

**Woods' Appeal
Special Meeting
County Commission
April 4, 2022
9:00 a.m.**

**Commission Chambers
205 S 9th Street
Estancia, NM 87016**

MEETING PACKAGE

PUBLIC HEARING FOR APPEAL

Chanta & Alyssa Woods

**APPEAL TO THE TORRANCE COUNTY BOARD OF COUNTY COMMISSIONERS
TO REVERSE THE DECISION OF THE PLANNING & ZONING DIRECTOR'S
ENFORCEMENT OF A RULING BY THE PLANNING & ZONING BOARD THAT
PROHIBITS THE USE OF A SECOND MOBILE HOME AS A STORAGE BUILDING/STUDIO
ON TRACT D, LANDS OF MANOUSHAGIAN BEING 25 POLLO ROAD**

List of Exhibits

Appellant Exhibit:

Exhibit A-1, Appeal Application and photographs provided by the Woods'.

Staff Exhibits:

Exhibit S-1: Survey plat of the Lands of Manoushagian, Excerpt from Torrance County Zoning Ordinance Section 4 Definitions, Excerpt from Torrance County Zoning Ordinance Section 11.B(1).

Exhibit S-2: Public Notice Ad, Purchase Orders, Ad proof, Public Notice letters to applicant, Public Notice letters to neighbors, Assessor's parcel map of neighborhood, and redacted mailing list from Assessor's parcel reports.

Exhibit A-1

Chanta & Alyssa Woods

25 Pollo Road

Moriarty, NM

Torrance County

Appeal application and documentation



TORRANCE COUNTY ZONING ACTION
Application for Zoning Appeal

DATE RECEIVED 2/23/22
TIME RECEIVED 9:30am
RECEIVED BY DG

Appellant: Chanta & Alyssa Woods Phone 505-270-8384

Mailing Address: 25 Pollo Road Moriarty NM 87035

Agent (if any): Phone

Mailing Address:

Reason for Appeal (Use additional sheets if necessary): We would like to appeal about putting a office/studio/trailer on our property to do my arts & crafts. There is no plumbing in it. No kitchen, Bathroom. Just office. We maintain our property we have landscapes and try our best not to make it look junkie. We also maintain our road because county does not maintain them. We try our best to make it very clean.

There will be no selling out of this trailer nor any one else in it. For I am the only one doing crafts. I make to sell at the arts & crafts shows as well at my mom town. We will block and skirt the trailer as to put a rail for walking on it. Trailer size is 14x56

Signature: Alyssa Woods

Date: 2-22-22

INSTRUCTIONS: Submit nine (9) copies of the appeal form and filing fee to the County Zoning Officer within thirty (30) days after a determination is made which is the subject of the appeal. Public Notice must be given by legal advertisement prior to the hearing. The appeal shall be decided by the Board of County Commissioners within thirty (30) days after the date of filing.

3x4 is just chair
1 8" chair

All I need
is electric

CW Woods

From: CW Woods
Sent: Tuesday, February 22, 2022 1:12 PM
To: CW Woods
Subject: Photos

*Inside
Trailer* *work office*

1-3



Used
Water





Tipsia
Trails

Sent from my iPhone

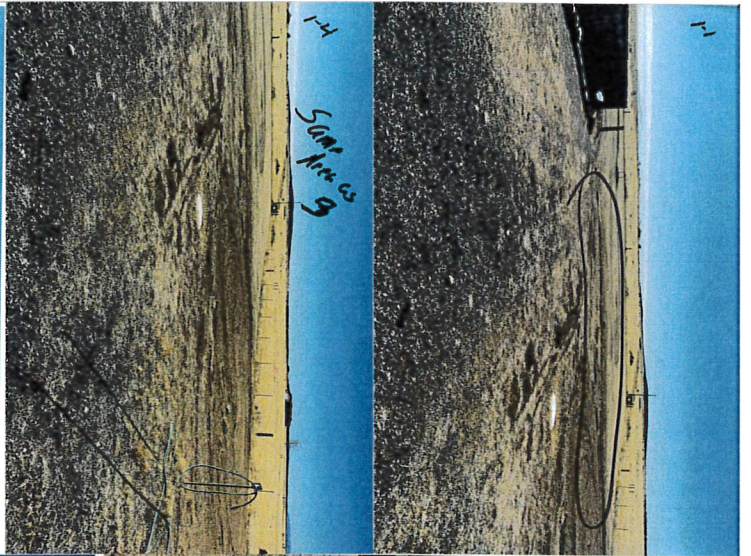


Exhibit S-1

Chanta & Alyssa Woods

25 Pollo Road

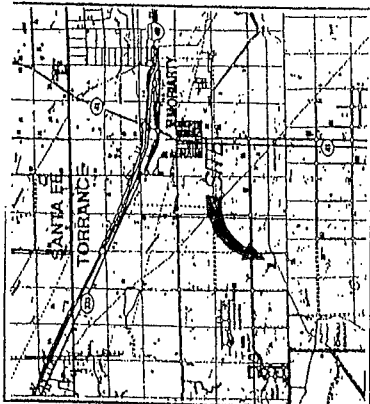
Moriarty, NM

Torrance County

Manoushagian Survey Plat

TCZO Section 4 Definitions

TCZO Section 11.B(1)



