

Chaves Soil & Water:	
Claunch Pinto Water Cons. Dist:	
Alpine Village Sanitation Dist:	
Sun Valley Sanitation Dist:	
Total Mill Rate / 1000 = Tax Rate:	0.024233

Current Full Value: \$502,389

Chaves Soil & Water:	
Claunch Pinto Water Cons. Dist:	
Alpine Village Sanitation Dist:	
Sun Valley Sanitation Dist:	
Total Mill Rate / 1000 = Tax Rate:	0.027288

Current Taxable Value: \$167,463

ESTIMATED taxes, based on **CURRENT** taxable value are: \$4,058 (Based on most current tax rate)

Note: Estimate shown does NOT include exemptions

Listing Price: \$1,950,000 divided by / 3 = \$650,000 (Taxable Value)

ESTIMATED Residential taxes for 2024 are: \$15,751 (Based on most current tax rate)

Note: Estimate shown does NOT include any exemptions

ESTIMATED Non-Residential Taxes for 2024 are: \$17,737 (Based on most current tax rate)

Note: Estimate shown does NOT include any exemptions

Buyer's
Signature: _____

Date: _____

Seller/Seller's Broker
Signature: _____

Date: May 12, 2023

The Estimated Property Tax Levy is calculated using the stated price and estimates of the applicable tax rates. The County Assessor is required by law to value the property at its "current and correct" value, which may differ from the listed price. Further, the estimated tax rate may be higher or lower than those that will actually be imposed. Accordingly, the actual tax levy may be higher or lower than the estimated amount. New Mexico law requires your real estate broker or agent to provide you with an Estimated Property Tax Levy on the property you have submitted or intend to submit an offer to purchase. All real estate brokers and agents who have complied with these disclosure requirements shall be immune from suit and liability from suit relating to the Estimated Property Tax Levy.

LINCOLN COUNTY 2022 TAX

***Totals below DO NOT include Special Taxing Districts- See below fo**

School District	Residential Mill Rate
3-I	Res
Ruidoso	30.227
3-O & 35-O	Res
Ruidoso & Ruidoso Downs	23.483
35-I	Res
Ruidoso Downs	30.172

7-I	Res
Carrizozo	25.912
7-O	Res
Carrizozo	19.696
13-I	Res
Corona	18.397
13-O	Res
Corona	14.524
20	Res
Hondo Valley	22.063
28-I	Res
Capitan	17.684

28-O	Res
Capitan	14.558
28-RU	Res
Capitan Inside Ruidoso Village Limits	21.302

County Special District Levies	RES/NON-RES
Alpine Village Sanitation District	6.262
Alto Lakes Water Sanitation District	0.000000
Sun Valley Sanitation District	1.000
Chaves Soil & Water Conservation District	1.000
Upper Hondo Soil & Water Conservation District	0.750

Carrizozo Soil & Water Conservation District	1.000
Claunch Pinto Water Conservation District	1.000
Guadalupe Soil & Water Conservation District	1.000
* \$0.75 per head on all cattle, sheep and goats (Predatory Control)	

RATES

r additional millage.

Non-Residential Mill Rate
Non-Res
32.223

Non-Res
26.538

Non-Res
35.949

Non-Res
30.349

Non-Res
23.124

Non-Res
22.193

Non-Res
17.768

Non-Res
25.328

Non-Res
21.917

Non-Res
17.969

Non-Res
23.654



**NEW MEXICO ASSOCIATION OF REALTORS® — 2023
PROPERTY DISCLOSURE STATEMENT
(ADVERSE MATERIAL FACTS)**

ATTENTION SELLER AND BUYER!

Per the NMAR Purchase Agreements, Seller is required to disclose all Adverse Material Facts relating to the Property about which Seller has actual knowledge, including defects which the Buyer could determine through their own due diligence. *Failure to comply with this requirement could result in Seller being liable for damages.*

breach of contract, misrepresentation and/or fraud.

