

2024 TAXABLE VALUES AND PROPERTY TAXES

Introduction

Each year the Idaho State Tax Commission staff produces an annual report summarizing both statewide and local changes in both taxable values and property taxes in the state of Idaho. This report is intended to provide data to a broad audience but is not intended to suggest policy changes. In reviewing the statewide data, it is important to note that statewide aggregations and averages do not represent all local conditions. Locally, smaller districts may experience more or less change than is shown by the statewide data. It is for this reason that we also include local jurisdiction information so that readers are able to compare and contrast both sets of data.

2024 Taxable Values

In terms of taxable value, there was a moderate 5.7% overall increase between 2023 and 2024. This slightly exceeded last year's 3.3% increase but was far below the 43.7% unprecedented increase from 2021 to 2022. Sector-by-sector value changes are shown in Chart I-A/B in the appendix.

2024 Property Taxes

Legislatively provided property tax relief began in 2023 with House Bill 292 and continued in 2024 with House Bill 521. The amount of property tax relief for 2024 was somewhat reduced and redirected as compared to 2023. Table 1 shows a comparison between the property tax relief components provided to property taxpayers each of these years.

Table 1: Legislatively provided property tax relief in 2023 and 2024

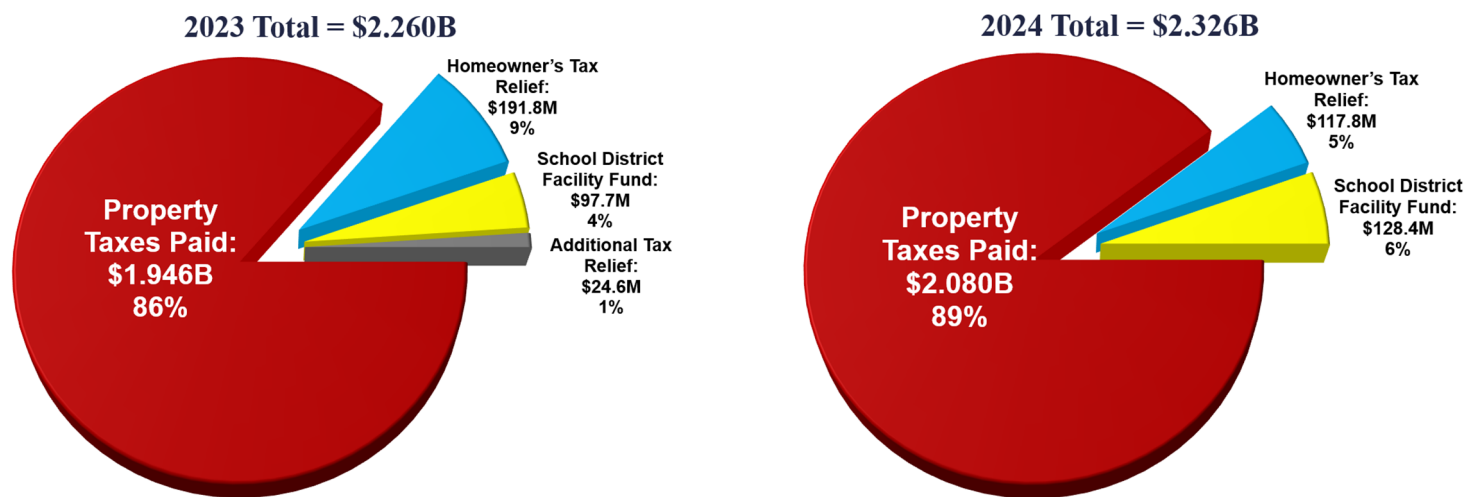
<i>Category:</i>	HB 292 Amount of Tax Relief for 2023 (\$ Millions)	HB 521 Amount of Tax Relief for 2024 (\$ Millions)
<i>School District Facilities Funds</i>	97.7	128.4
<i>Homeowner Tax Relief</i>	191.8	117.8
<i>Additional Tax Relief</i>	24.6	0
<i>TOTAL</i>	314.1	246.2

Viewed another way, 2024 property taxes can be compared by looking at the amounts levied and the amounts provided by the legislature in this year's property tax relief, as shown in Table 2 and Figure 1 below.

Table 2: Property taxes and effects of HB 521 tax relief

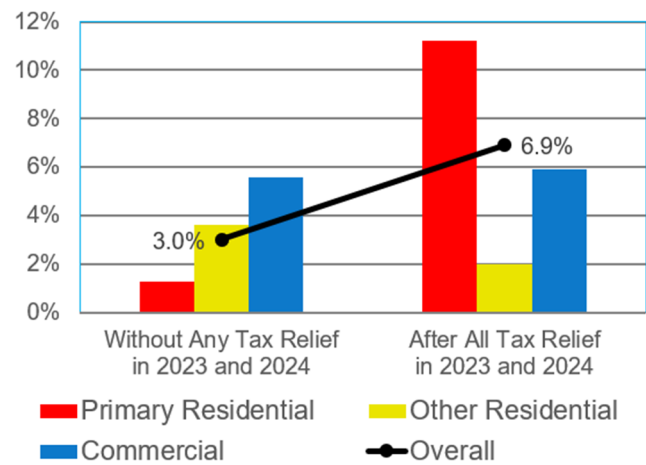
2024 Property Tax Budgets Before Any Tax Relief:	School District Facility Fund (SDF) Levy Reductions:	Property Tax Budgets as Approved & Levied:	Homeowner's Tax Relief:	Final Cost to Taxpayers:
\$2.326 billion	\$128.4 million	\$2.198 billion	\$117.8 million	\$2.080 billion

Figure 1: 2023-2024 Total property taxes and tax relief components



If there was no property tax relief provided by the legislature in 2023 and 2024, property taxes would have increased 3.0% from 2023 to 2024. After all property tax relief provided under HB 292 and HB 521 is considered for 2023 and 2024, property taxes paid by taxpayers increased by 6.9% from 2023 to 2024. Figure 2 shows how these changes from 2023 to 2024 varied across three major categories of property. Since a larger portion of the tax relief in 2023 was dedicated to homeowners (i.e., primary residential property), the overall percent increase in taxes for 2024 was higher in this sector.

Figure 2: Percent change in major category property tax 2023 – 2024 in various tax relief scenarios



Property Tax and HB 521 Property Tax Relief

A detailed summary of statewide property tax budgets and the effects HB 521 property tax relief is found in Charts I-A and I-B following the narrative section of this report. Chart I-A shows what overall and sector taxes would have been using amounts levied after reductions related to school district facilities funds (see Table 1), but before applying homeowner tax relief funds also provided under HB 521. Chart I-B shows taxes remaining to be paid by property taxpayers following the application of **all** tax relief included in HB 521. The overall statewide tax rate of 0.573% shown in Chart I-B is slightly higher than in 2023 due to somewhat less tax relief being provided, but is still historically very low. An additional analysis of probable tax changes on existing property is found in Table 5.

Of the two components of tax relief provided under HB 521, only one, the school district facility fund levy reductions, directly reduced the tax levies. As can be seen from the variation of percent changes shown in Table 4a, the degree of this effect differed widely between school districts, with some of the effect disappearing if a school district passed a new supplemental or similar levy. This is further delineated in Chart VI in the appendix, which shows overall school property taxes down \$48 million from 2023. The amount of school tax relief directly related to HB 521 was shown on each taxpayer's bill. In addition, homeowners' tax relief was specified as a credit that applied to most non-school levies to which a primary residential property was subject. Because of increased tax relief to schools and continuing value increases in most counties, tax rates dropped in 33 of the 44 counties. The current average tax rates by county are shown in Chart VIII. The statewide overall average tax rate dropped 3.7% this year, based on levies applied (i.e., after school district facility fund reductions but before homeowner tax relief). The rate of change in property tax budgets by district type is shown in both Tables 4a and 6 in this report and Chart V in the appendix.

This report attempts, whenever possible, to distinguish between property tax increases that affect existing property and those related to newly constructed property. Unless otherwise indicated in any chart, figures shown relate to all property. To the extent that new construction is included in any category of property, tax and value change figures tend to be overstated with respect to existing property (see Table 7). Major causes of taxing district property tax budget changes are quantified in summary fashion in Table 3.

Table 3: Major Components of 2023 to 2024 Property Tax Changes

Major causes of change in total property tax	Potential increase amount*
3% general cap	\$52.7 million
Increases attributable to new construction	\$33.9 million
Increases due to annexation	\$0.9 million
Increases for terminating Urban Renewal Areas	\$0.4 million
Increases lost due to 8% cap	<\$0.3 million>
Net tax increases <decrease> due to use <accumulation> of forgone amounts	\$7.7 million
<Decrease> due to forgone amounts not reserved**	<\$3.1 million>
Increases <decreases> in bonds and exempt levies other than M&O	<\$18.0 million>
Other budget <decreases>***	<\$7.2 million>
School Facility Fund Reductions ****	<\$30.8 million>
Overall increase	\$36.1 million

*Only potential increases can be calculated for the 3% cap, annexation, and new construction. In some cases, districts have accumulated indicated amounts as "forgone" amounts, which were not levied, but may be recaptured as future property tax increases. Overall available forgone amounts decreased in 2024 to \$140.4 million.

