



QUESTIONS ON 2023 PROPERTY TAXES

March 13, 2023

Many of our members have been upset over this year's property taxes increases. To many, the increase seems very inequitable. "Why is my older, smaller house being assessed at a higher value than my neighbor?". I've heard this reasonable question asked dozens of times. I don't think anyone wants to throw their neighbor under the tax assessor's bus, but it would be nice to know how the city calculated the property taxes on **your** house. I went to see the Director of the tax department, Luis Molina. He speaks good English and gave me an explanation and a process to request a breakdown of your annual taxes. Many factors have affected the increase. Property values in the city have not been increased in 15 years. Also, since 2008, there has been an 80% subsidy of all property taxes in the Municipio of Puerto Peñasco. Beginning in 2023, the subsidy was reduced to 40% in the tourist areas and property values were updated. The property taxes are based on the value of your property. The market value is based on the size of your lot and structure. The value also takes into account the overall condition of the structure, the proximity to the water front and the visible amenities. To get an explanation of your taxes, go to the city tax office (*link to a map to the office is below*) and go to window #8, which is marked "Catastro". With your clave number and about \$10USD, you can receive a breakdown of the calculation of your taxes. After reviewing the information, you may request an appointment with a tax assessor to discuss your taxes. The office to request an appointment (*Director de Catastro*) is in the same building. The door is located in the northwest corner. **If you have not paid your 2023 property taxes, there is a 15% discount available until March 31.**



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Fellow Vecino, Charli Keller, wrote a great article on the tax increase in the latest (March 2023) Rocky Point Times. There is a link below to this informative article.

[Map to Tax office](#)

[Charli Keller's article on the 2023 propert taxes increase](#)