⚠ **IMPORTANT DEFINITIONS** ⚠

ACTUAL KNOWLEDGE: "ACTUAL KNOWLEDGE" means the Seller has direct and clear knowledge of things, without investigation, analysis, or review. Seller is under no obligation to conduct inspections to determine what Adverse Material Facts may exist on and/or around the Property, which is why it is important for Buyer to exercise their rights under the Purchase Agreement to fully inspect all aspects of the Property. This Disclosure Statement is strictly based on Seller's ACTUAL KNOWLEDGE of ADVERSE MATERIAL FACTS relating to the Property as of the date Seller completes this Disclosure Statement.

ADVERSE MATERIAL FACTS: "ADVERSE MATERIAL FACTS" are facts that would affect the desirability or value of the property to a reasonable person.

DISCLOSURE NOT REQUIRED: Per New Mexico law, Seller is NOT required to disclose the following suspicions or facts, and no cause of action shall arise against a seller or any brokers involved in the transaction for failure to disclose the following suspicions or facts. Further, the failure to make a disclosure of any of the following shall not be deemed to be grounds for termination or rescission of any sale or exchange:

- The Property was the site of a natural death;
- The Property was the site of a homicide, suicide, assault, sexual assault or any other crime punishable as a felony; or
- The Property was owned or occupied by a person who was exposed to, infected with or suspected to be infected with the human immunodeficiency virus or diagnosed to be suffering from acquired immune deficiency syndrome or any other disease that has been determined by medical evidence as highly unlikely to be transmittable to others through the occupancy of improvements to real property or that is not known to be transmitted through the occupancy of improvements located on that real property.

NEWLY DISCOVERED ADVERSE MATERIAL FACTS: Adverse Material Facts which Seller discovers AFTER Seller has delivered their initial Adverse Material Facts Disclosure to Buyer. Newly Discovered Adverse Material Facts do not include Adverse Material Facts that Buyer becomes aware of through their own due diligence.

REMEDIED ADVERSE MATERIAL FACTS: An Adverse Material Fact that previously existed, but that Seller has replaced, repaired or otherwise remedied in such a way and to such an extent that Seller is confident that the Adverse Material Fact no longer exists. In order to feel confident that an Adverse Material Fact is a Remediated Adverse Material Fact, Seller must have had sufficient time and opportunity to observe the repair or replacement in order to confirm the repair or replacement remedied the Adverse Material Fact.

PROPERTY: ALL features, fixtures, elements and/or improvements located on the Property (e.g. homes, detached garages, carports, barns, studios, workshops, etc.), even if a specific element and/or improvement is not listed.

Cover Page 1 NMAR Form 1110 (2022 DEC)

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Buyer(s) _____

Seller(s) _____

Phone: _____

Fax: _____

TRANSACTIONS



**NEW MEXICO ASSOCIATION OF REALTORS® — 2023
PROPERTY DISCLOSURE STATEMENT**



(ADVERSE MATERIAL FACTS)**⚠️ IMPORTANT INSTRUCTIONS ⚠️**

DISCLOSURE OF REMEDIATED ADVERSE MATERIAL FACTS. Seller is not required to disclose Remediated Adverse Material Facts; **HOWEVER, SEE BELOW.**

SELLER BEWARE: If you elect not to disclose a Remediated Adverse Material Fact because you believe the issue has been fully remediated and it is later revealed that the repair, replacement or remedy did not in fact fully and completely remediate the issue, and as a result, the Buyer suffers damages, then you may be liable to the Buyer for those damages. For this reason, please consider the following:

1. Disclosing the Remediated Adverse Material Fact;
2. Disclosing how the Remediated Adverse Material Fact was remediated (for example, was it repaired or replaced); and
3. Providing any invoices paid to third-party vendors for the remediation of the Remediated Adverse Material Fact.

BUYER: You are encouraged to confirm with your own inspectors and/or appropriate professionals that any remediation of a Remediated Adverse Material Fact did in fact fully and completely remediate the Remediated Adverse Material Fact.