VICINITY MAP
NO TYPICAL SCALE

LEGEND

- FOUND FS REBAR AND CAP T.R. ODEA L.S. 8657
- SET FS REBAR AND CAP T.M. L.S. 10204

NOTES

- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH BOUNDARY OF PALARITO ESTATES SUBDIVISION AS SHOWN ON THE PLAT OF SAID SUBDIVISION AS FILED ON SEPTEMBER 20, 1988, IN CABINET E, SLIDE 215, RECORDS OF TORRANCE COUNTY.
- ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES AS MEASURED ALONG THE GROUND.
- THERE ARE NO PERMANENT STRUCTURAL IMPROVEMENTS ON THE SUBJECT PROPERTY.
- DOCUMENTS USED IN THE PREPARATION OF THIS PLAT AND NOT REFERENCED ELSEWHERE HEREON INCLUDE A WARRANT DEED FROM SHARLEY CHILTON MALDONADO TO RAYMOND D. CZARNIECKI AND SONNIE L. CZARNIECKI FILED ON 9-24-91, IN BOOK 285, PAGE 500 AND A DEED FROM RAYMOND D. CZARNIECKI AND SONNIE L. CZARNIECKI TO WALTER K. JAVIS TO RAYMOND D. CZARNIECKI AND SONNIE L. CZARNIECKI FILED ON 4-6-88, IN BOOK 258, PAGE 582, RECORDS OF TORRANCE COUNTY.
- A FIFTY FOOT ROAD EASEMENT EXISTS AS SHOWN TO THE NORTHERN BOUNDARY OF THE SUBJECT PROPERTY AS DEPICTED IN THE WARRANT DEED FROM MALDONADO TO CZARNIECKI CITED IN NOTE 4 ABOVE.
- TRACT E WILL BE RETAINED FOR THE OWNER'S PERSONAL USE AND BENEVOLENT PURSUIT TO SECTION 47-6-605, N.M.S.A. 1978.

PROPERTY ID: N001, S0256, S0227, S0277, 0

REVENUE OFFICER HAS DETERMINED THE FOLLOWING:

conforms with County requirements

Property taxes are paid thru 1992

Property taxes still owe \$

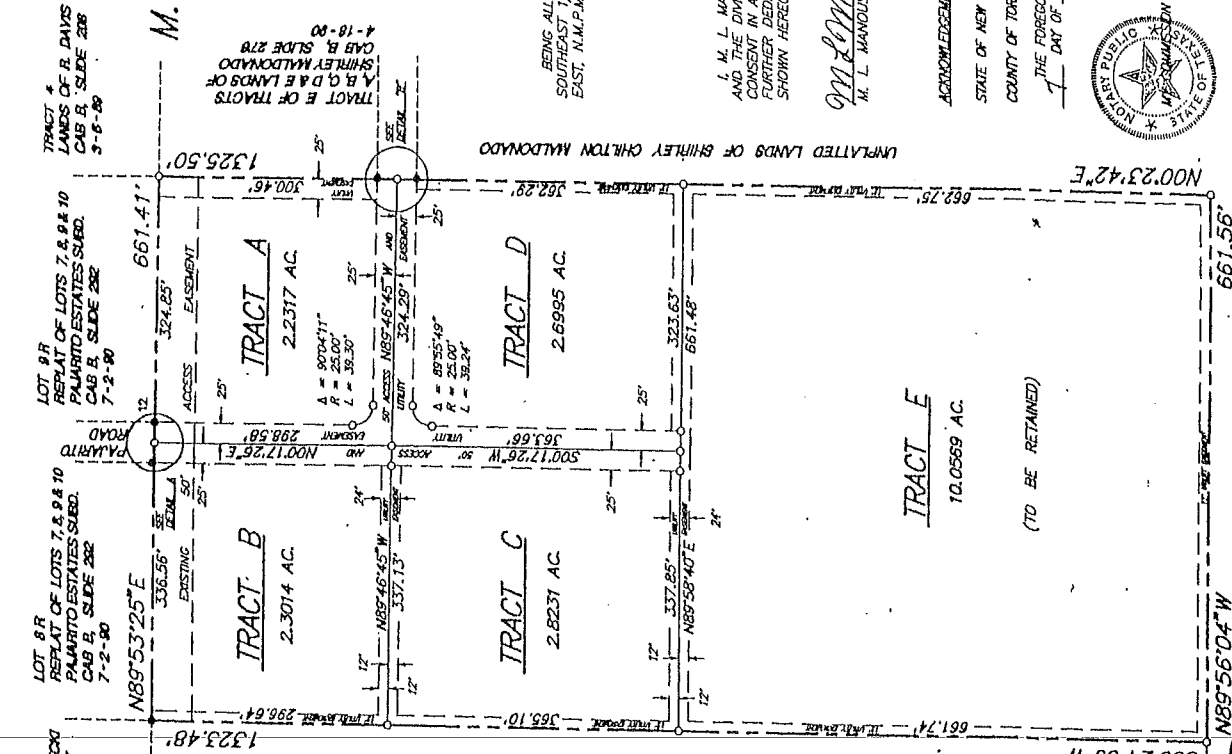
Remarks:

Walter K. Javis
Receiving Officer

DATE: 9-26-91

SURVEYOR'S CERTIFICATION

I, PHILIP K. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME FROM THE NOTES OF AN ACTUAL SURVEY PERFORMED ON THE GROUND AND THAT I AM AWARE THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE NOT BEEN CONVICTED OF ANY CRIMINAL OFFENSES IN CONNECTION WITH MY PROFESSIONAL SERVICE AS A SURVEYOR. MY EXPIRES 12/31/94.