**Based on forgone amounts reserved as of 11/20/2024. Districts have until 12/31/2024 to reserve forgone amounts.

***Other sources of decreases include voluntary reductions to property tax budgets from previous years, reductions made as a result of increased solar farm tax revenue, and penalties due to non-compliance with the central registry of the State Controller's Office. These cannot be captured as forgone amounts as they are not "voluntarily forgone increases."

****Amount shown represents difference in school levy reductions due to more school tax relief provided in HB 521 than had been provided in HB 292 in 2023.

Table 4 lists many of the notable changes in property tax portions of non-school taxing district budgets for 2024 in comparison to 2023. The amounts shown have been rounded to depict the magnitude, but not precise detail, of the change in budget. The term “budget,” as used in Table 4, refers only to the property tax portion of a district’s budget. The companion Table 4a shows total property tax budget changes for each school district. Nearly all school districts had temporary supplemental, bond funds, or plant facilities funds which were required to be reduced based on school facilities monies distributed pursuant to HB 521.

Although some taxing districts in Idaho have large property tax budgets – 43 districts levied more than \$10 million each – most taxing districts are much smaller in terms of property tax levies. As is shown in Figure 3, 50% of taxing districts that levied property taxes in 2024 levied less than \$161,280 each. Additionally, 20% of these districts levied less than \$25,000 each in 2024.

Figure 3: Number of Levying Taxing Districts and Size of Property Tax Budgets

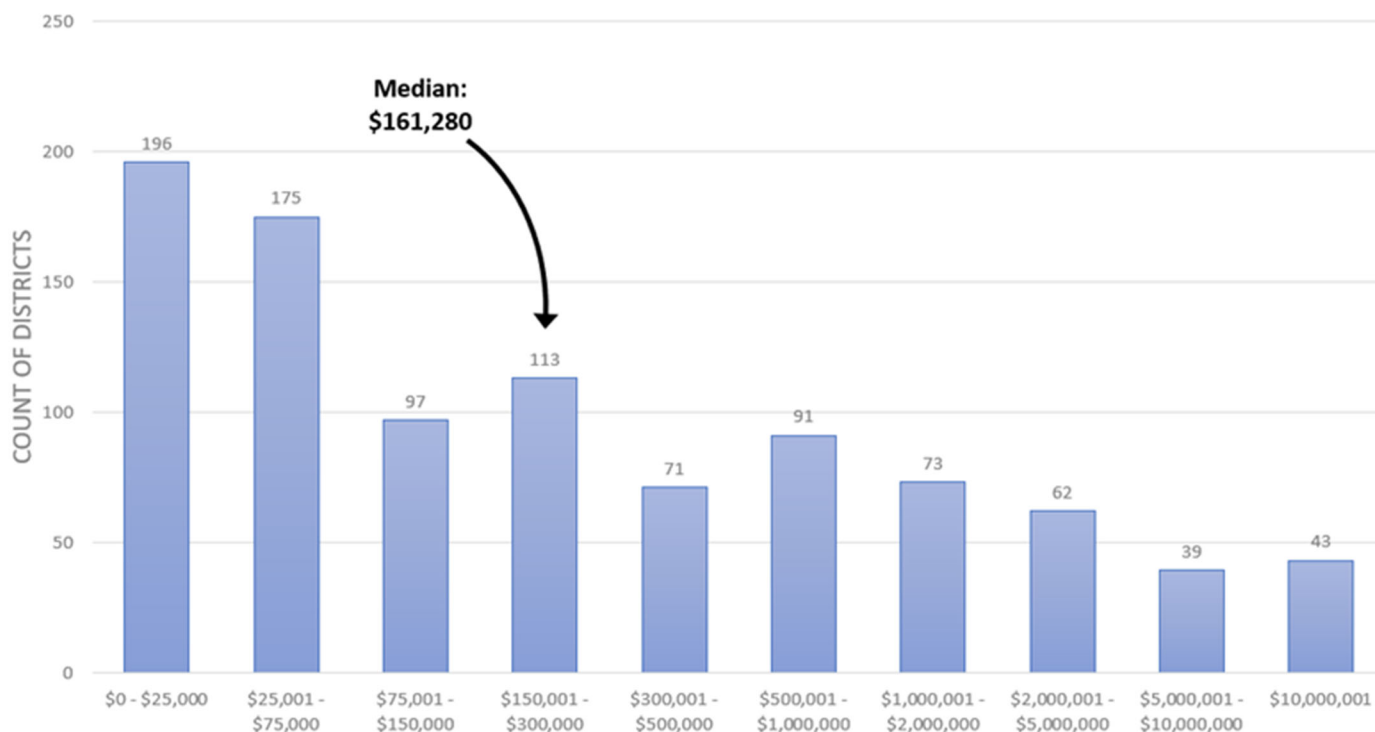


Table 4: Significant Non-School Property Tax Budget Changes in 2024

County	Taxing District	Description of Change	\$ Amount of Change
Ada	Joplin Cemetery District	No levy in 2023; levied in 2024	42,000
Ada / Boise / Gem	Avimor Community Infrastructure District	Increased Bond Fund	688,000
Ada	Harris Ranch Community Infrastructure District	Increased Bond Fund	302,000
Ada	Ada County Highway District	Recovered Forgone for Capital Projects	1,481,000
Ada	Meridian Fire District	Reduced Budget	<559,000>
Ada	Western Ada Recreation District	Reduced Budget	<166,000>
Bannock	McCammon City	New Bond	71,000
Bear Lake	Bern Community Recreation District	New District	8,500
Bingham	Moreland Cemetery District	Temporary Override Expired and reduced budget	<44,000>
Bingham	Riverside-Thomas Cemetery District	Temporary Override Expired	<57,000>
Blaine	Sun Valley Sewer and Water District	Eliminated Bond Levy	<205,000>
Bonner	Sagle Fire District	Recovered Forgone	40,000
Bonner	Selkirk Recreation District	Recovered Forgone	12,000
Bonner	West Side Fire District	Increased Budget	82,000
Boundary	County	Recovered Forgone	253,000
Butte	Lost River Fire District	Eliminated Bond Fund	<8,000>
Canyon	Caldwell City	New Bond Fund and Recovered Forgone	1,141,000
Canyon	Nampa City	Recovered Forgone for Capital Projects	1,323,000
Canyon	Nampa City Bond	Eliminated Levy	<2,029,000>
Canyon	Nampa Fire District	Recovered Forgone for Capital Projects	603,000
Clark	Clark County Library District	Reduced Budget	<25,000>

Table 4 (continued)

County	Taxing District	Description of Change	\$ Amount of Change
Elmore / Owyhee	Grandview Fire District	Reduced Budget	<87,000>
Elmore	Mountain Home Highway District	Increased Budget – Decreased Solar Tax Revenue	103,000
Elmore	Mountain Home Fire District	Increased Budget – Decreased Solar Tax Revenue	22,000
Gooding / Twin Falls	Hagerman Fire District	Increased Temporary Override	35,000
Idaho	Riggins City	Increased budget	17,000
Jefferson	Menan City	Temporary Override	40,000
Jerome	Hillsdale Highway District	Increased budget and new Judgment Fund	93,000
Kootenai	Post Falls City	Recovered Forgone	647,000
Kootenai	Rathdrum City	Recovered Forgone	38,000
Kootenai	Mica Kidd Island Fire District	New Permanent Override	245,000
Kootenai	Eastside Fire District	Recovered Forgone	29,000
Lemhi	County	Increased Bond Fund	240,000
Lewis	Nez Perce City	New Bond Fund	12,000
Lincoln	Shoshone City and Rural Fire District	New Temporary Override and Judgment Fund	89,000
Oneida	Oneida County Library	New Plant Facilities Fund	150,000
Payette	New Plymouth City	Recovered Forgone	17,000
Power	Power Abatement District	Reduced Budget	<26,000>
Twin Falls	Hansen Library District	New Permanent Override	30,000
Twin Falls	Salmon Tract Fire District	Decreased Budget	<26,000>
Valley	McCall Memorial Hospital District	Recovered Forgone	57,000
Valley	Yellow Pine Fire District	Recovered Forgone	1,000

Table 4a shows changes in school district property taxes levied between 2023 and 2024. The figures in this table incorporate all school property tax budget changes, including tax relief provided under HB 521 as well as increases and decreases from all other causes, including new and expiring voter approved levies.

