

Market Values and Property Taxes for 2025

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Alan S. Dornfest, Property Tax Policy Bureau Chief

Ben Seloske, Principal Research Analyst

Introduction

Each year the Idaho State Tax Commission 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.

2025 Taxable Values

In terms of taxable value, there was a moderate 8.4% overall increase between 2024 and 2025. This exceeded last year’s 5.7% increase and the 3.3% increase in 2023 but was far below the 43.7% unprecedented increase from 2021 to 2022. Sector-by-sector value changes are shown in Chart I in the appendix.

2025 Property Taxes

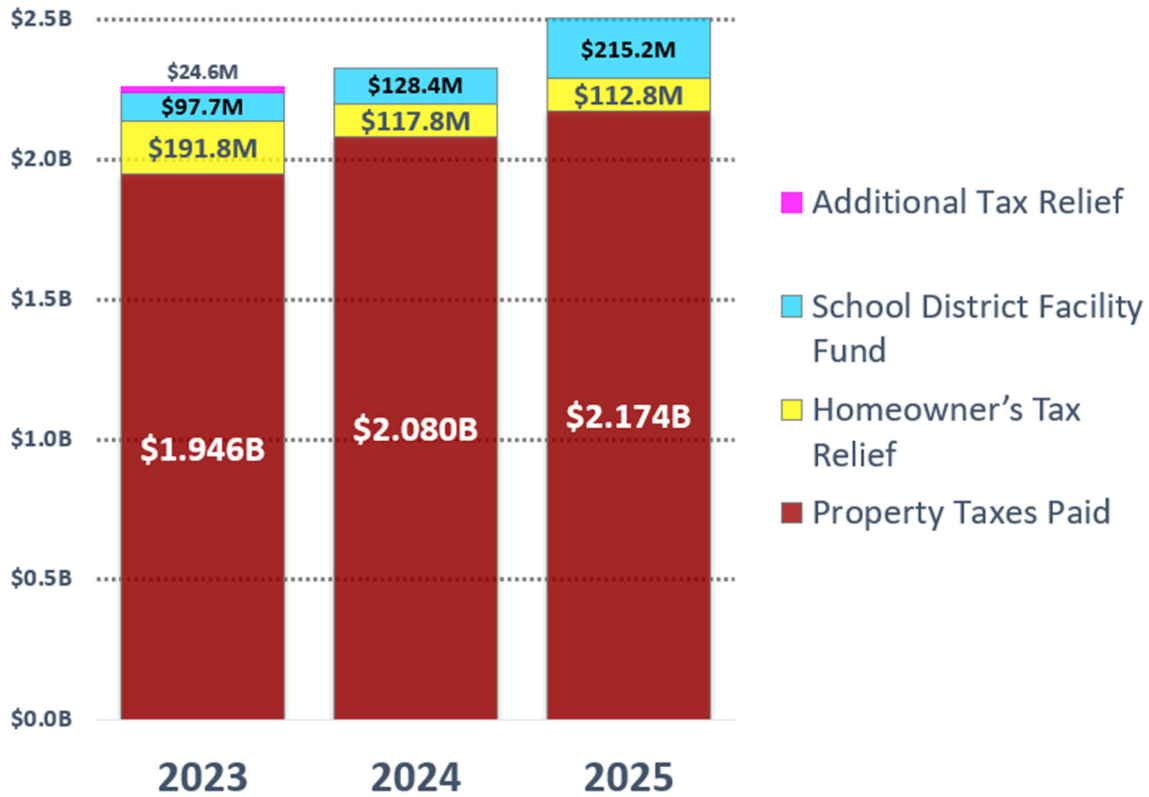
Although legislatively provided tax relief begun in 2023 with House Bill 292 and continued in 2024 with House Bill 521, the amount of relief was highest in 2025. Table 1 shows a comparison between the tax relief components available each of these years.

Table 1: Legislatively provided property tax relief for 2023 - 2025

Category	Amount of tax relief (\$ Millions)		
	2023	2024	2025
<i>School District Facilities Funds</i>	97.7	128.4	215.2
<i>Homeowner Tax Relief</i>	191.8	117.8	112.8
<i>Additional Tax Relief</i>	24.6	0	0
TOTAL	314.1	246.2	328.0

Figure 1 shows Table 1 graphically.