DISCLOSURE IS REQUIRED EVEN IF SELLER DID NOT OCCUPY PROPERTY. Seller is required to disclose all ADVERSE MATERIAL FACTS about which they have ACTUAL KNOWLEDGE, *even if they have never occupied the Property.*

CHECK THE BOX AT THE END OF EACH SECTION TO INDICATE NO KNOWLEDGE OF ADVERSE MATERIAL FACTS. If Seller has no ACTUAL KNOWLEDGE of ADVERSE MATERIAL FACTS relating to the feature, fixture, and/or element, check the box at the end of each section. **NOTE: EVERY SECTION SHOULD EITHER DISCLOSE AN ADVERSE MATERIAL FACT RELATING TO THAT SECTION OR INDICATE THAT SELLER HAS NO KNOWLEDGE OF ADVERSE MATERIAL FACTS RELATED TO THAT ELEMENT OF THE PROPERTY.**

NEWLY DISCOVERED ADVERSE MATERIAL FACTS. Seller **MUST** update this Disclosure Statement promptly after discovery of any Newly Discovered Adverse Material Facts (See NMAR Form 1110A – Addendum to Adverse Material Facts Disclosure Statement). Buyer's right to object to the Newly Discovered Adverse Material Facts is set forth in the Purchase Agreement.

EXAMPLES PROVIDED ARE NOT ALL INCLUSIVE. Each element of the Property listed include several specific examples of features or fixtures associated with that element of the Property. Neither the list of elements, nor the list of examples, includes all possible elements of the Property or features associated with those elements. **Seller's disclosures should NOT be limited to the examples provided.**

ATTACH AN EXHIBIT IF MORE SPACE IS NEEDED. If more space is required to disclose ADVERSE MATERIAL FACTS for any given section or for an issue for which there is no section, attach an exhibit (NMAR Form 2200) indicating the section number, if applicable, and the Adverse Material Facts being disclosed.

INFORMATION SHEETS AVAILABLE. Buyers and Sellers are encouraged to request copies of the information sheets referenced in this Adverse Material Facts Disclosure Statement. For a complete list of information sheets available through NMAR, ask your Broker.





**NEW MEXICO ASSOCIATION OF REALTORS® — 2023
PROPERTY DISCLOSURE STATEMENT
(ADVERSE MATERIAL FACTS)**

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- The Property was the site of a natural death;
- The Property was the site of a homicide, suicide, assault, sexual assault or any other crime punishable as a felony; or
- The Property was owned or occupied by a person who was exposed to, infected with or suspected to be infected with the human immunodeficiency virus or diagnosed to be suffering from acquired immune deficiency syndrome or any other disease that has been determined by medical evidence as highly unlikely to be transmittable to others through the occupancy of improvements to real property or that is not known to be transmitted through the occupancy of improvements located on that real property.

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**NEW MEXICO ASSOCIATION OF REALTORS® — 2023
PROPERTY DISCLOSURE STATEMENT
(ADVERSE MATERIAL FACTS)**



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Cover Page 2 NMAR Form 1110 (2022 DEC)

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Buyer(s) _____ Seller(s) 

THIS DOCUMENT IS NOT A CONTRACT. IT IS A DISCLOSURE STATEMENT.  TRANSACTIONS



NEW MEXICO ASSOCIATION OF REALTORS® — 2023 PROPERTY DISCLOSURE STATEMENT (ADVERSE MATERIAL FACTS)

SELLER PROVIDES THIS DISCLOSURE STATEMENT IN ORDER TO DISCLOSE TO BUYER(S) AND PROSPECTIVE BUYER(S) ADVERSE MATERIAL FACTS CONCERNING THE PROPERTY ABOUT WHICH SELLER HAS ACTUAL KNOWLEDGE.