Table 4a: Changes in School Property Tax 2023 – 2024
Reflecting application of HB 292 and HB 521 school facilities funds

District Name	2023 Prop. Tax	2024 Prop. Tax	\$ Change	% Change
Aberdeen School #58	\$1,190,601	\$1,366,501	\$175,900	14.8%
American Falls School #381	\$3,204,914	\$3,056,400	-\$148,514	-4.6%
Arbon School #383	\$11,230	\$10,544	-\$686	-6.1%
Avery School #394	\$163,724	\$163,594	-\$130	-0.1%
Basin School #72	\$419,371	\$372,322	-\$47,049	-11.2%
Bear Lake School #33	\$582,107	\$497,001	-\$85,106	-14.6%
Blackfoot School #55	\$2,331,132	\$2,023,767	-\$307,365	-13.2%
Blaine School #61	\$37,063,511	\$37,321,900	\$258,389	0.7%
Bliss School #234	\$102,976	\$80,821	-\$22,155	-21.5%
Boise School #1	\$136,173,731	\$126,010,250	-\$10,163,481	-7.5%
Bonneville School #93	\$12,600,000	\$14,600,000	\$2,000,000	15.9%
Boundary School #101	\$1,953,949	\$1,794,452	-\$159,497	-8.2%
Bruneau-Grandview School #365	\$283,210	\$945,035	\$661,825	233.7%
Buhl School #412	\$9,660	\$10,984	\$1,324	13.7%
Butte School #111	\$133,636	\$85,050	-\$48,586	-36.4%
Caldwell School #132	\$4,610,484	\$29,739	-\$4,580,745	-99.4%
Camas School #121	\$259,968	\$239,332	-\$20,636	-7.9%
Cambridge School #432	\$149,603	\$28,190	-\$121,413	-81.2%
Cascade School #422	\$788,130	\$753,111	-\$35,019	-4.4%
Cassia School #151	\$5,102,643	\$4,838,737	-\$263,906	-5.2%
Castleford School #417	\$269,214	\$225,475	-\$43,739	-16.2%
Challis School #181	\$637,040	\$577,165	-\$59,875	-9.4%
Clark School #161	\$210,241	\$199,515	-\$10,726	-5.1%
Coeur d'Alene School #271	\$25,447,122	\$22,206,354	-\$3,240,768	-12.7%
Cottonwood School #242	\$58,698	\$24,809	-\$33,889	-57.7%
Council School #13	\$17,466	\$18,177	\$711	4.1%
Culdesac School #342	\$211,306	\$199,455	-\$11,851	-5.6%
Dietrich School #314	\$128,960	\$41,641	-\$87,319	-67.7%
E. Whitepine School #288	\$793,752	\$759,559	-\$34,193	-4.3%
Emmett School #221	\$119,197	\$45,028	-\$74,169	-62.2%
Filer School #413	\$1,270,418	\$463,031	-\$807,387	-63.6%
Firth School #59	\$424,316	\$26,231	-\$398,085	-93.8%
Fremont School #215	\$1,420,103	\$1,066,942	-\$353,161	-24.9%
Fruitland School #373	\$332,663	\$399,660	\$66,997	20.1%
Garden Valley School #71	\$1,511,305	\$1,205,358	-\$305,947	-20.2%
Genesee School #282	\$1,317,617	\$1,311,070	-\$6,547	-0.5%

District Name	2023 Prop. Tax	2024 Prop. Tax	\$ Change	% Change
Glenns Ferry School #192	\$265,251	\$215,103	-\$50,148	-18.9%
Gooding School #231	\$1,251,061	\$1,092,376	-\$158,685	-12.7%
Grace School #148	\$446,846	\$374,171	-\$72,675	-16.3%
Hagerman School #233	\$408,766	\$235,143	-\$173,623	-42.5%
Hansen School #415	\$390,146	\$357,541	-\$32,605	-8.4%
Highland School #305	\$491,270	\$461,140	-\$30,130	-6.1%
Homedale School #370	\$2,036,266	\$1,951,321	-\$84,945	-4.2%
Horseshoe Bend School #73	\$267,543	\$260,265	-\$7,278	-2.7%
Idaho Falls School #91	\$5,277,191	\$3,922,648	-\$1,354,543	-25.7%
Jefferson School #251	\$5,570,780	\$4,683,158	-\$887,622	-15.9%
Jerome School #261	\$5,268,237	\$5,459,999	\$191,762	3.6%
Kamiah School #304	\$6,359	\$6,890	\$531	8.4%
Kellogg School #391	\$3,453,429	\$3,593,066	\$139,637	4.0%
Kendrick School #283	\$844,256	\$740,359	-\$103,897	-12.3%
Kimberly School #414	\$1,945,934	\$1,242,830	-\$703,104	-36.1%
Kootenai School #274	\$1,264,732	\$1,278,705	\$13,973	1.1%
Kuna School #3	\$6,305,378	\$684,762	-\$5,620,616	-89.1%
Lake Pend Oreille School #84	\$12,977,529	\$12,999,458	\$21,929	0.2%
Lakeland School #272	\$9,948,772	\$8,398,338	-\$1,550,434	-15.6%
Lapwai School #341	\$42,440	\$44,353	\$1,913	4.5%
Lewiston School #340	\$26,949,901	\$26,819,214	-\$130,687	-0.5%
Mackay School #182	\$156,052	\$135,195	-\$20,857	-13.4%
Madison School #321	\$6,630,122	\$6,641,890	\$11,768	0.2%
Marsh Valley School #21	\$1,518,645	\$1,394,059	-\$124,586	-8.2%
Marsing School #363	\$1,339,088	\$1,536,122	\$197,034	14.7%
McCall-Donnelly School #421	\$7,533,024	\$7,986,098	\$453,074	6.0%
Meadows Valley School #11	\$480,105	\$411,095	-\$69,010	-14.4%
Melba School #136	\$869,098	\$60,995	-\$808,103	-93.0%
Middleton School #134	\$3,977,511	\$3,452,820	-\$524,691	-13.2%
Midvale School #433	\$8,592	\$8,946	\$354	4.1%
Minidoka School #331	\$3,008,610	\$2,613,519	-\$395,091	-13.1%
Moscow School #281	\$11,352,430	\$11,357,619	\$5,189	0.0%
Mountain Home School #193	\$1,301,722	\$786,634	-\$515,088	-39.6%
Mountain View School #244	\$40,408	\$2,393,752	\$2,353,344	5824.0%
Mullan School #392	\$684,901	\$685,513	\$612	0.1%
Murtaugh School #418	\$777,812	\$253,151	-\$524,661	-67.5%
Nampa School #131	\$12,952,444	\$9,824,057	-\$3,128,387	-24.2%
New Plymouth School #372	\$530,714	\$390,959	-\$139,755	-26.3%
Nez Perce School #302	\$400,835	\$357,026	-\$43,809	-10.9%
North Gem School #149	\$404,663	\$383,202	-\$21,461	-5.3%
Notus School #135	\$796,787	\$879,973	\$83,186	10.4%
Oneida School #351		\$120,000	\$120,000	
Orofino School #171	\$2,324,895	\$2,046,972	-\$277,923	-12.0%

District Name	2023 Prop. Tax	2024 Prop. Tax	\$ Change	% Change
Parma School #137	\$1,781,413	\$1,578,932	-\$202,481	-11.4%
Payette School #371	\$494,925	\$318,308	-\$176,617	-35.7%
Pleasant Valley School #364	\$11,737	\$12,159	\$422	3.6%
Plummer/Worley School #44	\$524,611	\$24,386	-\$500,225	-95.4%
Pocatello School #25	\$10,397,685	\$9,169,245	-\$1,228,440	-11.8%
Post Falls School #273	\$4,511,744	\$4,448,158	-\$63,586	-1.4%
Potlatch School #285	\$1,426,106	\$1,460,448	\$34,342	2.4%
Prairie School #191		\$2,632	\$2,632	
Preston School #201	\$943,753	\$644,181	-\$299,572	-31.7%
Richfield School #316	\$306,177	\$186,960	-\$119,217	-38.9%
Ririe School #252	\$36,863	\$323,571	\$286,708	777.8%
Rockland School #382	\$131,116	\$102,725	-\$28,391	-21.7%
S. Lemhi School #292	\$34,305	\$14,871	-\$19,434	-56.7%
Salmon River School #243	\$438,983	\$420,392	-\$18,591	-4.2%
Salmon School #291	\$291,888	\$1,962,669	\$1,670,781	572.4%
Shelley School #60	\$1,459,776	\$922,616	-\$537,160	-36.8%
Shoshone School #312	\$109,254	\$36,357	-\$72,897	-66.7%
Snake River School #52	\$800,649	\$905,527	\$104,878	13.1%
Soda Springs School #150	\$1,569,776	\$1,678,204	\$108,428	6.9%
St Maries School #41	\$1,747,778	\$1,622,590	-\$125,188	-7.2%
Sugar-Salem School #322		\$22,404	\$22,404	
Swan Valley School #92	\$349,749	\$322,971	-\$26,778	-7.7%
Teton School #401	\$8,053,750	\$7,364,428	-\$689,322	-8.6%
Three Creek School #416	\$47,083	\$27,597	-\$19,486	-41.4%
Troy School #287	\$868,455	\$815,169	-\$53,286	-6.1%
Twin Falls School #411	\$12,743,086	\$12,030,552	-\$712,534	-5.6%
Valley School #262	\$412,827	\$367,770	-\$45,057	-10.9%
Vallivue School #139	\$19,043,794	\$18,738,654	-\$305,140	-1.6%
W. Jefferson School #253	\$853,121	\$340,551	-\$512,570	-60.1%
Wallace School #393	\$1,477,338	\$1,410,616	-\$66,722	-4.5%
Weiser School #431	\$332,402	\$301,106	-\$31,296	-9.4%
Wendell School #232	\$745,215	\$627,403	-\$117,812	-15.8%
West Ada School #2	\$30,576,983	\$18,540,988	-\$12,035,995	-39.4%
West Bonner School #83	\$103,182	\$137,917	\$34,735	33.7%
Westside School #202	\$90,357	\$53,480	-\$36,877	-40.8%
Wilder School #133	\$933,794	\$920,064	-\$13,730	-1.5%
Grand Total	\$487,454,218	\$439,394,238	-\$48,059,980	-9.9%

Historical Perspective

Tables 5 and 6 indicate overall property tax changes during different periods and the pattern of use of property taxes during the most recent five-year period. Table 6 is based on actual property taxes budgeted by taxing districts and reflects reductions to school property tax levies related to HB 521. The actual amounts to be paid by taxpayers with primary residential property will be \$117.4 million less than the amounts shown due to HB 521 provided tax relief dedicated to homeowners.