Figure 1: Property taxes and various components of property tax relief for 2023 - 2025



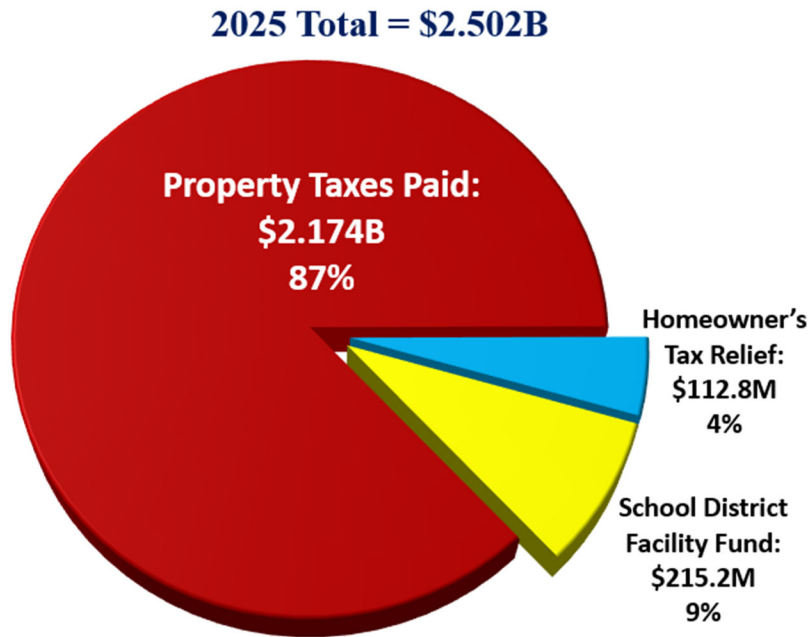
2025 property taxes can be viewed under the lens of amounts levied and this year's tax relief, as shown in Table 2.

Table 2: Property taxes and effects of tax relief

2025 Property Tax Budgets Before Any Tax Relief:	School District Facility Fund (SDF) Levy Reductions:	Property Tax Budgets as Approved & Levied:	Homeowner's Tax Relief (HTR):	Final Cost to Taxpayers:
\$2.502 billion	\$215.2 million	\$2.286 billion	\$112.8 million	\$2.174 billion

Figure 2 shows Table 2 graphically.

Figure 2: 2025 Total property taxes and tax relief components



Property Tax Budgets & the Effect of Value Changes and HB 521 Property Tax Relief:

Details are 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 had **none** of the tax relief been provided. Chart I-B shows taxes remaining to be paid by property taxpayers following the application of the Homeowner Tax Relief (HTR) and the School District Facility Fund (SDFF) levy reductions. The overall statewide tax rate of 0.552% shown in Chart I-B is slightly lower than in 2024 and is historically very low. Additional analysis of probable tax changes on existing property is found in Table 8.

Similar to the previous two years, the SDFF levy reductions directly reduced the tax levies. As can be seen from the variation of percent changes shown in Table 5, the degree of this effect differed widely between school districts. This is further delineated in Chart VI in the appendix, which shows overall school property taxes down \$35 million from 2024. In addition, HTR was specified as a credit that applied to most non-school levies to which a primary residential property was subject. Because of this tax relief to schools and continuing value increases in most counties, tax rates dropped in 34 of the 44 counties. Current average tax rates by county are shown in Chart VIII. The statewide overall average tax rate dropped 4.1% 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 Table 7 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 8). Major causes of taxing district property tax budget changes are quantified in summary fashion in Table 3.

Table 3: Major Components of 2024 to 2025 Property Tax Changes

Major causes of change in total property tax	Potential increase amount*
3% general cap	\$51.6 million
Increases attributable to new construction	\$30.6 million
Increases due to annexation	\$0.8 million
Increases for terminating Urban Renewal Areas	\$10.3 million
Increases lost due to 8% cap	<\$0.3 million>
Net tax increases <decrease> due to use <accumulation> of forgone amounts	\$7.3 million
<Decrease> due to forgone amounts not reserved**	<\$1.2 million>
Increases <decreases> in bonds and exempt levies other than M&O	\$45.6 million
Boise School District M&O increase <decrease>	\$30.0 million
New taxing district levies	\$6.3 million
Other budget <decreases>***	<\$6.0 million>
School District Facility Fund reductions****	<\$86.8 million>
Overall increase	\$88.2 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 2025 to \$132.7 million.

