

# you make a difference



Taos Property Foundation is prepared to help donors give gifts of real estate for long-lasting community impact.

Your gift can be transitioned into an endowment fund that is invested over time.

Earnings from the fund are used to make grants to address community needs. Your gift - and all future earnings from your gift - is a permanent source of community capital, helping to do good work today, and tomorrow.

**Taos Property Foundation**  
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**Taos New Mexico 87571**  
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## gifts of real property

Making a charitable gift of real estate can help you turn your property gains into community good. The value of your real estate may exceed that of any other asset you own. The gift can be made during your lifetime with an immediate tax deduction, or as a planned gift through your will or estate plan document.

Charitable gifts of real estate range from personal residences and vacation homes to rental properties, farmland, and commercially developed land.

## how it works

- You identify real estate property that you would like to give; an appraisal will help you establish its market value.
- We assess the real estate for compliance with our Gift Acceptance Policy and gather appropriate documentation.
- Your gift can be placed in any charitable fund held at Taos Community Foundation; or you can establish a new fund that aligns with the charitable goals that are important to you.
- Your gift qualifies for a tax deduction based on its full market value; you avoid the capital gains tax that would otherwise arise from the sale of the property.
- We handle all the administrative details.