Table 5: Summary of property tax changes during various periods

Period	Total Property Tax Increase <decrease> (Million \$)	Total Percent Increase <decrease>	Average Percent Change Per Year
1973-1978	100.0	84.0	+ 13.0
1978-1981	2.7	0.8	+ 0.3
1981-1994	408.9	268.5	+ 8.6
1994-1995	12.6	1.9	+ 1.9
1995-2000	250.0	37.6	+ 6.6
2000-2001	34.4	3.8	+ 3.8
2001-2005	290.7	30.6	+ 6.9
2005-2006	<141.4>	<11.4>	- 11.4
2006-2008	218.1	19.9	+ 9.5
2008-2011	64.7	4.9	+ 1.6
2011-2019	654.6	47.4	+ 5.0
2019-2020	<104.5>	<5.1>	-5.1
2020 - 2021	182.1	9.4 (3.8 from 2019)	+9.4 (1.9 from 2019)
2021 – 2022*	69.0	3.3	3.3
2022 – 2023**	<236.1>	<10.8>	-10.8
2023 – 2024***	134.0	6.9	6.9

*Before application of 2022 personal property exemption and replacement money

**After application of all HB 292 tax relief

***Compares 2023 and 2024 property taxes after application of all HB 292 and HB 521 tax relief

As shown in Table 5, since the early 1970s, the property tax system has undergone several significant changes, each of which has been accompanied by substantial tax relief. The following bullet list provides highlights:

- During the 1970s, the system was levy (rate) driven, meaning that taxes tended to expand at the rate of growth in assessed value.
- From 1978 – 1981, there was state-funded, school-related tax relief and strict budget increase limitations or freezes.
- From 1982 until the early 1990s, budgets (and, towards the end of that period, levy rates) were permitted to grow by 5% each year.
- From 1992 – 1994, schools used a levy-based system while other districts had no budget caps in place, but had special advertising requirements.
- In 1995, some of (approximately ¼) school M&O taxes were replaced with state funds and a 3% budget increase cap with certain growth exceptions was imposed on non-school districts. Except for school M&O property taxes, largely repealed in 2006, this system is still in place.
- In 2001 there was less growth in taxes because of the state’s replacement of agricultural equipment property taxes.
- 2006 marked a departure due to the elimination of most school M&O property taxes.
- 2007 and 2008 saw many new or increased voter approved property taxes for school districts and, therefore, higher than typical overall increases in property taxes.
- In 2009, 2010, and 2011, many taxing districts did not levy the potential maximum amount of property tax. In addition, there was less growth in school exempt (largely voter-approved) funds. There was also an increased frequency of districts reaching levy rate limits due to reduced taxable values in many areas.
- In 2013 school supplemental levies increased 11% and this accounted for more than one quarter of all property tax increases. In addition, there was an \$18.9 million reduction in business personal property taxes due to the new partial personal property exemption implemented in 2013.
- Since 2013, taxable values have risen at a faster pace than property tax budgets, forcing most property tax rates to decrease.
- In 2020, taxable values continued to rise at a fast pace and counties and cities received a total of \$128.3 million of GPSGI grant money, with \$117.6 million of that used for property tax relief.
- In 2021, taxable values rose at the fastest pace ever and GPSGI property tax relief was no longer available. Many changes to budget increase limits were implemented, including an overall increase cap of 8%.
- The pattern noted in 2021 intensified in 2022. In addition, commercial and operating property taxes were reduced slightly because of expanded and additional partial personal property exemption.
- Overall property taxes were reduced through tax relief appropriated by the Legislature in both 2023 and 2024. There was less such relief in 2024 resulting in tax increases, particularly in the primary residential property sector.

Table 6: Five-year distribution of levied property tax by major local unit of government

Unit of Government	2020 Taxes Mill. \$	2021 Taxes Mill. \$	2022 Taxes Mill. \$	2023 Taxes Mill. \$	2024 Taxes Mill. \$	% Ch. '23 – '24
County	516.9	560.1	583.2	619.8	646.5	+ 4.3
City	473.7	571.2	598.5	628.1	663.6	+ 5.7
School	588.7	593.3	596.1	487.5	439.4	- 9.9
Highway	122.8	129.5	131.4	137.7	145.2	+ 5.4
All Other	228.5	258.6	272.5	289.0	303.5	+ 5.0
TOTAL	1,930.6*	2,112.7	2,181.7**	2,162.1***	2,198.2****	+ 1.7

*2020 property taxes were reduced by \$117.6 million due to an infusion of state-provided GPSGI monies

**2022 property taxes include amounts paid by the state for the expanded personal property exemption

***2023 property taxes reflect amounts levied after HB 292 school tax reductions, but before application of homeowner and additional tax relief

****2024 property taxes reflect amounts levied after HB 521 school tax reductions but before application of homeowner tax relief

In addition to the summary information found in Table 6 above, detail concerning taxing district budgets is found in Charts V, VI, and VII, attached to this report.

Typical Property Tax Rates

Statewide, there are several thousand unique combinations of taxing districts that may be levying property tax against a given parcel. Each unique combination is denoted as a tax code area, with a unique, area-wide, overall tax rate. Chart VIII provides general tax rate guidance by listing average urban and rural rates calculated for each county and overall. The rates shown in Chart VIII represent the average rate after school tax relief, but before homeowner tax relief. These rates decreased in 32 of our 44 counties, due primarily to the increase in school tax relief provided in 2024 (see Table 1). Statewide, the highest property tax rate is the part of the City of Pocatello in Power County, where the rate is 1.684%. The lowest rate is in one area of rural Idaho County, where the rate is 0.159%.

Charts

Charts containing property tax budget and market value information follow the narrative portion of this report. The attachment entitled "2024 Property Tax Analysis Charts" provides a complete listing of charts discussed in this narrative and other charts that analyze the exempt and non-exempt budgets of taxing districts, comparing 2024 amounts with those submitted in 2023.

Property tax data presented throughout this report has been compiled from budget reports submitted by taxing districts to counties and then to the Idaho State Tax Commission. Valuation information and data that enabled owner (primary) and non-owner-occupied residential property to be distinguished was submitted by counties.

Note that methodology for separating owner-occupied and other residential property has changed over time, so long-term comparisons, particularly those using this data field from prior to 2017, may not be accurate. Further modifications to this methodology were incorporated in 2021 and these required changes to some fields reported in 2020. Long-term analysis for all residential property combined is accurate. Aside from residential property, methodology has been applied consistently for many years.

Analysis – effects of tax and value changes

Tax and value changes shown in the attached charts reflect cumulative overall changes of all types. For example, the total taxable value of primary residential property, defined as owner-occupied property eligible for and receiving the homeowner's exemption, increased 4.2% in 2024, slightly more than was the case in 2023, and far below the unprecedented 54.4% in 2022. These changes leave the primary residential sector at 46% of statewide taxable value in 2024, down slightly due primarily to 8.7% and 6.0% increases in commercial and other residential sectors in 2024. Taxes remaining to be paid by primary residential property after all HB 521 reductions represent 44.8% of all property taxes in all sectors. This was up slightly from 2023, but down from 51% in 2022. The overall proportion of value now concentrated in the residential sector as a whole continued to drop slightly from 78.1% in 2022 to 76.2% in 2023 to 75.6% in 2024. The overall share of residential property taxes (after all tax relief) rose slightly dropped from 70.8% in 2023 to 71.3% in 2024.