**Based on forgone amounts reserved as of 12/11/2025. Districts have until 12/31/2025 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 “forgone allowable increases.”

****Amount shown represents difference in school levy reductions due to more school tax relief provided in 2025 than had been provided in 2024.

Table 4 lists many of the notable changes in property tax portions of non-school taxing district budgets for 2025 in comparison to 2024. 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 5 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 using School District Facility Fund monies.

Although some taxing districts in Idaho have large property tax budgets – 45 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 2025 levied less than \$163,594 each. Additionally, 20% of all districts levied less than \$25,000 each in 2025.

Figure 3: Number of Levying Taxing Districts and Size of Property Tax Budgets for 2025

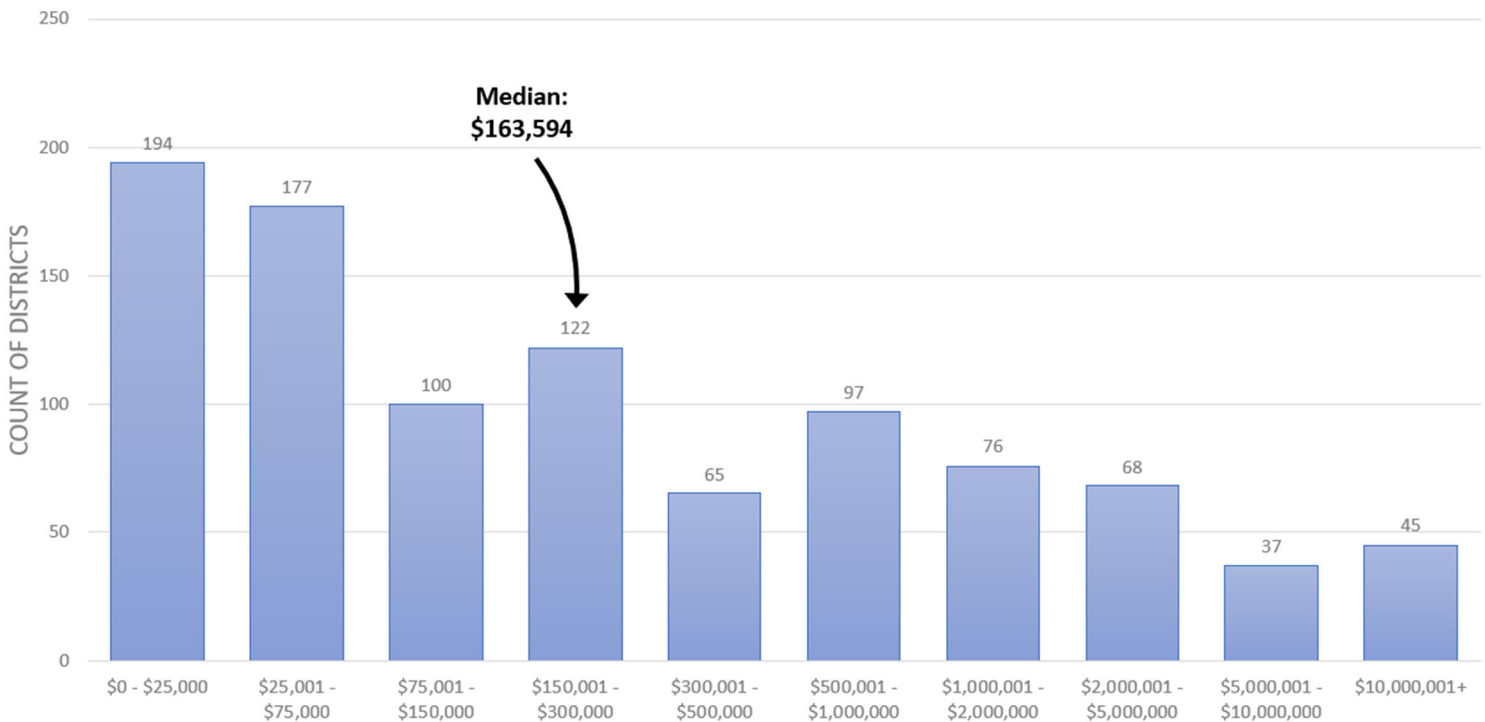


Table 4: Significant Non-School Property Tax Budget Changes in 2025

County	Taxing District	Description of Change	\$ Amount of Change
Ada	Ada County	Terminating urban renewal	9,700,000
Ada	Ada County Highway	Terminating urban renewal & recovered forgone	3,521,000
Ada	City of Boise	Terminating urban renewal & recovered forgone	14,359,000
Ada	Avimor CID	Increased bond levy	225,000
Ada	Harris Ranch CID	Increased bond levy	350,000
Bannock	Pocatello Valley Fire	Permanent override	53,000
Benewah	City of Plummer	Reduced budget	<24,000>
Bingham	Bingham County	Terminating urban renewal & recovered forgone	1,060,000
Bingham	Bingham Ambulance	Temporary override	639,000
Bingham	Moreland Cemetery	Temporary override	47,000
Blaine	Ketchum Fire	New district	3,465,000
Boise	East Boise County EMS	New district replaced dissolved district	315,000
Boise	Garden Valley Library	Eliminated bond levy	<57,000>