LAND DIVISION PLAT
LANDS OF
M. L. MANOUSHAIGIAN
COMPRISING

E/2 NW/4 SE/4
SECTION 32
T 9 N, R 8 E
N. M. P. M.
TORRANCE COUNTY
NEW MEXICO

FEBRUARY, 1993

LEGAL DESCRIPTION

BEING ALL OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 8 EAST, N.M.P.M., TORRANCE COUNTY, NEW MEXICO.

CONSENT AND DEDICATION

I, M. L. MANOUSHAIGIAN, DO HEREBY CERTIFY THAT THIS PLAT AND THE DIVISION OF PROPERTY SHOWN IS CREATED WITH MY CONSENT IN ACCORDANCE WITH MY WISHES AND DESIRES AND DO NOT FURTHER DEDICATE ANY EASEMENTS CREATED BY THIS PLAT AND SHOWN HEREON.

M. L. Manoushagian
M. L. MANOUSHAIGIAN

#8219
COC
S853

TO OPEN: MEXICO
County of Torrance
I hereby certify that this plat was prepared by me in accordance with the laws of the State of New Mexico and that I am a duly licensed and registered Professional Surveyor in the State of New Mexico.
PHILIP K. TURNER
Surveyor

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF TORRANCE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF JULY, 1993, BY M. L. MANOUSHAIGIAN.



Philip K. Turner
NOTARY PUBLIC

EXPIRES 12/31/94

UNPLATTED LANDS OF SHARLEY CHILTON MALDONADO

IMS & Associates, Inc.
ENGINEERS • ARCHITECTS • SURVEYORS
5805 MARBLE, NORTHEAST, SUITE 3

SECTION 4 DEFINITIONS
TCZO

9. "County Commission" means the Board of County Commissioners of Torrance County, New Mexico.
[REV: Ord. No. 2008-003, 4/23/08]
10. "Dwelling Unit" means a structure or part of a structure containing one or more connected rooms designed for and occupied by no more than one family for living and sleeping purposes.
11. "Dwelling Unit, Singular" means a dwelling unit which is not physically connected to any other dwelling unit.
12. "Dwelling Unit, Multiple" means a structure containing two or more dwelling units.
13. "Dwelling Unit, Cluster" means a development pattern consisting of a grouping of dwelling units on a portion of available land, reserving not less than 40 percent of the development site as protected and permanent open space.
[REV: Ord. 2008-003, 4/23/08]
14. "Family" means one or more persons living together in a dwelling unit, provided that unless all members are related by blood, marriage, adoption, or legal assignment, no such family shall include or contain more than 5 unrelated persons.
15. "Feedlot" means a place for cattle, sheep, swine, or other such animals, which are restricted and confined to pens or corrals where feeding is other than grazing and which is operated as a year-round enterprise. For purposes of this Ordinance, a Small Feedlot shall contain from 20 to 200 head of animals, and a Large Feedlot shall contain more than 200 head of animals. A Small Feed lot shall be centered on at least 100 acres. A Large Feedlot shall not be allowed, except in a special use zone.
[REV: Ord. No. 2008-003, 4/23/08]
16. "Flea Market" means an occasional or periodic sales activity held within a building, structure, or open area where groups of individual sellers offer goods, new and used, for sale to the public. A flea market shall not include temporary residential garage sales lasting no more than three days per six-month period, and seasonal agricultural produce stands.
[REV: Ord. No. 94-2, 2/9/94]
17. "Floor Area" means the total area of all floors of a building.
18. "Floor Area Ratio" means the relationship of the floor area to the lot area, computed by dividing the floor area by the lot area.

SECTION 4 DEFINITIONS
TCZO

24. "Liquid Waste Disposal Regulations" means the Liquid Waste Disposal Regulations adopted by the Environmental Improvement Board of New Mexico and administered by the New Mexico Environment Department.
25. "Livestock" means all domestic or domesticated animals that are used or raised on a farm or ranch, including the carcasses thereof, and exotic animals in captivity and includes horses, asses, mules, cattle, sheep, goats, swine, bison, ostriches, emus, rheas, camelids and farmed cervidae (deer). For purposes of determining the number of livestock on a lot, one (1) horse or cow equals three (3) goats or three (3) sheep or combination thereof. [REV: Ord. No. 2008-003, 4/23/08]
26. "Lot" means a parcel of real property described by deed, or a tract of land described by metes and bounds on a plat and recorded in the County Clerk's records in accordance with appropriate laws, and with access to public right-of-way. [REV: Ord. No. 2001-2, 3/14/01; Ord. No. 2008-003, 4/23/08]
27. "Mobile Home" (also known as Manufactured Housing) means a transportable structure, at least 8 feet by 32 feet, built to be towed on its own chassis, and designed to be used as a movable dwelling unit for connection to permanent utilities.
28. "Mobile Home Park" means an un-platted tract of land under one ownership on which spaces are leased or rented for occupancy for 30 days or more by mobile homes, and which contains a centralized system of connections for utility services. [REV: Ord. No. 95-5, 6/10/95]
29. "Nonconformities" are any structures or portions thereof, or uses of any land or structures, or lots which do not conform to the regulations of this Ordinance but which lawfully exist on the effective date of the regulations to which it does not conform.
30. "Permissive Use" means a use which is allowed in a particular zone district.
31. "Poultry" means domestic fowl, such as chickens, turkeys, ducks, and geese, but does not include any animal defined as livestock. [REV: Ord. No. 2008-003, 4/23/08]
32. "Premises" means any lot or combination of contiguous lots held in single ownership, together with the development thereon.
33. "Recreational Vehicle" means a vehicle which is designed or used as temporary living quarters for recreation, camping, or travel, and which may