Table 7 shows value and tax changes adjusted for new construction to illustrate effects on existing property after accounting for all tax relief provided by HB 521. Major changes are:

- Existing primary residential property typically increased by 2.6% in taxable value from 2023 to 2024 as compared to a 4.7% decrease from 2022 to 2023.
- Taxable values of other existing residential property increased 4.3% in 2024 compared to 5.6% in 2023.
- This year existing commercial property taxable values increased 5.7% compared with 16.2% in comparison in 2023.
- These three sectors (primary residential, other residential, and commercial) constitute 95.8% of all taxable value and will pay 95.9% of all property taxes remaining after application of all HB 521 tax relief.
 - Existing primary residential property taxes increased about 2.6%, while existing other residential property taxes increased 4.3%.
 - Existing commercial property taxes increased by 5.7% after an 8% increase in this sector's taxes in 2023.

Chart III in the appendix provides examples of tax amount changes from last year given specific properties with particular values (not meant to be indicative of typical values) that changed at the typical rate from 2023 to 2024.

Table 7: 2023 – 2024 tax changes on existing property

Type of Property	2023 Taxable Value (\$ Millions)	2024 Taxable Value (\$ Millions)	Estimated New Construction Value (\$ Millions)	Overall percent change in taxable value	Percent change in taxable value of existing property	Estimated average percent change in taxes on existing property 2023 – 2024
Primary Residential (eligible for homeowner's exemption)	160,305	167,171	2,607.3	+ 4.2%	+ 2.6%	+ 9.0%
Other Residential	101,106	107,411	2,144.1	+ 6.4%	+ 4.3%	+ 0.8%
Commercial and Industrial	67,159	73,003	2,024.4	+ 8.7%	+ 5.7%	+ 3.1%

In Table 7, new construction was estimated by using residential and commercial proportionate shares but not absolute amounts, based on new construction roll data from a sample including most Idaho counties. The amounts calculated are based on categories used by counties to report new construction. The percent change in taxable value of existing property and the change in applicable average tax rates were used to estimate the average percent change in taxes on such property.

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Property Tax Policy Bureau Chief

Ben Seloske
Research Analyst, Principal

December 6, 2024

*Revised Chart VI in the appendix on Dec. 30, 2024

2024 Property Tax Analysis Charts

Chart	Title
I-A	Comparison of 2023 and 2024 Taxable Market Value and Estimated Property Tax Collections by Category of Property (As Levied)
I-B	Comparison of 2023 and 2024 Taxable Market Value and Estimated Property Tax Collections by Category of Property (After Tax Relief)
II	Effects of 2024 Homeowner's Exemption
III	Comparison of 2023 and 2024 Property Taxes and Effects of 2024 Homeowner's Exemption on Individual Property
IV-A	Percent of Total 2024 Property Taxes Paid by Each Major Category of Property after HB 521 Tax Relief
IV-B	Percent of Total Property Taxes Paid by Each Major Category of Property Over Time
V	Comparison of 2023 – 2024 Property Tax Budgets by District Type
VI	School Property Taxes by Fund 2023 – 2024
VII	Comparison of Property Tax Budgets 2023 – 2024 by Type of Taxing District (exempt & non-exempt funds separated)
VIII	2024 Average Property Tax Rates

Chart I-A Comparison of 2024 and 2023 Taxable Value and Property Tax Budgets by Category of Property Based on Levied Amounts 11/21/2024							
Category of Property	2024 Taxable Value Including 2023 Sub. Roll	% of Taxable Value in Category	% Change in Taxable Value 2023-2024	Estimated 2024 Tax Rate	Estimated 2024 Tax (\$)	% of Tax in Category	% Change in Taxes 2023-2024
Primary Residential: (Homeowner's Exemption)							
Urban owner-occupied	105,902,213,819	29.2%	5.1%	0.727%	\$769,816,856	35.0%	0.6%
Rural owner-occupied	61,269,126,223	16.9%	2.8%	0.458%	\$280,724,901	12.8%	-1.2%
Subtotal	167,171,340,042	46.0%	4.2%	0.628%	\$1,050,541,757	47.8%	0.1%
Other Residential: (No Homeowner's Exemption)							
Urban non owner occupied	51,863,898,162	14.3%	5.6%	0.652%	\$337,943,205	15.4%	1.7%
Rural non owner occupied	55,547,022,375	15.3%	7.2%	0.381%	\$211,668,046	9.6%	3.5%
Subtotal	107,410,920,537	29.6%	6.4%	0.512%	\$549,611,251	25.0%	2.3%
Residential subtotal	274,582,260,579	75.6%	5.1%	0.583%	1,600,153,008	72.8%	0.9%
Commercial:							
Urban	58,280,840,510	16.1%	8.3%	0.749%	\$436,359,241	19.9%	4.2%
Rural	14,722,326,656	4.1%	10.3%	0.515%	\$75,862,331	3.5%	5.0%
Subtotal	73,003,167,166	20.1%	8.7%	0.702%	\$512,221,572	23.3%	4.3%
Agricultural:							
	5,865,872,373	1.6%	3.4%	0.558%	\$32,758,205	1.5%	-1.0%
Timber:							
	786,789,114	0.2%	1.2%	0.534%	\$4,199,612	0.2%	-4.7%
Mining:							
	943,113,040	0.3%	12.4%	0.486%	\$4,582,341	0.2%	2.3%
Real & Personal:							
Subtotal	355,181,202,272	97.8%	5.8%	0.606%	\$2,153,914,737	98.0%	1.6%
Operating:							
Urban	1,794,434,467	0.5%	6.8%	0.772%	\$13,851,594	0.6%	2.8%
Rural	6,047,591,138	1.7%	10.3%	0.503%	\$30,415,747	1.4%	4.4%
Subtotal	7,842,025,605	2.2%	9.5%	0.564%	\$44,267,341	2.0%	3.9%
Total Urban	217,841,386,958	60.0%	6.1%	0.715%	\$1,557,970,895	70.9%	1.8%
Total Rural	145,181,840,919	40.0%	5.5%	0.441%	\$640,211,183	29.1%	1.3%
Grand Total	363,023,227,877	100.0%	5.8%	0.606%	\$2,198,182,078	100.0%	1.7%

Values do not include urban renewal increments.

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Chart I-B Comparison of 2024 and 2023 Taxable Value and Property Tax Budgets by Category of Property After Homeowner's Tax Relief and SDFV Levy Reductions 11/21/2024							
Category of Property	2024 Taxable Value Including 2023 Sub. Roll	% of Taxable Value in Category	% Change in Taxable Value 2023-2024	Estimated 2024 Tax Rate	Estimated 2024 Tax (\$)	% of Tax in Category	% Change in Taxes 2023-2024
Primary Residential: (Homeowner's Exemption)							
Urban owner-occupied	105,902,213,819	29.2%	5.1%	0.645%	\$683,532,924	32.9%	11.7%
Rural owner-occupied	61,269,126,223	16.9%	2.8%	0.407%	\$249,252,013	12.0%	8.4%
Subtotal	167,171,340,042	46.0%	4.2%	0.558%	\$932,784,937	44.8%	10.8%
Other Residential: (No Homeowner's Exemption)							
Urban non owner occupied	51,863,898,162	14.3%	5.6%	0.652%	\$337,943,205	16.2%	2.6%
Rural non owner occupied	55,547,022,375	15.3%	7.2%	0.381%	\$211,668,046	10.2%	2.7%
Subtotal	107,410,920,537	29.6%	6.4%	0.512%	\$549,611,251	26.4%	2.6%
Residential subtotal	274,582,260,579	75.6%	5.1%	0.540%	1,482,396,188	71.3%	7.6%
Commercial:							
Urban	58,280,840,510	16.1%	8.3%	0.749%	\$436,359,241	21.0%	6.1%
Rural	14,722,326,656	4.1%	10.3%	0.515%	\$75,862,331	3.6%	4.7%
Subtotal	73,003,167,166	20.1%	8.7%	0.702%	\$512,221,572	24.6%	5.9%
Agricultural:							
	5,865,872,373	1.6%	3.4%	0.558%	\$32,758,205	1.6%	-1.2%
Timber:							
	786,789,114	0.2%	1.2%	0.534%	\$4,199,612	0.2%	-5.6%
Mining:							
	943,113,040	0.3%	12.4%	0.486%	\$4,582,341	0.2%	-1.2%
Real & Personal:							
Subtotal	355,181,202,272	97.8%	5.8%	0.573%	\$2,036,157,918	97.9%	7.0%
Operating:							
Urban	1,794,434,467	0.5%	6.8%	0.772%	\$13,851,594	0.7%	4.7%
Rural	6,047,591,138	1.7%	10.3%	0.503%	\$30,415,747	1.5%	4.6%
Subtotal	7,842,025,605	2.2%	9.5%	0.564%	\$44,267,341	2.1%	4.6%
Total Urban	217,841,386,958	60.0%	6.1%	0.676%	\$1,471,686,963	70.7%	7.7%
Total Rural	145,181,840,919	40.0%	5.5%	0.419%	\$608,738,295	29.3%	5.0%
Grand Total	363,023,227,877	100.0%	5.8%	0.573%	\$2,080,425,259	100.0%	6.9%

Values do not include urban renewal increments.

