchased, or the year in which the owner has his/her sixty-fifth (65) birthday if it is after 2001. The limitation of value will be applied in the tax year in which the owner files an application for the limitation. The application is available at the County Assessor's office. *It is necessary to apply for this value limitation each year.*

**PIT-1-RC REBATE SCHEDULE**

It is possible a low-income senior citizen may qualify for a property tax rebate. Please call or visit the New Mexico State Taxation & Revenue Office in Farmington for more details.

**TOTAL EXEMPTIONS ARE AVAILABLE  
FOR NON-GOVERNMENTAL ENTITIES!**

The New Mexico property tax code provides for total exemption from the property tax for certain entities. Property must be used for religious, educational, or charitable purposes. All churches, educational, and charitable organizations must claim their exemption for it to be allowed. Claim forms may be obtained from the Assessor's Office.

**PROPERTY OWNER'S  
RESPONSIBILITY IN OBTAINING  
PROPERTY TAX RELIEF!**

This pamphlet gives a very brief outline of the property tax relief available through the New Mexico Property Tax Code.

Please call and or visit the Assessor ' s Office for applications and further clarification on any questions you may have.

**Application Deadline**  
The deadline for making application for any exemption is thirty (30) days after the mailing of the Assessor's "Notice Of Value"

*San Juan County Assessor*

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**PROPERTY  
TAX  
RELIEF**



## EXEMPTIONS

The State of New Mexico recognizes several property tax exemptions that serve to release, either all or some of the property tax obligation or liability. Those currently recognized predominately for residential properties are Head of Family, Veterans, Disabled Veterans, Disabled low-income, and Low-Income Senior Citizens. There are also exemptions for Non-governmental entities provided that the primary and substantial use of the property is for educational, religious, or charitable purposes. **The deadline for making application for all exemptions is thirty (30) days after the mailing of the Assessor's "Notice Of Value".** Once applied for and allowed, it's not necessary to apply for the exemption again (except for Low-Income Senior Citizens/Disabled) unless the property to which the exemption was applied has been sold or transferred to someone else.



### WHO IS A NEW MEXICO RESIDENT?

For the purposes of the head-of-family and veterans exemptions, a New Mexico resident means an individual who is domiciled in this state on January 1 of the tax year for which the above exemptions are claimed. A person is domiciled in New Mexico if he or she is physically present in New Mexico except for short absences for reason of health, vacation, visits or temporary work assignments with a bona fide intention of continuing to live in New Mexico. No person shall be deemed to have acquired or lost residency by reason of presence or absence from New Mexico while employed in the service of the United States or the State or while a student at any school.

## HEAD-OF-FAMILY EXEMPTION

This exemption is usually applied to the principle residence of a New Mexico resident. It exempts two thousand dollars (\$2,000) from the taxable value of the residential property if the property is owned by the head-of-family or if the property is held in a grantor trust as established by the IRS code by the head-of-family. *"Head-of-Family"* means: a married person, a widow or widower, a head of household furnishing more than one-half the cost of support of any related person, a single person, a member of a condominium association or like entity who pays property tax through the association. A claimant is not required to have dependents in order to qualify for head-of-family exemption. The exemption is allowed only once in any tax year and only in one county even though the claimant may own property in more than one county.

## VETERAN'S EXEMPTION

This exemption allows for an amount to be deducted from the taxable value of real or personal property including the community or joint property of husband and wife, if the property is owned by a veteran or the veteran's unmarried surviving spouse and the veteran or the surviving spouse are New Mexico residents.

**The exemption allowed shall be the following amounts for the specified years:**

**Prior to 2003, \$2,000. Tax year 2003, \$2,500. Tax year 2004, \$3,000. Tax year 2005, \$3,500. Tax year 2006 and each subsequent year, \$4,000.**

A portion of this exemption may be used to reduce Motor vehicle registration fees if the exemption is taken prior to the claiming of the exemption on real or personal property. Qualification for this exemption requires the claimant to present a certificate of eligibility to the Assessor. The certificate may be obtained from the Veteran's Administration located at 101 West Animas in Farmington.

## DISABLED VETERANS EXEMPTION?

Through this exemption the property of a disabled veteran or his/her spouse, including joint or community property, is **totally exempt from property tax if it is occupied by the disabled veteran or his/her spouse as their principal place of residence.** Property held in a grantor trust, established by the IRS code, by a disabled veteran or the veteran's surviving spouse can also be exempt from the property tax providing the property meets all other requirements for exemption.

*"Disabled Veteran"* means an individual who has been honorably discharged (other than a dishonorable or bad conduct discharge) from membership in the armed forces of the United States, and has been determined pursuant to federal law to have a permanent and total service-connected disability. The property of the surviving spouse of a disabled veteran is exempt from property taxation if: the surviving spouse and the disabled veteran were married at the time of the disabled veteran's death; the property was exempt prior to the disabled veteran's death; and the surviving spouse continues to occupy the property continuously after the disabled veteran's death as the spouse's principal place of residence.



Qualification for this exemption requires the claimant to present a certificate of eligibility to the Assessor. The certificate may be obtained from the New Mexico Veterans' Service Commission located at 101 West Animas in Farmington.