SEC. A DEFINITIONS
TC 20

be designated along the lot line bordering a roadway that is not designated as the front setback.

[REV: Ord. No. 94-2, 2/9/94]

41. "Shopping Center" means an integrated retail commercial development occupying a site of 3 or more acres under a single ownership, control or interest, and containing 5 or more connected stores or a total gross floor area in a single structure which is greater than 25,000 square feet.
42. "Structure" means anything constructed, placed, or erected on the ground or which is attached to something located on the ground. For purposes of this Ordinance, the term "structure" does not include vehicles, vegetation, or public utility poles.
43. "Supplemental Residential Dwelling Unit" means a secondary or auxiliary structure used for residential purposes on land not within a previously approved subdivision for use by family members or guests and which may not be leased or rented.
[REV: Ord. No. 2001-2, 3/14/01]
44. "Travel Trailer or Recreational Vehicle Park" means an area of land used for transient commercial parking of occupied travel trailers, pick-up campers, converted buses, recreational vehicles, tents, or any other similar devices used for temporary portable housing.
45. "Variance" means a relaxation of the terms of this Ordinance where such relaxation will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the results or actions of the applicant, a literal enforcement of this Ordinance would result in unnecessary hardship. As used in this Ordinance, a variance may be authorized only for area, height, dimension, distance, setback, walls, off-street parking, and off-street loading requirements. Financial gain or loss shall not be the only determining factor in deciding a variance.
46. "Wall" means a solid wall or fence which is visually solid, or a suitable screen of landscaping intended to provide a visual barrier. Materials used in the construction of a wall or fence shall not pose health or safety hazards to the community and shall not be disruptive to the character of surrounding properties.
[REV: Ord. No. 94-2, 2/9/94]
47. "Zone District" means a section of the County, designated in the text of this Ordinance and delineated on the Torrance County Zoning Map, in which requirements for the use of land and building and development standards are prescribed. Boundaries of zone districts shall follow existing property

1. All Conditional Uses allowed in the RR District.
[REV: Ord. No. 2001-2, 3/14/01]
 2. The Zoning Board may determine that a zone change or variance, instead of a Conditional Use Permit, is more appropriate for a proposed development in this zone district.
- D. District Standards. The following standards apply to all land uses within this zone district:
1. Lots shall not be further subdivided or re-platted into lots smaller than the nearest prevailing zone district.
[REV: Ord. No. 2008-003, 4/23/08]
 2. In the event that contiguous lots within a specified area are assembled for readjustment and a master plan or site plan for future development is proposed, then such area shall be subject to the setback requirements established for the RR zone district.
[REV: Ord. No. 95-5, 6/10/95]
 3. The Zoning Board may determine that a zone change or variance, instead of a Conditional Use Permit, is more appropriate for a proposed development in this zone district.
[REV: Ord. No. 2008-003, 4/23/08]
 4. A proposed land use must comply with Section 23, pertaining to water usage.
[REV: Ord. No. 97-7, 6/27/97]

SECTION 11. RURAL RESIDENTIAL DISTRICT (RR).

A. Intent. This zone district accommodates rural residential development and certain agricultural uses such as irrigated croplands and limited livestock management. Large-lot residential land subdivision is characteristic of this district.

B. Permissive Uses. Any of the following permissive uses are allowed in this zone district:

1. One singular dwelling unit per lot subject to the provisions of Section 19 (F) of this Ordinance;
2. Accessory uses and structures;
3. Cultivation and harvesting of croplands;

Exhibit S-2

Chanta & Alyssa Woods

25 Pollo Road

Moriarty, NM

Torrance County

Newspaper Public Notice Ads, PO's, Ad Proof

Public Notice letter sent to applicant

Public Notice letter sent to neighbors

Assessor parcel map of neighborhood

Redacted mailing list from Assessor's parcel reports

PURCHASE ORDER

Ship To:

37666

TORRANCE COUNTY
PO BOX 48
205 S NINTH STREET
ESTANCIA, NM 87016 0048

ADDRESS ALL CORRESPONDENCE TO:

TORRANCE COUNTY

ATTN: ACCOUNTS PAYABLE

P.O. BOX 48

ESTANCIA, NEW MEXICO 87016

WWW.TORRANCECOUNTYNM.ORG

NOTICE: This order number must appear on all invoices and shipping containers. Invoices are to be issued in DUPLICATE and CERTIFIED as follows:

I certify that the above bill is correct and just and that no payment therefore has been received. No state or local taxes included.