DISCLOSURE STATEMENT TO BE COMPLETED BY SELLER, NOT BROKER

This Disclosure Statement involves certain real property located at:

217 Isleta Ct. Alto NM 88312
Address (Street, City, State, Zip Code)

Legal Description A TRACK OF LAND LYING IN THE SW/4, CONTAINING 42.57 ACRES, MORE OR LESS.

or see metes and bounds or other legal description attached as Exhibit _____, _____
County(ies), New Mexico.

AUTHORIZATION AND HOLD HARMLESS: Seller hereby authorizes Listing Broker to provide a copy of this Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the Property. Seller further agrees to indemnify and hold Listing Broker and Brokerage harmless from all claims for damages based upon the disclosures made in this Disclosure Statement and for Seller's failure to disclose any **ADVERSE MATERIAL FACTS** known to the Seller.

SELLER REPRESENTATIONS: Seller affirms that the information contained in this Disclosure Statement is correct to Seller's **ACTUAL KNOWLEDGE** as of the date signed by Seller. Seller warrants that he/she has prepared this Disclosure Statement and any attachments hereto and that this Disclosure Statement encompasses all **ADVERSE MATERIAL FACTS** concerning the Property that are actually known to the Seller as of the date signed by Seller. If Seller becomes aware of any changes in the foregoing information, Seller shall update this Disclosure Statement promptly after discovery. If the Property is part of a Common Interest Community, this Disclosure Statement is limited to the Property or Unit itself, unless otherwise indicated.

Seller to check all that apply:

- ☒ Seller currently occupies the Property. JAN, 1, 1990 (beginning date)
- ☐ Seller occupied the Property from _____ to _____ (dates).
- ☐ Seller has never occupied the Property.
- ☐ Property is currently leased.
- ☐ Property includes a residential dwelling(s) built prior to 1978.

- ☐ Property is located within a HOA (Homeowners' Association), COA (Condo Owners' Association) or other Owners' Association. *
- ☐ Property is located within a PID (Property Improvement District). *
- ☐ Property includes a Manufactured, Modular or Off-site Built Home(s). *
- ☐ Property is located within governmentally designated flood plain or wetland area.

* INFO SHEET(S): 4600 - Homeowners' Association, 2356 - Condominium Association, 4500 - Public Improvement District Act, 2305 - Manufactured Housing

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NEW MEXICO ASSOCIATION OF REALTORS® — 2023 PROPERTY DISCLOSURE STATEMENT (ADVERSE MATERIAL FACTS)

1. ACCESS (Easements, Private, Public, Shared Road Agreements, etc.)

Describe any known issues such as: Legal Disputes Concerning Access, Uninsurable Access, etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

2. APPLIANCES (Dishwashers, Dryers, Microwaves, Refrigerators, Ranges, Washers, etc.)

Describe any known issues such as: Inefficient/Non-Cooling Refrigerators, Non-Functioning Range Burners, etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic


3. BASEMENTS AND/OR SUBTERRAIN CONSTRUCTION

Describe any known issues such as: Evidence of Water, Flooding, Leakage, Moisture, Sump Pump, etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

4. **BUILDING/STRUCTURAL** (Ceilings, Doors, Exterior/Interior Walls, Flooring, Slabs, Windows, etc.)
Describe any known issues such as: Damaged Security System, Non-Functioning Garage Door Motor, etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

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**NEW MEXICO ASSOCIATION OF REALTORS® — 2023
PROPERTY DISCLOSURE STATEMENT
(ADVERSE MATERIAL FACTS)**



5. **BUILT-IN SYSTEMS** (Garage Openers, Intercoms, Security Systems, Smart House Technology, etc.)
Describe any known issues such as: Damaged Security System, Non-Functioning Garage Door Motor, etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

6. **DOMESTIC WATER SUPPLY** (Associations, City/Municipal, Community, Storage Tanks, Wells, etc.)
Describe known issues such as: Failing Systems, Low Supply/Production, Poor Quality, Restrictions, etc.
INFO SHEET(S): 2307 - Water Rights and Domestic Wells