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Chart II								
Effects of the 2024 Homeowner's Exemption								
Values and Taxes Assuming NO Homeowner's Exemption								
After Homeowner's Tax Relief and SDFV Levy Reductions								
11/21/2024								
Category of Property	2024 Taxable Value Plus Homeowner's Exemption (\$)	% of Market Value in Category	% Change in total Market Value 2023/2024	Estimated 2024 Tax Rate w/o Homeowner's Exemption	Estimated 2024 Tax w/o Homeowner's Exemption (\$)	% of Tax in Cat.	Changes in 2024 Taxes if NO Homeowner's Exemption	
							% change:	\$ change:
Primary Residential: (Homeowner's Exemption)								
Urban owner-occupied	145,177,037,640	34.5%	4.2%	0.562%	\$816,537,416	39.2%	19.5%	133,004,492
Rural owner-occupied	79,788,357,259	19.0%	2.5%	0.356%	\$284,071,632	13.7%	14.0%	34,819,618
Subtotal	224,965,394,899	53.5%	3.6%	0.489%	\$1,100,609,048	52.9%	18.0%	167,824,111
Other Residential: (No Homeowner's Exemption)								
Urban non owner occupied	51,863,898,162	12.3%	5.6%	0.558%	\$289,646,593	13.9%	-14.3%	(48,296,611)
Rural non owner occupied	55,547,022,375	13.2%	7.2%	0.337%	\$187,278,223	9.0%	-11.5%	(24,389,824)
Subtotal	107,410,920,537	25.5%	6.4%	0.444%	\$476,924,816	22.9%	-13.2%	(72,686,435)
Residential subtotal	332,376,315,436	79.0%	4.5%	0.475%	1,577,533,864	75.8%	6.4%	95,137,676
Commercial:								
Urban	58,280,840,510	13.8%	8.3%	0.629%	\$366,656,840	17.6%	-16.0%	(69,702,401)
Rural	14,722,326,656	3.5%	10.3%	0.435%	\$64,038,758	3.1%	-15.6%	(11,823,573)
Subtotal	73,003,167,166	17.3%	8.7%	0.590%	\$430,695,598	20.7%	-15.9%	(81,525,974)
Agricultural:	5,865,872,373	1.4%	3.4%	0.467%	\$27,396,971	1.3%	-16.4%	(5,361,234)
Timber:	786,789,114	0.2%	1.2%	0.449%	\$3,535,175	0.2%	-15.8%	(664,437)
Mining:	943,113,040	0.2%	12.4%	0.431%	\$4,066,465	0.2%	-11.3%	(515,876)
Real & Personal								
Subtotal	412,975,257,129	98.1%	5.2%	0.495%	\$2,043,228,074	98.2%	0.3%	7,070,156
Operating:								
Urban	1,794,434,467	0.4%	6.8%	0.642%	\$11,514,350	0.6%	-16.9%	(2,337,243)
Rural	6,047,591,138	1.4%	10.3%	0.425%	\$25,682,835	1.2%	-15.6%	(4,732,912)
Subtotal	7,842,025,605	1.9%	9.5%	0.474%	\$37,197,185	1.8%	-16.0%	(7,070,156)
Total Urban	257,116,210,779	61.1%	5.4%	0.577%	\$1,484,355,200	71.3%	0.9%	12,668,237
Total Rural	163,701,071,955	38.9%	5.1%	0.364%	\$596,070,058	28.7%	-2.1%	(12,668,237)
Grand Total	420,817,282,734	100.0%	5.3%	0.494%	\$2,080,425,259	100.0%	0.0%	0

Values do not include urban renewal increments.

Chart III Comparison of 2023 & 2024 Property Taxes and Effects of 2024 Homeowner's Exemption on Individual Property After Homeowner's Tax Relief and SDFP Levy Reductions						
11/25/2024						
Location	Type of Property	2023 Property Taxes (\$)	2024 Property Taxes (\$)	% Change 2023 - 2024	2024 Tax Without Homeowner's Exempt. (\$)	% Change in 2024 Tax if NO Home. Exempt
Urban	Primary Residential (Homeowner's Exemption)	1,009	1,121	11.1%	1,680	49.8%
Urban	Commercial	1,722	1,784	3.6%	1,499	-16.0%
Rural	Primary Residential (Homeowner's Exemption)	641	707	10.3%	1,064	50.5%
Rural	Commercial	1,224	1,228	0.3%	1,036	-15.6%
Rural	Farm	2,823	2,799	-0.8%	2,925	4.5%

Farm property is assumed to be valued as follows:

			Taxable Value: (after Home. Ex.) 2024
	2023	2024	
Agricultural land	\$316,864	\$327,511	\$327,511
House	\$244,575	\$250,934	
Residential land	\$46,589	\$47,800	
Total	\$608,027	\$626,245	\$501,245

Commercial property is valued as follows:

	2023	2024
Commercial	\$225,382	\$238,229

Primary Residential property is valued as follows:

Primary Residential (Homeowner's Exemption)			Taxable Value: (after Home. Ex.) 2024
	2023	2024	
House	\$244,575	\$250,934	
Residential land	\$46,589	\$47,800	
Total	\$291,163	\$298,734	\$173,734

Value Adjustments

Primary Residential (Homeowner's Exemption) values increased 2.6% in 2024;
 Commercial values increased by 5.7% in 2024;
 The remainder of residential and commercial value change is attributed to new construction.
 Farm land values have been increased by 3.4% in 2024;

Chart IV

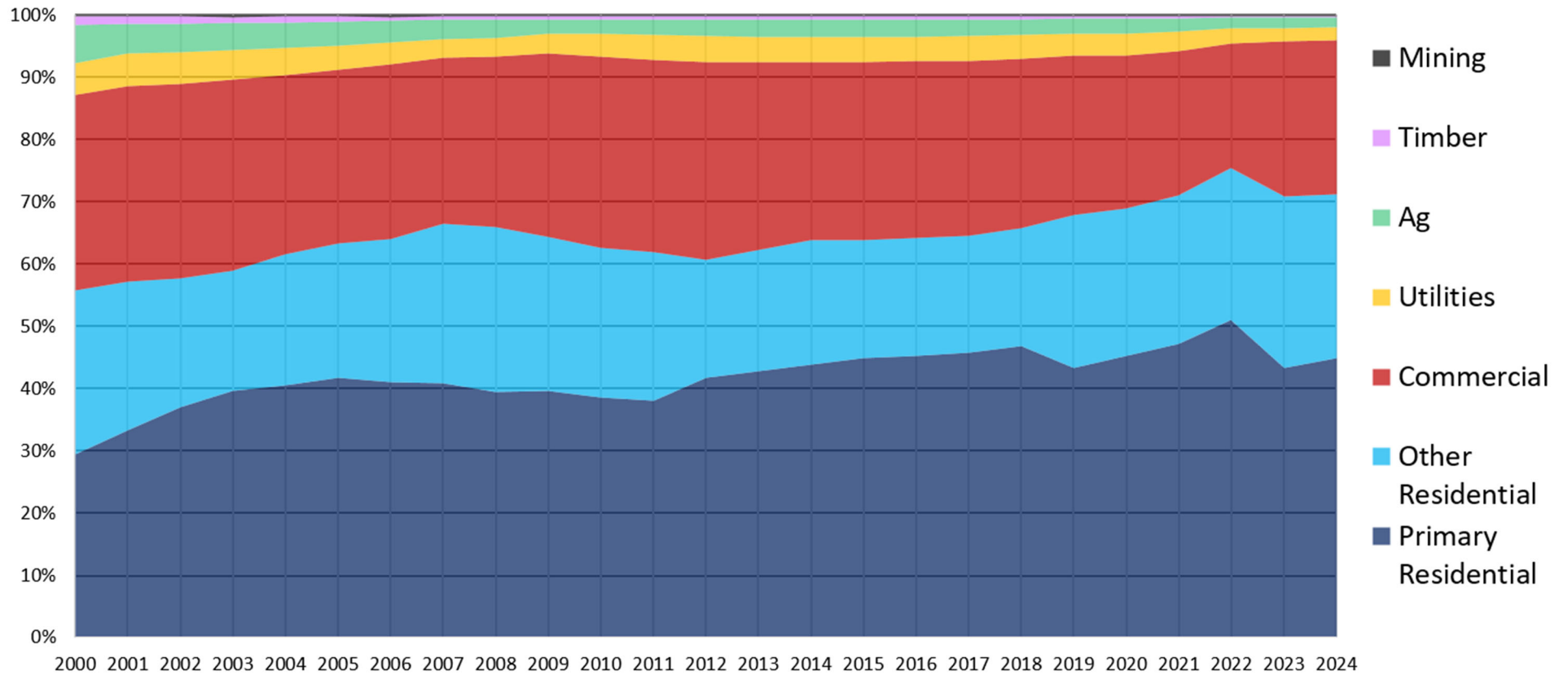
**Percent of Total 2024 Property Taxes Paid by Each Major Category of Property
After Homeowner's Tax Relief and SDDF Levy Reductions**