By: _____

UNIT	QUANTITY	ARTICLE AND DESCRIPTION	LINE ITEM	EST. ACTUAL COST
125.00	1.00	PUBLIC NOTICE WOODS APPEAL EDITIONS: THURSDAY 3/17 INCLUDES TAX AND PROCESSING	401-08-2221	125.00
				125.00

TO BE PAID FROM:

VENDOR: 66
ALBUQUERQUE PUBLISHING CO.

P.O. BOX 95777
ALBUQUERQUE NM 87199 5777

PURCHASE ORDER NO.
37666

DATE
3/15/22

PURCHASING AGENT SIGNATURE

505-823-3332
Amanda Brumbaugh

ALBUQUERQUE PUBLISHING COMPANY
7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

Account Number
1005905

Ad Order Number
0001541361

TORRANCE CNTY MANAGERS OFFICE
PO BOX 48
ESTANCIA, NM 87016 USA

Ordered By Steven Guetschow
Customer EMail khernandez@tcnm.us
Ad Cost \$51.48
Tax Amount \$4.05
Total Amount \$55.53
Amount Due \$55.53

Customer Phone 5055444720
PO Number 37666
Sales Rep erodriguez
Order Taker erodriguez
Payment Method Credit Card
Payment Amount \$0.00

Joint Ad #

Affidavits 0

Pick Up # 0001489982

Product Albuquerque Journal
Ad Number 0001541361-01
Ad Type 0 Legal Liner
Ad Size 1 X 60 II
Color

Placement 0Legal Notices
Classification 0Government
Sort Text PUBLICNOTICEASPECIALMEETINGO
FTHETORRANCECOUNTYBOARDOF
COUNTYCOMMISSIONERSWILLBEHE
LDONAPRIL4TH2022AT900AMINTHET
ORRANCECOUNTYADMIN

Run Date
03/17/2022
03/17/2022
03/17/2022

WYSIWYG Content



PUBLIC NOTICE

A special meeting of the Torrance County Board of County Commissioners will be held on April 4th, 2022 at 9:00 a.m. in the Torrance County Admin Building at 205 9th St. S. Estandola, New Mexico. The purpose of the meeting is to hold a Public Hearing and render a decision upon the Appeal application presented by Chantá and Alyssa Woods. The applicants are aggrieved by the P&Z Director's enforcement of a ruling by the Planning & Zoning Board that prohibits the use of a second mobile home as a storage building/studio. The subject property is a 2 acre parcel described as Tract D, lands of Manoushagian within the E2 of the NW4, SE4 of Section 32, T.9N., R.8E, NMPM, being 26 Pollo Rd. Zoning of the property is Rural Residential, (RR).

Journal: March 17, 2022

PURCHASE ORDER

Ship To:

37606

TORRANCE COUNTY
PO BOX 48
205 S NINTH STREET
ESTANCIA NM 87016 0048

Handwritten: Independent District of all legal notices per Leota Harrison

ADDRESS ALL CORRESPONDENCE TO:

TORRANCE COUNTY
ATTN: ACCOUNTS PAYABLE
P.O. BOX 48
ESTANCIA, NEW MEXICO 87016

NOTICE: This order number must appear on all invoices and shipping containers. Invoices are to be issued in DUPLICATE and CERTIFIED as follows:

I certify that the above bill is correct and just and that no payment therefore has been received. No state or local taxes included.

WWW.TORRANCECOUNTYNM.ORG

By: _____

UNIT	QUANTITY	ARTICLE AND DESCRIPTION	LINE ITEM	EST. ACTUAL COST
41.48	1.00	PUBLIC NOTICE WOODS APPEAL EDITIONS: 3/4 & 3/11 INCLUDES TAX AND PROCESSING FEE	401-08-2221 <i>ru</i>	41.48
				41.48

TO BE PAID FROM:

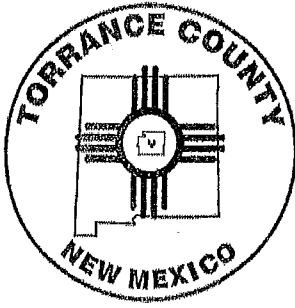
VENDOR: 5536 *ru*
COLUMN SOFTWARE PBC

PO BOX 208098
DALLAS TX 75320 8098

PURCHASE ORDER NO.
37606

DATE
3/01/22

PURCHASING AGENT SIGNATURE



Torrance County

Planning & Zoning

P.O. Box 48 205 S 9th Street
Estancia, NM 87016
(505) 544-4393 Main Line (505) 384-5294 Fax
www.torrancecountynm.org

Chanta & Alyssa Woods
25 Pollo Rd.
Moriarty, NM 87035

March 15, 2022

Dear Chanta and Alyssa Woods,

A special meeting of the Torrance County Board of County Commissioners will be held on April 4th, 2022 at 9:00 a.m. in the Torrance County Admin Building at 205 9th St: S., Estancia, New Mexico. The purpose of the meeting is to hold a Public Hearing and render a decision upon the Appeal application presented by Chanta and Alyssa Woods. The applicants are aggrieved by the P&Z Director's enforcement of a ruling by the Planning & Zoning Board that prohibits the use of a second mobile home as a storage building/studio. The subject property is a 2 acre parcel described as Tract D, lands of Manoushagian within the E2 of the NW4, SE4 of Section 32, T.9N., R.8E. NMPM, being 25 Pollo Rd. Zoning of the property is Rural Residential, (RR). You and/or your agent must attend the meeting to present your proposal to the Board.

