

Bernalillo County Assessor Canvass FAQs

Q: Will canvass field crews be asking to come into my house?

A: No. When field crews arrive they will notify you of their presence. They will verify measurements from the exterior of the property.

Q: Will canvass field crews be in my yard?

A: Yes. As with any routine assessment review, field crews will need to walk around the property to verify all measurements.

Q. How will I be able to identify canvass field crews?

A. Canvass crews will be wearing green vests and carrying official county identification. They will only be conducting field reviews during normal county hours (8am-5pm).

Q. Why can't the Assessor's Office use aerial photos to obtain the necessary property information?

A. While aerial photos are a useful assessment tool, we cannot rely on them alone. This is because they only give us a one-dimensional view of a property, and that view may be obstructed by features such as tree cover. There is no accurate substitute for in-person reviews of properties.

Q: Can I choose not to participate in the canvass?

A: It is to the benefit to every property owner to have a fair and equitable assessment and the canvass will help to ensure that. If a property owner chooses not to participate, the Assessor's Office will be forced to estimate the measurements of the property.

Q: Am I able to protest my assessment if I do not agree with it?

A: Property owners are notified every Spring of their assessment when the Assessor's Office sends out Notice of Values. If a property owner disagrees with their assessment, they have 30 days from receiving the Notice of Value to protest.

Q: Will my taxes go up as a result of the canvass?

A: If canvass crews find improvements to an individual property, that improvement will be assessed at current and correct value which would impact the property's taxes. Based on state law, if the assessed value is increased, it cannot exceed 3% of the prior year's value unless the property recently changed owners or there was new construction on the property.

The Assessor's Office will also be making sure home owners are aware of various exemptions available to them, including head of household, senior citizens and veterans. All of these exemptions can help lower a property owner's tax bill.

Q. How often do countywide canvasses take place?

A: New Mexico state statute and best practices call for all property assessments to be reviewed on a consistent cycle. However, when Assessor Tanya Giddings took office she discovered a countywide canvass had not taken place in more than 13 years.

Q: Are we the only county doing a canvass?

A: No. Sandoval, Santa Fe and Dona Ana Counties are all conducting canvasses and are currently at different stages in their review.

Q. Who do I contact if I have additional questions about the canvass?

A. The Assessor's Office has a page dedicated to the canvass on its newly revamped website www.bernco.gov/assessor-office. You can also call 505-222-3731 to speak directly to the canvass crew.