

Water and real-estate transactions

If you are evaluating a property with an existing water well, find out about the quality of the water before you commit to the property. Everyone has different tolerances for water contaminants, so what might be acceptable to the seller may be objectionable to you. If you know that water treatment will be necessary, it can add substantially to your total investment and you may be in a better position to negotiate with the seller.

It is not uncommon for private, domestic water wells to lack comprehensive water tests, as there is no such testing requirement from the Office of the State Engineer. A great local source of information is the Drinking Water Bureau of the New Mexico Environment Department. If you are looking at undeveloped land, neighbors (if any) might be able to give you some idea of what to expect. The first simple parameter you will want to know is the depth of surrounding wells, as water produced

from different aquifers may have highly variable water quality. And even the producing depth itself is not a great predictive tool, as two geographically close wells completed at the same subsurface depth may actually be producing from the edges of completely separate aquifers.

A local water-treatment company with an extensive database of test results can also assist you in predicting the water quality, but it will not be able to provide you with actual test results without the express, signed permission of the person(s) who commissioned the test. The water company holds the water-test data as a custodian.

The property owner is of course free to release the test data to you and it is a red flag for a real-estate transaction if the seller claims to have a test but will not release the results to you. This is especially true if the seller has water-treatment equipment in place. Because similar-

appearing tanks with different media may be used to treat widely different types of water contaminants, even having specialists look at the physical equipment may not answer the question as to what the equipment is designed to remove. Another caution would be if the seller indicates that there is nothing wrong with the water but will not let you collect a sample and order a comprehensive water test at your own expense. You should also be suspicious if the water smells strongly of chlorine bleach, as unscrupulous sellers have been known to temporarily mask water contaminants (such as hydrogen sulfide) by pouring chlorine bleach down the wellbore.

A comprehensive lab test will give you a baseline from which to calibrate any future water changes. It is entirely possible that the well will not need any treatment at all, but as prospective owners you should be making that call. When in doubt and in the absence of a recent



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and comprehensive water test, treat a well upon which you will be dependent as a “wildcat” and make your decisions based on the results of water tests conducted by an EPA-certified laboratory from a sample collected from that well.

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Building permits

SANTA FE COUNTY building permits issued from mid-October to mid-November included the following:

Turquoise Trail LLC, 123 Carson Valley Way. \$128,598.
Jamey & Elizabeth Braun, 217 Calle de Montanas. \$404,000.
Leonel Capparelli, 401 E. Rodeo Rd. \$358,000.
David Cordova, 50 Thundercloud Rd. \$250,000.
Henry & Elise Mignardot, 76 E. Old Agua Fria Rd. (No valuation given.)
Mike & Tish Maffie, 10 Deer Dancer. \$2.89 million.
Manuel & Vanessa Urioste, 26 Las Estrellas. (No valuation given.)
Robert Corby, 35 S. Double Arrow Rd. \$350,000.
Raymond Montoya, Española. \$16,705.
Homewise Inc., 50 La Pradera.

\$110,075.
 — 52 La Pradera. \$110,075.
Las Terrazas de Las Campanas, 16 Paseo las Terrazas. \$409,030.
Twenty-two Park Estates, 35 Via Pampa. \$650,000.
Denny Robertson, 10 Penny Ct. (No valuation given.)
Paul Miller, Edgewood. \$35,000.
BT Homes, 103 Bosquecillo. (No valuation given.)
Luciano Garcia, 6165 Vuelta Ventura. (No valuation given.)
Rebecca Lyon, John Detweiler, 2412 Camino del Oso. (No valuation given.)
W.W. Armburg, 11 Starsplash. \$350,000.
Mary Hover, Edgewood. (No valuation given.)
Johnny Baca, Pojoaque. \$28,000.
Sef & Ruby Valdez, 1 Kokopelli Ln. \$275,000.
Joyce Rivera, Glorieta. (No valuation given.)
Fred Yuricic, Edgewood. (No

valuation given.)
Dos Vigos Const., 96 Avenida Aldea. (No valuation given.)
Turquoise Trail LLC, 82 Sunset Canyon Ln. \$138,308.
Mike & Rhonda Kevziw, 24 Calle Ventoso W. \$920,000.
Twelve Casitas, 34 Plaza del Corazon. \$550,000.
Cristobal Rael, 56 Camino Capilla Vieja. (No valuation given.)
Remy Padilla, 4 W. Prince Rd. (No valuation given.)
George Blinn, 15 Cielo Tranquilo Ct. (No valuation given.)
Jorge Lozano, 17 Paseo de Valentine. \$160,000.
Richard Hodgkin, Stanley. \$485,000.
Mirtha Davalos, 10 Vista Linda Grande. \$690,000.
Kathy Valdez, La Pradera Subdiv. \$180,000.
James Adams, Edgewood. \$155,000.

Daniel Helton, Edgewood. \$180,000.
Roger Bickelhiemer, Edgewood. \$12,478.
William Agnew & Flo Perkins, Pojoaque. (No valuation given.)
Michael & Tami Lang, 173, Chisholm Tr. \$187,849.
Building permits issued by the CITY OF SANTA FE from mid-October to mid-November included the following:
John Ortega, 4503 Country Club Rd. \$232,917.
Henry Quintana, 1708-D Montano St. \$150,000.
Perry & Nancy Inhole, 2971 Tesuque Overlook. \$425,000.
Centex Homes, 4079 Montaña Verde Rd. \$192,057.
 — 5858 Colores del Rey St. \$187,958.
 — 3462 Todos Santos St. \$97,271.
 — 5852 Colores del Rey St.

\$122,575.
 — 4416 Santa Lucia St. \$97,271.
Walton Chapman Builders, 2122 Plazuela Vista. \$129,798.
 — 2123 Plazuela Vista. \$156,844.
Vistas Bonitas LLC, 5300 Circita del Norte. \$116,226.
 — 5304 Circita del Norte. \$116,226.
 — 5308 Circita del Norte. \$116,226.
 — 5312 Circita del Norte. \$116,226.
 — 5316 Circita del Norte. \$116,226.
Homewise Inc., 7611 Mesa del Oro Ln. \$142,380.
 — 7620 Mesa del Oro Ln. \$142,380.
 — 7624 Mesa del Oro Ln. \$142,380.
SBS LLC, 1503 Sipapu Ln. \$133,114.
 — 1559 Sipapu Ln. \$133,114.
John Koburi, 3108 Hidden Vista. \$400,000.