Regards,

A handwritten signature in black ink, appearing to read 'Steve Guetschow', written over a horizontal line.

Steve Guetschow
Planning & Zoning Director



Torrance County

Planning & Zoning

P.O. Box 48 205 S 9th Street

Estancia, NM 87016

(505) 544-4393 Main Line (505) 384-5294 Fax

www.torrancecountynm.org

March 17, 2022

To whom it may concern,

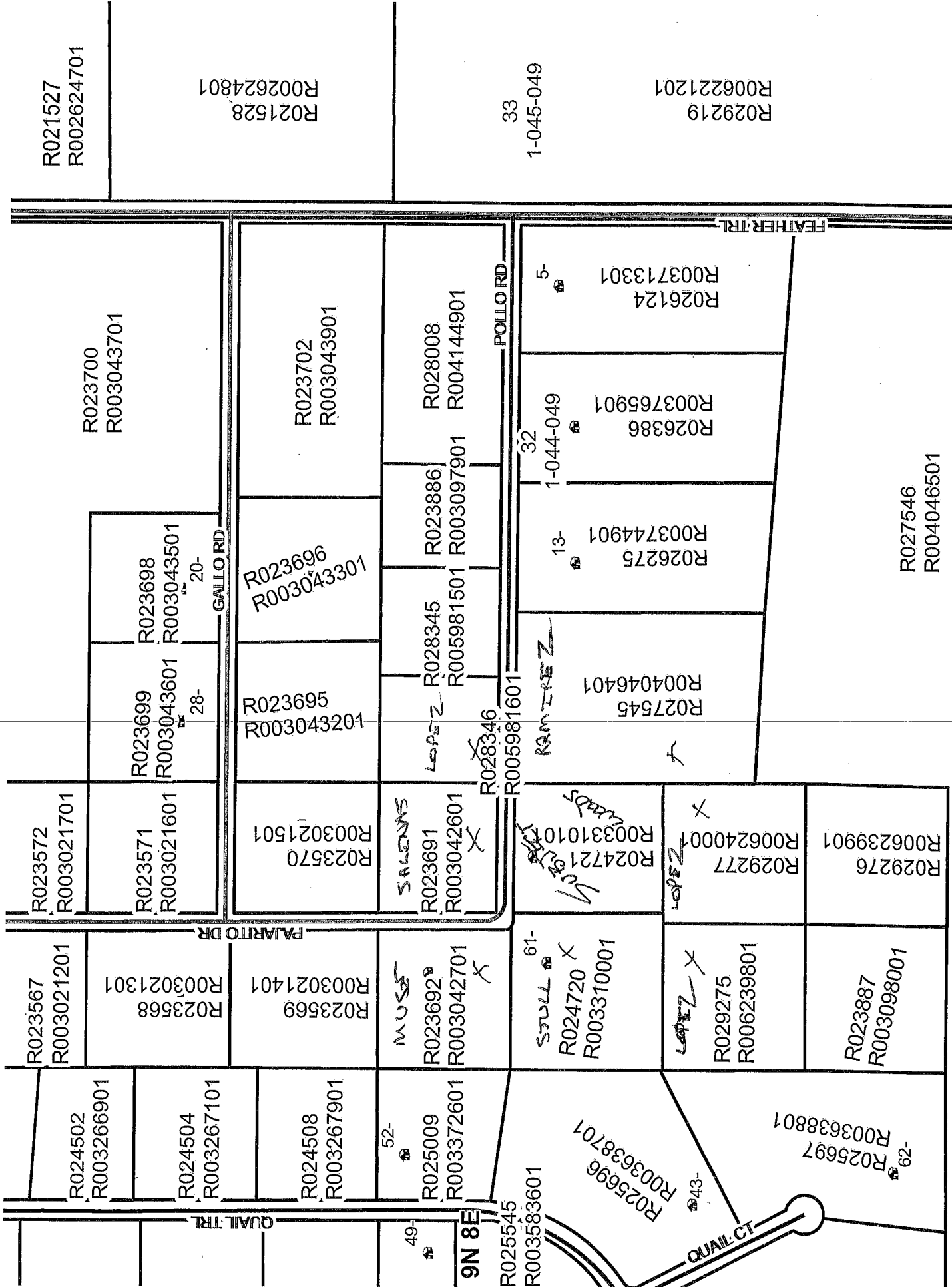
A special meeting of the Torrance County Board of County Commissioners will be held on April 4th, 2022 at 9:00 a.m. in the Torrance County Admin Building at 205 9th St. S., Estancia, New Mexico. The purpose of the meeting is to hold a Public Hearing and render a decision upon the Appeal application presented by Chanta and Alyssa Woods. The applicants are aggrieved by the P&Z Director's enforcement of a ruling by the Planning & Zoning Board that prohibits the use of a second mobile home as a storage building/studio. The subject property is a 2 acre parcel described as Tract D, lands of Manoushagian within the E2 of the NW4, SE4 of Section 32, T.9N., R.8E. NMPM, being 25 Pollo Rd. Zoning of the property is Rural Residential, (RR). You and/or your agent must attend the meeting to present your proposal to the Board.