Boise	Horseshoe Bend Fire	Increase from 2024 budget reduction	18,000
Boise	Robie Creek Fire	New district	220,000
Bonner / Kootenai	Spirit Lake Fire	Temporary override & terminating urban renewal	559,000
Bonner / Kootenai	Timberlake Fire	Permanent override	766,000
Bonneville	City of Ammon	Temporary override	1,417,000
Canyon	Canyon County	Recovered forgone & judgment levy	4,326,000
Canyon	Canyon County Ambulance	Temporary override	8,133,000

Table 4 (continued)

County	Taxing District	Description of Change	\$ Amount of Change
Cassia / Twin Falls	Rock Creek Fire	Temporary override	643,000
Clearwater	Clearwater Ambulance	Permanent override	306,000
Custer	Sawtooth Valley Fire	Eliminated bond levy	<25,000>
Elmore	Atlanta Highway	Reduced budget	<9,000>
Elmore / Owyhee	Grandview Fire	Less solar farm tax revenue available in 2025 to reduce property tax	65,000
Idaho	Grangeville Cemetery	Reduced budget	<40,000>
Jefferson	City of Rigby	Terminating urban renewal	336,000
Jefferson	Midway Abatement	No property tax request	<467,000>
Kootenai	City of Spirit Lake	Terminating urban renewal	166,000
Kootenai	Community Library Network Bond	Eliminated levy	<277,000>
Kootenai	Northern Lakes Fire	Temporary override	3,900,000
Madison	Sugar City Cemetery	Temporary override	98,000
Owyhee	Marsing Ambulance EMS	New district replaced dissolved district	128,000
Power	American Falls Fire	Permanent override	204,000
Teton	Teton Valley Parks & Rec	New district	1,890,000
Twin Falls	Twin Falls Abatement	Budget reduced	<103,000>
Valley	Valley Countywide EMS	Permanent override	2,896,000

Table 5 shows changes in school district property taxes levied between 2024 and 2025. The figures in this table incorporate all school property tax budget changes, including tax relief from the School District Facility Fund as well as increases and decreases from all other causes, including new and expiring voter-approved levies.