11/25/2024

County	Residential Property:						Commercial			Agriculture Total	Timber Total	Mining Total	Real & Persnl Subtotal	Operating Property:		
	OOC Urban	OOC Rural	OOC Total	NOOC Urban	NOOC Rural	NOOC Total	Urban	Rural	Total					Urban	Rural	Total
ADA	46.4%	6.9%	53.3%	16.0%	2.6%	18.7%	26.4%	0.6%	27.0%	0.1%	0	0.0%	99.0%	0.7%	0.3%	1.0%
ADAMS	5.1%	22.3%	27.4%	7.8%	43.4%	51.2%	5.9%	5.3%	11.2%	2.9%	0.8%	0.0%	93.4%	0.3%	6.3%	6.6%
BANNOCK	39.9%	5.3%	45.2%	16.4%	3.7%	20.1%	29.0%	0.8%	29.8%	0.5%	0.0%	0.0%	95.6%	1.9%	2.5%	4.4%
BEAR LAKE	11.5%	7.5%	19.1%	13.4%	49.7%	63.0%	5.5%	2.3%	7.8%	2.4%	0	0.0%	92.3%	0.5%	7.2%	7.7%
BENEWAH	10.2%	19.8%	29.9%	8.7%	30.4%	39.1%	11.5%	9.5%	21.0%	2.7%	5.1%	0.1%	97.9%	0.2%	1.9%	2.1%
BINGHAM	22.6%	28.2%	50.8%	8.0%	6.2%	14.2%	14.2%	10.2%	24.4%	6.4%	0	0	95.8%	0.6%	3.5%	4.2%
BLAINE	19.7%	11.0%	30.7%	40.8%	20.6%	61.3%	6.3%	0.8%	7.1%	0.4%	0.0%	0.0%	99.6%	0.1%	0.3%	0.4%
BOISE	4.9%	33.8%	38.7%	7.9%	43.2%	51.1%	3.9%	4.7%	8.7%	0.4%	0.3%	0.0%	99.0%	0.2%	0.8%	1.0%
BONNER	10.1%	20.1%	30.2%	12.9%	41.5%	54.4%	8.2%	4.2%	12.4%	0.2%	0.5%	0.0%	97.6%	0.4%	2.0%	2.4%
BONNEVILLE	39.4%	10.1%	49.6%	15.7%	4.3%	20.0%	25.5%	3.5%	29.0%	0.8%	0.0%	0.0%	99.4%	0.3%	0.3%	0.6%
BOUNDARY	10.0%	33.7%	43.7%	7.4%	20.9%	28.3%	5.8%	8.4%	14.2%	2.9%	1.5%	0.0%	90.6%	1.2%	8.2%	9.4%
BUTTE	11.4%	19.2%	30.5%	11.4%	12.1%	23.5%	8.1%	7.9%	16.0%	23.3%	0	0.0%	93.3%	0.4%	6.2%	6.7%
CAMAS	7.0%	13.9%	20.9%	14.2%	35.9%	50.1%	5.5%	3.4%	9.0%	17.1%	0	0.0%	97.1%	0.6%	2.4%	2.9%
CANYON	32.9%	12.4%	45.4%	17.3%	5.8%	23.0%	25.4%	4.4%	29.9%	0.8%	0.0%	0	99.0%	0.5%	0.4%	1.0%
CARIBOU	13.6%	7.8%	21.3%	5.5%	7.7%	13.2%	7.9%	9.1%	17.0%	7.1%	0	31.5%	90.2%	1.4%	8.4%	9.8%
CASSIA	14.6%	16.2%	30.7%	8.3%	7.0%	15.3%	14.1%	27.8%	41.9%	9.6%	0	0.0%	97.6%	0.4%	2.0%	2.4%
CLARK	6.9%	4.3%	11.2%	6.8%	11.0%	17.9%	3.6%	6.3%	9.9%	31.1%	0	0.0%	70.0%	2.9%	27.2%	30.0%
CLEARWATER	16.0%	20.2%	36.2%	17.8%	16.0%	33.8%	10.4%	3.0%	13.3%	1.6%	13.3%	0.0%	98.3%	0.6%	1.1%	1.7%
CUSTER	6.8%	14.6%	21.4%	16.8%	33.0%	49.9%	5.6%	8.1%	13.8%	3.7%	0.0%	9.8%	98.7%	0.1%	1.2%	1.3%
ELMORE	35.5%	10.9%	46.4%	18.0%	10.0%	28.0%	8.7%	3.2%	11.8%	2.7%	0.0%	0.0%	89.0%	2.1%	8.9%	11.0%
FRANKLIN	33.8%	21.4%	55.2%	9.5%	9.7%	19.2%	9.0%	3.5%	12.5%	4.4%	0	0.0%	91.3%	2.1%	6.5%	8.7%
FREMONT	7.0%	12.7%	19.8%	12.8%	56.4%	69.2%	2.3%	4.6%	7.0%	2.7%	0.0%	0	98.6%	0.2%	1.1%	1.4%
GEM	19.7%	33.1%	52.7%	15.9%	15.1%	31.0%	8.0%	5.3%	13.3%	1.9%	0.0%	0.0%	98.9%	0.2%	0.9%	1.1%
GOODING	18.1%	17.0%	35.1%	7.9%	8.0%	15.9%	9.6%	20.5%	30.1%	10.1%	0	0	91.2%	0.7%	8.1%	8.8%
IDAHO	13.9%	25.0%	38.9%	12.0%	25.4%	37.4%	8.4%	7.9%	16.3%	4.7%	1.1%	0.0%	98.3%	0.4%	1.3%	1.7%
JEFFERSON	13.4%	47.6%	60.9%	8.2%	9.7%	17.9%	4.9%	9.0%	13.9%	4.4%	0.0%	0	97.2%	0.3%	2.5%	2.8%
JEROME	17.1%	16.3%	33.5%	10.1%	11.6%	21.7%	25.4%	7.1%	32.6%	8.2%	0	0.0%	95.9%	0.3%	3.8%	4.1%
KOOTENAI	30.2%	14.1%	44.3%	17.6%	16.8%	34.4%	17.5%	1.9%	19.4%	0.1%	0.2%	0.0%	98.4%	0.7%	0.8%	1.6%
LATAH	33.7%	16.0%	49.7%	15.6%	6.0%	21.6%	19.1%	2.7%	21.8%	3.9%	1.5%	0.0%	98.6%	0.6%	0.8%	1.4%
LEMHI	12.1%	23.7%	35.8%	13.3%	22.3%	35.6%	12.5%	5.5%	18.0%	5.8%	0	2.3%	97.5%	0.3%	2.2%	2.5%
LEWIS	20.0%	8.9%	29.0%	13.3%	7.1%	20.4%	13.6%	5.7%	19.3%	27.7%	1.0%	0	97.3%	0.8%	1.9%	2.7%
LINCOLN	13.3%	13.0%	26.4%	14.8%	6.6%	21.4%	4.3%	16.1%	20.4%	12.7%	0	0.1%	80.9%	1.8%	17.3%	19.1%
MADISON	19.8%	18.0%	37.8%	11.9%	5.1%	17.0%	36.9%	4.4%	41.3%	2.8%	0	0	98.8%	0.3%	0.8%	1.2%
MINIDOKA	18.7%	18.3%	37.0%	12.4%	11.6%	24.0%	17.4%	10.2%	27.6%	8.5%	0	0	97.1%	0.5%	2.4%	2.9%
NEZ PERCE	42.8%	6.3%	49.1%	6.7%	3.0%	9.7%	26.7%	11.0%	37.8%	1.6%	0.1%	0	98.2%	1.1%	0.7%	1.8%
ONEIDA	24.6%	17.3%	41.9%	9.3%	6.8%	16.1%	10.3%	6.5%	16.9%	13.6%	0	0.0%	88.5%	1.2%	10.3%	11.5%
OWYHEE	11.5%	28.3%	39.8%	12.3%	15.9%	28.2%	5.2%	10.4%	15.7%	6.3%	0.1%	0.1%	90.1%	0.4%	9.5%	9.9%
PAYETTE	29.0%	14.8%	43.8%	15.0%	9.0%	24.1%	19.1%	5.6%	24.7%	2.2%	0	0.0%	94.8%	0.9%	4.3%	5.2%
POWER	12.5%	7.1%	19.7%	4.8%	7.2%	12.0%	6.7%	33.6%	40.2%	12.9%	0	0	84.8%	0.7%	14.5%	15.2%
SHOSHONE	18.9%	12.4%	31.3%	21.1%	18.2%	39.3%	11.3%	6.9%	18.3%	0.1%	4.2%	2.5%	95.7%	1.1%	3.2%	4.3%
TETON	6.8%	17.8%	24.7%	19.1%	47.3%	66.5%	4.9%	2.5%	7.3%	1.2%	0.0%	0.0%	99.7%	0.0%	0.2%	0.3%
TWIN FALLS	29.6%	14.0%	43.7%	16.0%	5.4%	21.4%	26.6%	3.5%	30.1%	2.8%	0	0	98.0%	0.6%	1.4%	2.0%
VALLEY	7.6%	8.2%	15.9%	35.8%	39.1%	74.9%	7.6%	1.0%	8.6%	0.1%	0.1%	0.0%	99.5%	0.1%	0.3%	0.5%
WASHINGTON	22.5%	17.9%	40.4%	12.1%	8.8%	20.9%	7.1%	4.4%	11.5%	7.4%	0	0.0%	80.2%	1.0%	18.8%	19.8%

Note: A 0.0% indicates a small amount in this category.