Regards,

A handwritten signature in black ink, appearing to read "Steve Guetschow".

Steve Guetschow

Planning & Zoning Director



R024502
R003266901

R024504
R003267101

R024508
R003267901

R023567
R003021201

R023568
R003021301

R023572
R003021701

R023571
R003021601

R023699
R003043601

R023698
R003043501

R023700
R003043701

R021527
R002624701

R025009
R003372601

R023692
R003042701

R023570
R003021501

R023699
R003043601

R023698
R003043501

R023702
R003043901

R021528
R002624801

R025545
R003583601

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R028346
R005981601

R028345
R005981501

R028008
R004144901

R025696
R003638701

R024720
R003310001

R024721
R003310101

R027545
R004046401

R026275
R003744901

R029219
R006221201

R025697
R003638801

R029275
R006239801

R029277
R006240001

R026124
R003713301

R026386
R003765901

R029219
R006221201

R023887
R003098001

R029276
R006239901

R027546
R004046501

R027546
R004046501

QUAIL TRL

PALARITO DR

GALLO RD

POLLO RD

FEATHER TRL

9N 8E

49

52

61

43

28

20

32

5

Property Profile Torrance County

Account: R024721 Tax Year: 2022 Account Type: Residential
 Mill Levy: Version: 01/11/2022 Area ID: 8OUTEDGR
 Estimated Tax: Parcel: 1-044-049-281-217- Map Number:
 *This mill lev recent tax roll Status: Active

Name and Address Information

DUNCAN GEORGE G TRUSTEE WOODS
 CHANTA & ALYSSA
 25 POLLO
 MORIARTY, NM 87035

Property Location

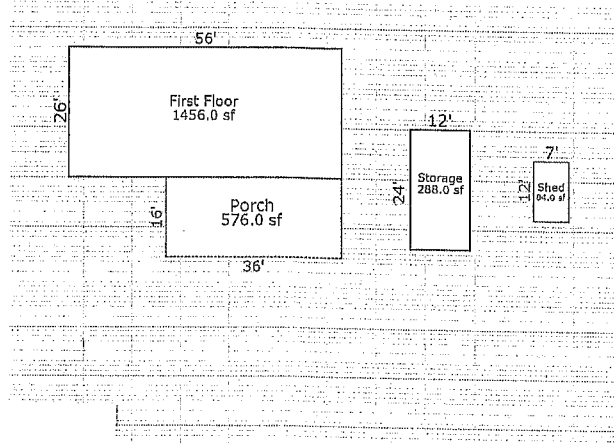
25 POLLO RD

Legal Description

Quarter: SE S: 32 T: 9N R: 8E LANDS OF MANOUSHAGIAN, TR D IN E2NW4SE4, SURVEY C/53
 2.6995 ACRES ESTIMATED VALUE 50,000.00, SITUS INFORMATION: 25 POLLO RD

Assessment Information

2022	Actual	Assessed	Sq Ft	Acres	Taxable
Land					
Improvements					
Exempt					
Total					
2021					
Land					
Improvements					
Exempt					
Total					



marks



Property Profile **Torrance County**

Account: 0022601 Tax Year: 2022 Account Type: Vacant_Land
 Mill Levy: Version: 01/11/2022 Area ID: 80UTEDGN
 Estimated T Parcel: 1-044-049-382-254- Map Number:
 *This mill is based tax roll Status: Active

Name and Address Information	Property Location
SALINAS JOHN S 1128 SOUTH LUNA CIRCLE SANTA FE, NM 87501	No Location Information Available

Legal Description
 Quarter: SE S: 32 T: 9N R: 8E LANDS OF MANOUSHAGIAN, TR A IN E2NW4SE4, SURVEY C/53 (2.2317AC), LANDS OF MANOUSHAGIAN, TR A IN E2NW4SE4, SURVEY C/53 (2.2317AC), E2NW4SE4, SURVEY C/53 (2.2317AC)

Assessment Information

	2022	Actual	Assessed	Sq Ft	Acres	Taxable
Land						
Improvements						
Exempt						
Total						
	2021					
Land						
Improvements						
Exempt						
Total						

Remarks



Property Profile Torrance County

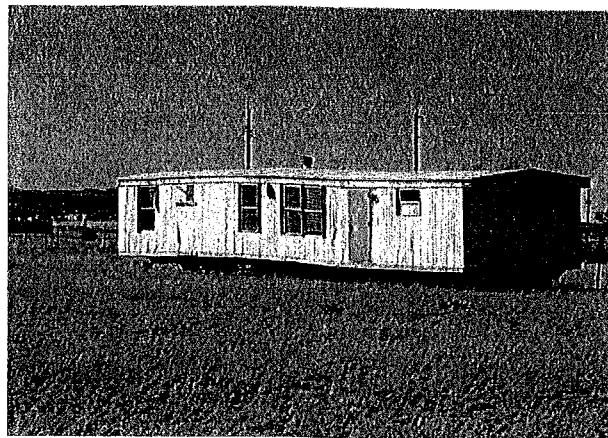
Account: R028346 Tax Year: 2022 Account Type: Vacant_Land
 Mill Levy: Version: 01/11/2022 Area ID: 8OUTEDGN
 Estimated Tax: Parcel: 1-044-049-410-254- Map Number:
 *This mill lev. Percent tax roll Status: Active