Table 5: Changes in School Property Tax 2024 – 2025

Reflecting application of School District Facilities Funds

District Name	2024 Prop. Tax	2025 Prop. Tax	\$ Change	% Change
Aberdeen School #58	\$1,366,501	\$1,217,628	-\$148,873	-10.9%
American Falls School #381	\$3,056,400	\$2,731,653	-\$324,747	-10.6%
Arbon School #383	\$10,544	\$13,669	\$3,125	29.6%
Avery School #394	\$163,594	\$163,594	\$0	0.0%
Basin School #72	\$372,322	\$292,789	-\$79,533	-21.4%
Bear Lake School #33	\$497,001	\$894,592	\$397,591	80.0%
Blackfoot School #55	\$2,023,767	\$1,188,984	-\$834,783	-41.2%
Blaine School #61	\$37,321,900	\$36,363,165	-\$958,735	-2.6%
Bliss School #234	\$80,821	\$10,200	-\$70,621	-87.4%
Boise School #1	\$126,010,250	\$156,429,710	\$30,419,460	24.1%
Bonneville School #93	\$14,600,000	\$11,350,000	-\$3,250,000	-22.3%
Boundary School #101	\$1,794,452	\$1,333,575	-\$460,877	-25.7%
Bruneau-Grandview School #365	\$945,035	\$503,035	-\$442,000	-46.8%
Buhl School #412	\$10,984	\$35,232	\$24,248	220.8%
Butte School #111	\$85,050	\$28,904	-\$56,146	-66.0%
Caldwell School #132	\$29,739	\$2,394,876	\$2,365,137	7,953.0%
Camas School #121	\$239,332	\$216,769	-\$22,563	-9.4%
Cambridge School #432	\$28,190	\$51,496	\$23,306	82.7%
Cascade School #422	\$753,111	\$686,150	-\$66,961	-8.9%
Cassia School #151	\$4,838,737	\$3,013,613	-\$1,825,124	-37.7%
Castleford School #417	\$225,475	\$151,458	-\$74,017	-32.8%
Challis School #181	\$577,165	\$457,177	-\$119,988	-20.8%
Clark School #161	\$199,515	\$171,458	-\$28,057	-14.1%
Coeur d'Alene School #271	\$22,206,354	\$18,927,365	-\$3,278,989	-14.8%
Cottonwood School #242	\$24,809	\$26,177	\$1,368	5.5%
Council School #13	\$18,177	\$18,980	\$803	4.4%
Culdesac School #342	\$199,455	\$171,108	-\$28,347	-14.2%
Dietrich School #314	\$41,641	\$3,776	-\$37,865	-90.9%
E. Whitepine School #288	\$759,559	\$696,633	-\$62,926	-8.3%
Emmett School #221	\$45,028	\$50,128	\$5,100	11.3%
Filer School #413	\$463,031	\$175,258	-\$287,773	-62.1%
Firth School #59	\$26,231	\$28,653	\$2,422	9.2%
Fremont School #215	\$1,066,942	\$319,761	-\$747,181	-70.0%
Fruitland School #373	\$399,660	\$503,533	\$103,873	26.0%
Garden Valley School #71	\$1,205,358	\$1,080,151	-\$125,207	-10.4%