Chart IV-B: Property Taxes Paid by Major Categories Over Time



2023 & 2024 figures shown AFTER tax relief from HB292 and 521

Chart V

Comparison of 2023 - 2024 Property Tax Budgets by District Type			
District Category 11/21/24	Property Tax		% Change
	2023	2024	
County	619,772,666	646,508,834	4.3%
City	628,050,551	663,635,279	5.7%
School	487,454,218	439,394,238	-9.9%
Ambulance	37,165,816	38,969,308	4.9%
Auditorium	20,570	20,972	2.0%
Cemetery	8,602,890	8,885,596	3.3%
Extermination	1,258,365	1,299,622	3.3%
Fire	127,435,218	134,519,656	5.6%
Flood Control	986,084	1,024,530	3.9%
Roads & Highways	137,725,928	145,154,004	5.4%
Hospital	10,669,267	11,220,064	5.2%
Junior College	40,506,049	41,895,112	3.4%
Library	36,893,206	38,426,814	4.2%
Abatement	10,516,579	11,067,460	5.2%
Port	405,000	405,000	0.0%
Recreation	7,739,971	7,921,358	2.3%
Sewer Incl Rec Sewer	588,630	605,788	2.9%
Sewer & Water	3,981,587	3,903,195	-2.0%
Water	231,453	245,301	6.0%
Watershed	134,505	137,095	1.9%
Community Infrastructure	1,952,901	2,942,852	50.7%
Total:	2,162,091,454	2,198,182,078	1.7%

Chart VI:

2024 School Property Tax Budgets by Fund Comparison of 2023 - 2024 School Property Tax Budgets					
Fund 12/30/2024	2023 \$ AMOUNT	2024 \$ AMOUNT	% of Total	\$ CHANGE 2023 - 2024	% Difference
General M&O*	115,000,000	115,000,000	26.17%	0	0.00%
Budget Stabilization	35,430,732	35,430,732	8.06%	0	0.00%
Tort	4,013,222	4,316,382	0.98%	303,160	7.55%
Tuition	177,230	176,544	0.04%	(686)	-0.39%
Bonds	72,442,642	44,306,970	10.08%	(28,135,672)	-38.84%
Cosa	2,099,127	2,152,173	0.49%	53,046	2.53%
Cosa Plant Facilities	852,037	848,567	0.19%	(3,470)	0.00%
Emergency	644,371	878,146	0.20%	233,775	36.28%
63-1305 Judgment	5,238	98,727	0.02%	93,489	1784.82%
Supplemental	196,932,838	180,027,098	40.97%	(16,905,740)	-8.58%
Plant Facility	59,856,781	56,158,899	12.78%	(3,697,882)	-6.18%
TOTALS:	487,454,218	439,394,238	100.00%	(48,059,980)	-9.86%

2023 - 2024 Comparison of M&O and Voter Approved Exempt Funds levied by Schools		
Fund	2023	2024
M&O	1	1
Budget Stabilization	4	4
Bond	42	34
Plant Facility	48	40
Supplemental	81	77

Chart VII:

Comparison of Property Tax Budgets 2023 - 2024 by Type of Taxing District					
12/3/24					
District	2023 Dollars	2024 Dollars	2023 - 2024 Change		% Total 2024 Property Tax
			Dollars	Percent	
County	619,772,666	646,508,834	26,736,168	4.31%	29.41%
City	628,050,551	663,635,279	35,584,728	5.67%	30.19%
School (all funds)	487,454,218	439,394,238	(48,059,980)	-9.86%	19.99%
Cemetery	8,602,890	8,885,596	282,706	3.29%	0.40%
Fire	127,435,218	134,519,656	7,084,438	5.56%	6.12%
Highway	137,725,928	145,154,004	7,428,076	5.39%	6.60%
Hospital	10,669,267	11,220,064	550,797	5.16%	0.51%
Junior College	40,506,049	41,895,112	1,389,063	3.43%	1.91%
Library	36,893,206	38,426,814	1,533,608	4.16%	1.75%
Other	64,981,461	68,542,481	3,561,020	5.48%	3.12%
Totals:	2,162,091,454	2,198,182,078	36,090,624	1.67%	100.00%

Comparison of Property Tax Budgets 2023 - 2024 by Type of Taxing District Exempt - Non Exempt Fund Comparison Only								
District	Exempt Property Tax Funds				Non Exempt Property Tax Funds			
	2023 Dollars	2024 Dollars	2023 - 2024 Change		2023 Dollars	2024 Dollars	2023 - 2024 Change	
			Dollars	Percent			Dollars	Percent
County	2,394,726	3,034,899	640,173	26.73%	617,377,940	643,473,935	26,095,995	4.23%
City	7,996,186	6,478,208	(1,517,978)	-18.98%	620,054,365	657,157,071	37,102,706	5.98%
School (Less M&O + Budget Stabilization)	333,010,264	284,647,124	(48,363,140)	-14.52%	4,013,222	4,316,382	303,160	7.55%
School M&O	115,000,000	115,000,000	0	0.00%				
School Budget Stabilization	35,430,732	35,430,732	0	0.00%				
Cemetery	180,183	49,508	(130,675)	-72.52%	8,422,707	8,836,088	413,381	4.91%
Fire	4,784,673	4,407,680	(376,993)	-7.88%	122,650,545	130,111,976	7,461,431	6.08%
Highway	1,302,911	1,449,362	146,451	11.24%	136,423,017	143,704,642	7,281,625	5.34%
Hospital	1,489,519	1,470,932	(18,587)	-1.25%	9,179,748	9,749,132	569,384	6.20%
Junior College	0	44,174	44,174	#DIV/0!	40,506,049	41,850,938	1,344,889	3.32%
Library	2,703,127	2,884,163	181,036	6.70%	34,190,079	35,542,651	1,352,572	3.96%
Other	2,723,111	3,375,019	651,908	23.94%	62,258,350	65,167,462	2,909,112	4.67%
Totals:	507,015,432	458,271,801	(48,743,631)	-9.61%	1,655,076,022	1,739,910,277	84,834,255	5.13%

Chart VIII

2024 AVERAGE PROPERTY TAX RATES BASED ON LEVIED AMOUNTS			
COUNTY	AVERAGE URBAN %	AVERAGE RURAL %	OVERALL AVERAGE PROP. TAX %
ADA	0.672%	0.574%	0.660%
ADAMS	0.571%	0.325%	0.350%
BANNOCK	1.141%	0.536%	0.998%
BEAR LAKE	0.462%	0.276%	0.317%
BENEWAH	0.838%	0.528%	0.589%
BINGHAM	1.095%	0.609%	0.761%
BLAINE	0.348%	0.282%	0.326%
BOISE	0.570%	0.327%	0.346%
BONNER	0.610%	0.343%	0.391%
BONNEVILLE	0.895%	0.435%	0.740%
BOUNDARY	0.588%	0.393%	0.426%
BUTTE	1.283%	0.784%	0.886%
CAMAS	0.974%	0.443%	0.513%
CANYON	0.724%	0.457%	0.638%
CARIBOU	1.023%	0.500%	0.586%
CASSIA	0.754%	0.492%	0.585%
CLARK	0.748%	0.542%	0.576%
CLEARWATER	1.199%	0.678%	0.826%
CUSTER	0.519%	0.355%	0.388%
ELMORE	0.966%	0.421%	0.657%
FRANKLIN	0.690%	0.495%	0.586%
FREMONT	0.568%	0.373%	0.407%
GEM	0.537%	0.280%	0.352%
GOODING	0.858%	0.517%	0.602%
IDAHO	0.708%	0.333%	0.403%
JEFFERSON	0.887%	0.457%	0.520%
JEROME	1.367%	0.825%	1.038%
KOOTENAI	0.559%	0.357%	0.468%
LATAH	1.115%	0.796%	0.991%
LEMHI	0.771%	0.470%	0.545%
LEWIS	1.301%	0.824%	0.997%
LINCOLN	0.927%	0.504%	0.589%
MADISON	0.969%	0.750%	0.887%
MINIDOKA	0.799%	0.510%	0.620%
NEZ PERCE	1.482%	0.872%	1.292%
ONEIDA	1.077%	0.536%	0.690%
OWYHEE	0.765%	0.579%	0.617%
PAYETTE	0.732%	0.360%	0.534%
POWER	1.558%	1.002%	1.102%
SHOSHONE	0.887%	0.599%	0.728%
TETON	0.413%	0.333%	0.355%
TWIN FALLS	1.063%	0.663%	0.915%
VALLEY	0.461%	0.236%	0.313%
WASHINGTON	1.119%	0.642%	0.784%
Statewide:	0.710%	0.445%	0.605%