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

7. ELECTRICAL AND/OR WIRING (Cable, Electrical, Ethernet, Telephone, etc.)

Describe known issues such as: Faulty Systems, Faulty Wiring, Non-Functioning Switch or Receptacle, etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

8. FLOODING

Describe known issues such as: Damage Caused by Failing or Broken Pipes, Flooding, Draining, Grading Problems, Standing Water, etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

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NMAR Form 1110 (2022 DEC)

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BUYER(S) _____

SELLER(S) _____



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**NEW MEXICO ASSOCIATION OF REALTORS® — 2023
PROPERTY DISCLOSURE STATEMENT
(ADVERSE MATERIAL FACTS)**



9. FOUNDATION

Describe known issues such as: Cracking, Inferior Design and/or Construction, Reinforcement, Settling, etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

10. HAZARDOUS, ENVIRONMENTAL AND TOXIC

Describe known issues such as: Asbestos, Clandestine Drug Laboratories, Environmentally Sensitive Area, Landfill or Waste Dump, Cannabis Production, Mold, Radon, Reports of Lead-Based Paint, Underground Storage Tanks, etc.

INFO SHEET(S): 2306 - Clandestine Drug Laboratory Remediation, 2309 - Mold, 2314 - Radon, 2315 - Lead-Based Paint (LBP) Renovation Repair and Painting Program

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

11. HEATING AND/OR AIR-CONDITIONING SYSTEMS

Describe known issues such as: Heating or Cooling Systems Incorrectly Sized for Square Footage, Rooms without Heating and/or Cooling, Damaged or Non-Functioning Systems, Inferior Installation, etc.


☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

12. INSURANCE CLAIMS, PAST DAMAGE AND/OR REMEDIES

Describe known issues such as: Fire and/or Smoke Damage, Hail Damage, Remediated Element/Feature, Water Damage, etc.

WIND Damage on barn

☐ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

Page 4 of 8 NMAR Form 1110 (2022 DEC) ©2022 New Mexico Association of REALTORS® BUYER(S) _____ SELLER(S) 

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NEW MEXICO ASSOCIATION OF REALTORS® — 2023 PROPERTY DISCLOSURE STATEMENT (ADVERSE MATERIAL FACTS)



13. IRRIGATION RIGHTS AND SYSTEMS (Not Domestic Wells)

Describe any known issues such as: Disputed Rights, Failing Systems, Low Production Ditches or Wells, etc.

INFO SHEET(S): 2307 - Water Rights and Domestic Wells

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

14. NOISE, ODORS AND/OR POLLUTION

Describe known issues such as: Continuous or Periodic Noise in/on the Property (e.g. flight path, highway/traffic noise, animals), Continuous or Periodic Odors, Pet Odors, etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

15. PEST OR ANIMAL INFESTATION AND/OR DAMAGE

Describe known issues such as: Damage caused by Animals, Rodent Infestation, Termites, etc.


☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

16. PLUMBING (Gas Lines, Radiant Heating, Sprinkler Systems, Water Heaters, Water Supply Lines, etc.)

Describe known issues such as: Leaks, Failing Systems, Inferior Products (e.g. Entran II, Kitec, Polybutylene), Low or Excessive Water Pressure, etc.

INFO SHEET(S): 7600 - Polybutylene, Kitec and Entran II

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

Page 5 of 8 NMAR Form 1110 (2022 DEC) ©2022 New Mexico Association of REALTORS® BUYER(S) _____ SELLER(S) 

This document is not to be used for any purpose other than the one stated on the front cover.  TRANSACTIONS



NEW MEXICO ASSOCIATION OF REALTORS® — 2023



PROPERTY DISCLOSURE STATEMENT (ADVERSE MATERIAL FACTS)

17. POOLS, SPAS AND/OR SAUNA

Describe known issues such as: Leaks, Failing Systems (e.g. Motors, Pumps, Filters), Inferior Installation, etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

18. RENEWABLE ENERGY (Hydropower, Solar, Wind Turbines, etc.)

Describe known issues such as: Failing or Non-Functioning Systems (e.g. Panels, Converters, Batteries, Turbines), Inferior Installation, Inadequate Design, etc.