Name and Address Information

MEDINA-LOPEZ JOSE G
 236 GEN ARNOLD NE
 ALBUQUERQUE, NM 87123

Property Location

20 POLLO RD
 MORIARTY, NM 87035



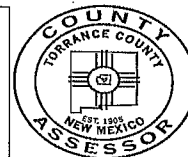
Legal Description

S: 32 T: 9N R: 8E SITUS INFORMATION: 20 POLLO RD MORIARTY 87035, SECTION 32 T9N
 R8E TR-E LANDS OF WALTER DAVIS SURVEY B-276 A

Assessment Information

2022	Actual	Assessed	Sq Ft	Acres	Taxable
Land					
Improvements					
Exempt					
Total					
2021					
Land					
Improvements					
Exempt					
Total					

User Remarks



Property Profile Torrance County

Account: R027545 Tax Year: 2022 Account Type: Residential
 Mill Levy: Version: 01/11/2022 Area ID: 8OUTETOR
 Estimated Parcel: I-044-049-412-235- Map Number:
 *This mill recent tax roll Status: Active

Name and Address Information

RAMIREZ ESPERANZA OR MONTES
 MANUEL
 PO BOX 2952
 MORIARTY, NM 87035

Property Location

No Location Information Available

Legal Description

S: 32 T: 9N R: 8E LOT 1 SURVEY D/131

Assessment Information

2022	Actual	Assessed	Sq Ft	Acres	Taxable
Land					
Improvements					
Exempt					
Total					
2021					
Land					
Improvements					
Exempt					
Total					

Remarks



Property Profile Torrance County

Account: R029277 Tax Year: 2022 Account Type: Vacant_Land
 Mill Levy: Version: 01/11/2022 Area ID: 80UTEDGN
 Estimated 1 Parcel: I-044-049-381-184- Map Number:
 *This mill is recent tax roll Status: Active

Name and Address Information

HANSON MABLE J LOPEZ LAWRENCE R
 13209 TURQUOISE AVE NE
 ALBUQUERQUE, NM 87123-2063

Property Location

No Location Information Available

Legal Description

SEC 32 T9N R8E LANDS OF M L MANOUSHAGIAN TR E-1 WITHIN NW4SE4 SURVEY E/101

Assessment Information

2022	Actual	Assessed	Sq Ft	Acres	Taxable
Land					
Improvements					
Exempt					
Total					
2021					
Land					
Improvements					
Exempt					
Total					

emarks



Property Profile Torrance County

Account: R029275 Tax Year: 2022 Account Type: Vacant Land
 Mill Levy: Version: 01/11/2022 Area ID: 8OUTEDGN
 Estimated T Parcel: 1-044-049-348-184- Map Number:
 *This millage recent tax roll Status: Active

Name and Address Information

HANSON MABLE J LOPEZ LAWRENCE R
 13209 TURQUOISE AVE NE
 ALBUQUERQUE, NM 87123-2063

Property Location

No Location Information Available

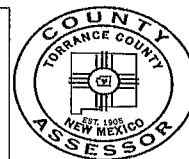
Legal Description

LANDS OF M L MANOUSHAGIAN TR.E-2 WITHIN NW4SE4 SURVEY E/101

Assessment Information

2022	Actual	Assessed	Sq Ft	Acres	Taxable
Land					
Improvements					
Exempt					
Total					
2021					
Land					
Improvements					
Exempt					
Total					

Remarks



Property Profile Torrance County

Account: R074770 Tax Year: 2022 Account Type: Residential
 Mill Levy: Version: 01/11/2022 Area ID: 8OUTEDGR
 Estimated T Parcel: 1-044-049-345-217- Map Number:
 *This mill le cent tax roll Status: Active

Name and Address Information	Property Location
STULL DUANE R PO BOX 3541 EDGEWOOD, NM 87015	61 PAJARITO RD

Legal Description
 Quarter: SE S: 32 T: 9N R: 8E LANDS OF MANOUSHAGIAN, TR C IN E2NW4SE4, SURVEY C/53 (2.8231AC), SITUS INFORMATION: 61 PAJARITO RD 000000000

Assessment Information

2022	Actual	Assessed	Sq Ft	Acres	Taxable
Land					
Improvements					
Exempt					
Total					
2021					
Land					
Improvements					
Exempt					
Total					

User Remarks



Property Profile Torrance County

Account: R023569 Tax Year: 2022 Account Type: Residential
 Mill Levy: Version: 01/11/2022 Area ID: 8OUTEDGR
 Estimated Parcel: I-044-049-345-281- Map Number:
 *This mill is recent tax roll Status: Active

Name and Address Information

MUSE ROBERT JR
 47 PAJARITO
 MORIARTY, NM 87035

Property Location

47 PAJARITO DR

Legal Description

Subd: PAJARITO ESTATES Lot: 8-R PAJARITO ESTATES LOT 8-R M3582401, SITUS INFORMATION: 47 PAJARITO DR

Assessment Information

2022	Actual	Assessed	Sq Ft	Acres	Taxable
Land					
Improvements					
Exempt					
Total					
2021					
Land					
Improvements					
Exempt					
Total					

User Remarks

