FREQUENTLY ASKED QUESTIONS

(ALFONSO E. ORTIZ, JR., SMC Treasurer)

Q. **How do I get the property tax bill in my name**?
A. Contact the San Miguel County Clerk to make sure your Deed is recorded. Also contact the San Miguel County Assessor with your recorded Deed to change ownership, file your current mailing address, correct property description, and sign for any qualifying exemptions.

Q. **Why is the previous owner's name on my tax bill?**
A. If ownership on your property was changed after the tax roll was transferred for billing, the previous owner's name will appear on the first line of you tax bill, but will be deleted for the next year's billing.

Q. **I sold my property. Why do I keep getting the tax bill?**
A. The new owner did not record the deed; the recorded deed was not submitted to the Assessor's Office; or no mailing address was listed on the deed; therefore, the Assessor could not change ownership. Out of courtesy, the seller may forward the tax bill to the new owner.

Q. **Tax Bills are mailed Nov. 1, but will I receive a notice for the second half payment?**
A. No additional notices will be mailed.

Q. **How do I know if my taxes have been paid by my mortgage company?**
A. If you receive a tax bill and a mortgage company is responsible for payment of your taxes, you should contact them to confirm their receipt of tax information from the County Treasurer. Contact your mortgage company or the Treasurer's Office to find out if your mortgage company paid your taxes. If the Mortgage Company paid your taxes, the tax bill you received is for your information only and should be retained for your records.

Q. **If I overpay, how do I get a refund?**
A. If the tax bill was paid by both the homeowner and a mortgage company, you will need to contact your mortgage company as the Treasurer will refund the last payment applied.

Q. How do I pay my property taxes?

A. You may pay property taxes: by mail using the payment coupons attached to your tax bill, in person or through your mortgage company.

Q. I never received my tax bill and the taxes are now delinquent. What should I do?

A. State law holds property owners responsible for paying taxes whether or not a tax bill is received. If you have not received a tax bill, you may obtain the amount of taxes due by calling (505) 425-9377. Penalties and interest charges will be applied. Contact the Assessor's Office by letter or fax (505) 454-9625 to render a change of address.

Q. Can I make partial payments on my property taxes?

A. Partial payments can be made; however, interest and penalties will be applied once the tax bill becomes delinquent and until the amount due is paid in full.

Q. What will happen if my taxes become delinquent?

A. Once taxes are more than two years delinquent, the records will be transferred to the State of New Mexico and the property will be sold at public auction. You may, however, pay the taxes, penalties, and interest before the property is auctioned.

Q. I applied for exemptions and they don't show on my tax bill. What should I do?

A. Contact the Assessor's Office a (505) 454-1430…Exemptions:
Head of Household…………………….…$2,000
Veterans (Certificate)……………..…...$4,000
100% Disabled Veterans (Certificate)…Pay Only SWCD and Luna.

Q. If I don't agree with my tax bill, do I still have to pay my taxes?

A. The full year of protested taxes must be paid under protest by December 10th. The taxpayer can then file a civil suit petition (Filing Fee is $107) with the District Court by January 10th. To avoid a civil suit, when you receive your Notice of Valuation (mailed in April) from the Assessor, check your property "values"… If you do not agree with the "values", contact the Assessor's Office within 30 days (after receiving the Notice of Valuation) and a "hearing" will be scheduled at no cost to the taxpayer.

For additional concerns, please contact your Title Company, the Treasurer's Office, (505) 425-9377, the Assessor's Office, (505) 454-1430, the Clerk's Office, (505) 425-9331 or click on the San Miguel County Treasurer's Web Page at www.smcounty.net/treasurer.htm