INFO SHEET(S): 5130 - Solar System Panel

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

19. ROOFS, GUTTERS AND/OR DOWNSPOUTS

Describe known issues such as: Leaks, Clogged Gutters and/or Downspouts, Deterioration, Failing Systems, Flat Spots, Inferior Construction and/or Products, Inferior Installation, Ponding, etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic

20. SEWER AND/OR SEPTIC SYSTEM(S)

Describe known issues such as: Back-ups, Clogging, Failing Leach Field, Inferior Installation, Cracked or Leaking Holding Tanks, Sewer Line(s) Intrusion(s), etc.

INFO SHEET(S): 2308 - Septic Systems

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic



**NEW MEXICO ASSOCIATION OF REALTORS® —2023
PROPERTY DISCLOSURE STATEMENT
(ADVERSE MATERIAL FACTS)**

21. SOIL, VEGETATION AND/OR LANDSCAPING

Describe any known issues such as: Contaminated Soil, Diseased and/or Dying Trees, Infested Shrubs, Non-Fertile Soil, etc.

☒ *If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic*

22. SUPPLEMENTAL WATER SUPPLY (AGRICULTURAL/LIVESTOCK) - Dirt Tanks, Livestock Wells, Storage Tanks, Streams, etc.

Describe known issues such as: Failing Systems, Low Supply/Production, Poor Quality, Restrictions, etc.

INFO SHEET(S): 2307 - Water Rights and Domestic Wells

☒ *If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic*

23. USE, ZONING AND/OR LEGAL

Describe known issues such as: Citations from Government Entity, Covenants, Deed Restrictions, First Right of Refusal, HOA/COA/LOA Restrictions/Bylaws, Judgements, Lawsuits or Legal Proceedings, Liens, Un-Permitted Construction and/or Repairs, Variances, Zoning, Violations of New Mexico Subdivision Act, etc.

☒ *If checked, Seller affirms no actual knowledge of adverse material facts regarding this topic*

24. OTHER



**NEW MEXICO ASSOCIATION OF REALTORS® — 2023
PROPERTY DISCLOSURE STATEMENT
(ADVERSE MATERIAL FACTS)**

IMPORTANT NOTICE TO SELLER(S) AND BUYER(S)

The PURCHASE AGREEMENT, NOT this DISCLOSURE STATEMENT, determines whether an item is included in or excluded from the sale.

SELLER(S) warrants that the information herein is true, correct, and complete to the best of the Seller's ACTUAL KNOWLEDGE and belief as of the date signed by Seller.

Roy C Collier

Roy C Collier
Printed Name

5-12-23
Date

11:15
Time

Seller Signature

Seller Signature

Printed Name

Date

Time

If additional signature lines are needed, please use NMAR Form 1150 — Signature Addendum

BUYER'S DUE DILIGENCE: This Disclosure Statement is not a substitute for any inspections the Buyer may wish to obtain. Buyer is advised to exercise all his rights under and in accordance with the Purchase Agreement to investigate the Property. Unless otherwise waived, Buyer(s) may complete any and all inspections of the Property that he deems necessary. The Buyer's rights to object to inspections and terminate the Agreement based on inspections are set forth in the Inspections Paragraph of the Purchase Agreement. Buyer is advised to thoroughly review those rights and understand the process. **The fact this Disclosure Statement fails to disclose an adverse material fact concerning a particular feature, fixture, and/or element of the Property DOES NOT imply that the same is free of defects.**

BUYER(S) acknowledges receipt of this DISCLOSURE STATEMENT.

KW Casa Ideal

Buyer Signature

Printed Name

Date

Time

Buyer Signature

Printed Name

Date

Time

If additional signature lines are needed, please use NMAR Form 1150 — Signature Addendum

For electronic signature, please use FORM 1110 - Signature Addendum

