



## LAW AND ANALYSIS

During the 2023 Idaho Legislative session, House Bill 292 amended Idaho Code section 63-705(b)(2) to read as follows:

On and after January 1, 2023, if the current year's assessed value of the home owned by the individual, according to the current year's assessment notice, exceeds the greater of four hundred thousand dollars (\$400,000) or two hundred percent (200%) of the median assessed valuation for all homes in the county receiving the homestead exemption pursuant to section 63-602G, Idaho Code, then the individual will instead be referred to the property tax deferral program set forth in sections 63-712 through 63-721, Idaho Code. Using the current year's assessed values, each county shall report the median assessed value of all properties receiving the homestead exemption in such county as of the date to the state tax commission no later than the first Monday in June. Provided, however, the provisions of this paragraph do not apply to a veteran with either a service-connected disability of one hundred percent (100%) or a disability rating based on individual unemployability rating that is compensated at the one hundred percent (100%) disability rate, as certified by the United States department of veterans affairs.

During review of Petitioner's application and information received from Kootenai County Assessor's Office, Property Tax learned the 2024 assessed value of Petitioner's home was \$1,018,380 and 200% of the median value of homes in Kootenai County receiving the homestead exemption is \$991,076. With an assessed value of \$1,018,380, Petitioner's home exceeds the greater of \$400,000 or 200% of the median value of properties in Kootenai County with the homestead exemption.

Idaho Code section 63-705(b) describes the requirements, as it relates to current assessment values, for an applicant to qualify for the property tax reduction benefit. The requirements are very specific.

The Tax Commission is sympathetic with Petitioner's predicament and those like her. However, the Tax Commission must follow the law as written. If the law is socially or economically unsound, the power to correct it is legislative, not within the powers of the Tax Commission *John Hancock Mutual Life Insurance Co. v. Neill*, 79 Idaho 385, 319 P.2d 195 (1957).

**CONCLUSION**

Petitioner applied for the Property Tax Reduction Benefit with Kootenai County. The 2024 assessed value of Petitioner’s home exceeds the greater of \$400,000 or 200% of the median assessed valuation for all homes in Kootenai County receiving a homestead exemption. Her application for a 2024 property tax reduction benefit must be denied.

THEREFORE, the Intent to Deny Property Tax Reduction Benefit letter dated July 8, 2024, directed to [REDACTED] [REDACTED] is hereby AFFIRMED and MADE FINAL.

An explanation of Petitioner’s right to appeal this decision is enclosed.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

IDAHO STATE TAX COMMISSION

**CERTIFICATE OF SERVICE**

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_ 2024,  
a copy of the within and foregoing DECISION was served by sending the same by United States  
mail, postage prepaid, in an envelope addressed to:



Receipt No.

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