Genesee School #282	\$1,311,070	\$1,251,038	-\$60,032	-4.6%
Glenns Ferry School #192	\$215,103	\$103,116	-\$111,987	-52.1%
Gooding School #231	\$1,092,376	\$712,420	-\$379,956	-34.8%
Grace School #148	\$374,171	\$229,315	-\$144,856	-38.7%
Hagerman School #233	\$235,143	\$150,319	-\$84,824	-36.1%
Hansen School #415	\$357,541	\$264,237	-\$93,304	-26.1%
Highland School #305	\$461,140	\$514,831	\$53,691	11.6%
Homedale School #370	\$1,951,321	\$1,644,735	-\$306,586	-15.7%
Horseshoe Bend School #73	\$260,265	\$202,225	-\$58,040	-22.3%
Idaho Falls School #91	\$3,922,648	\$1,742,599	-\$2,180,049	-55.6%
Jefferson School #251	\$4,683,158	\$265,421	-\$4,417,737	-94.3%
Jerome School #261	\$5,459,999	\$4,437,416	-\$1,022,583	-18.7%
Kamiah School #304	\$6,890	\$7,392	\$502	7.3%
Kellogg School #391	\$3,593,066	\$2,281,818	-\$1,311,248	-36.5%
Kendrick School #283	\$740,359	\$716,571	-\$23,788	-3.2%
Kimberly School #414	\$1,242,830	\$955,372	-\$287,458	-23.1%
Kootenai School #274	\$1,278,705	\$1,196,786	-\$81,919	-6.4%
Kuna School #3	\$684,762	\$3,198,961	\$2,514,199	367.2%
Lake Pend Oreille School #84	\$12,999,458	\$13,143,350	\$143,892	1.1%
Lakeland School #272	\$8,398,338	\$3,625,834	-\$4,772,504	-56.8%
Lapwai School #341	\$44,353	\$46,127	\$1,774	4.0%
Lewiston School #340	\$26,819,214	\$26,080,669	-\$738,545	-2.8%
Mackay School #182	\$135,195	\$59,407	-\$75,788	-56.1%
Madison School #321	\$6,641,890	\$4,971,923	-\$1,669,967	-25.1%
Marsh Valley School #21	\$1,394,059	\$7,642	-\$1,386,417	-99.5%
Marsing School #363	\$1,536,122	\$1,716,623	\$180,501	11.8%
McCall-Donnelly School #421	\$7,986,098	\$7,514,942	-\$471,156	-5.9%
Meadows Valley School #11	\$411,095	\$501,642	\$90,547	22.0%
Melba School #136	\$60,995	\$64,079	\$3,084	5.1%
Middleton School #134	\$3,452,820	\$1,961,848	-\$1,490,972	-43.2%
Midvale School #433	\$8,946	\$95,185	\$86,239	964.0%
Minidoka School #331	\$2,613,519	\$1,301,800	-\$1,311,719	-50.2%
Moscow School #281	\$11,357,619	\$11,365,426	\$7,807	0.1%
Mountain Home School #193	\$786,634	\$35,291	-\$751,343	-95.5%
Mountain View School #244	\$2,393,752	\$2,060,584	-\$333,168	-13.9%
Mullan School #392	\$685,513	\$701,241	\$15,728	2.3%
Murtaugh School #418	\$253,151	\$157,047	-\$96,104	-38.0%
Nampa School #131	\$9,824,057	\$4,502,440	-\$5,321,617	-54.2%
New Plymouth School #372	\$390,959	\$255,629	-\$135,330	-34.6%
Nez Perce School #302	\$357,026	\$298,626	-\$58,400	-16.4%
North Gem School #149	\$383,202	\$329,956	-\$53,246	-13.9%
Notus School #135	\$879,973	\$861,755	-\$18,218	-2.1%

Oneida School #351	\$120,000	\$120,000	\$0	0.0%
Orofino School #171	\$2,046,972	\$1,646,608	-\$400,364	-19.6%
Parma School #137	\$1,578,932	\$1,130,195	-\$448,737	-28.4%
Payette School #371	\$318,308	\$14,642	-\$303,666	-95.4%
Pleasant Valley School #364	\$12,159	\$12,530	\$371	3.1%
Plummer/Worley School #44	\$24,386	\$628,962	\$604,576	2,479.2%
Pocatello School #25	\$9,169,245	\$5,188,916	-\$3,980,329	-43.4%
Post Falls School #273	\$4,448,158	\$3,445,129	-\$1,003,029	-22.5%
Potlatch School #285	\$1,460,448	\$1,309,504	-\$150,944	-10.3%
Prairie School #191	\$2,632	\$2,632	\$0	0.0%
Preston School #201	\$644,181	\$52,691	-\$591,490	-91.8%
Richfield School #316	\$186,960	\$200,047	\$13,087	7.0%
Ririe School #252	\$323,571	\$58,334	-\$265,237	-82.0%
Rockland School #382	\$102,725	\$51,068	-\$51,657	-50.3%
S. Lemhi School #292	\$14,871	\$13,826	-\$1,045	-7.0%
Salmon River School #243	\$420,392	\$400,121	-\$20,271	-4.8%
Salmon School #291	\$1,962,669	\$1,466,770	-\$495,899	-25.3%
Shelley School #60	\$922,616	\$771,384	-\$151,232	-16.4%
Shoshone School #312	\$36,357	\$14,598	-\$21,759	-59.8%
Snake River School #52	\$905,527	\$332,025	-\$573,502	-63.3%
Soda Springs School #150	\$1,678,204	\$1,533,966	-\$144,238	-8.6%
St Maries School #41	\$1,622,590	\$1,370,980	-\$251,610	-15.5%
Sugar-Salem School #322	\$22,404	\$25,000	\$2,596	11.6%
Swan Valley School #92	\$322,971	\$309,000	-\$13,971	-4.3%
Teton School #401	\$7,364,428	\$6,470,131	-\$894,297	-12.1%
Three Creek School #416	\$27,597	\$33,712	\$6,115	22.2%
Troy School #287	\$815,169	\$708,166	-\$107,003	-13.1%
Twin Falls School #411	\$12,030,552	\$10,891,277	-\$1,139,275	-9.5%
Valley School #262	\$367,770	\$199,335	-\$168,435	-45.8%
Vallivue School #139	\$18,738,654	\$17,473,893	-\$1,264,761	-6.7%
W. Jefferson School #253	\$340,551	\$443,652	\$103,101	30.3%
Wallace School #393	\$1,410,616	\$1,239,018	-\$171,598	-12.2%
Weiser School #431	\$301,106	\$53,656	-\$247,450	-82.2%
Wendell School #232	\$627,403	\$121,593	-\$505,810	-80.6%
West Ada School #2	\$18,540,988	\$857,450	-\$17,683,538	-95.4%
West Bonner School #83	\$137,917	\$1,690,668	\$1,552,751	1,125.9%
Westside School #202	\$53,480	\$56,663	\$3,183	6.0%
Wilder School #133	\$920,064	\$846,034	-\$74,030	-8.0%
Grand Total	\$439,394,238	\$404,419,064	-\$34,975,174	-8.0%

Historical Perspective

Tables 6 and 7 indicate overall property tax changes during different periods and the pattern of use of property taxes during the most recent five-year period. Both of these tables are based on actual property taxes budgeted by taxing districts and reflect SDFP levy reductions. Actual amounts to be paid by taxpayers with primary residential property will be \$112.8 million less than the amounts shown due to the tax relief dedicated to homeowners. Property tax budgets shown exclude state paid replacement moneys for exempt agricultural equipment and personal property.

Table 6: 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
2024 – 2025***	93.1	4.5	+ 4.5

* Before application of 2022 personal property exemption and replacement money

** After application of all HB 292 tax relief

*** After application of School District Facility Fund levy reductions and Homeowner Tax Relief

As shown in Table 6, 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.
- Since 2023, property taxes were reduced through tax relief appropriated by the Legislature. The greatest of this tax relief was in 2025, which reduced the tax increases and held them to a moderate increase over 2024.

Table 7: Five-year distribution of levied property tax by major local unit of government

Unit of Government	2021 Taxes Mill. \$	2022 Taxes Mill. \$	2023 Taxes Mill. \$	2024 Taxes Mill. \$	2025 Taxes Mill. \$	% Ch. '24 – '25
County	560.1	583.2	619.8	646.5	682.4	+ 5.5
City	571.2	598.5	628.1	663.6	705.0	+ 6.2
School	593.3	596.1	487.5	439.4	404.4	- 8.0
Highway	129.5	131.4	137.7	145.2	154.2	+ 6.2
All Other	258.6	272.5	289.0	303.5	340.4	+ 12.2
TOTAL	2,112.7	2,181.7*	2,162.1**	2,198.2***	2,286.4***	+ 4.0

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

** 2023 property taxes reflect amounts levied after School District Facility Fund levy reductions, but before application of homeowner and additional tax relief

*** 2024-2025 property taxes reflect amounts levied after School District Facility Fund levy reductions but before application of Homeowner Tax Relief

In addition to the summary information found in Table 7 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. Statewide, the highest property tax rate is in Craigmont City in Lewis County, where the rate is 1.670%. The lowest rate is in one area of rural Idaho County, where the rate is 0.145%.

Charts

Charts containing property tax budget and market value information follow the narrative portion of this report. The attachment entitled "2025 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 2025 amounts with those submitted in 2024.

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 6.8% in 2025, slightly more than was the case in 2024, and far below the unprecedented 54.4% in 2022. These changes leave the primary residential sector at 44% of statewide taxable value in 2025, down slightly due primarily to 9.8% and 10.1% increases in commercial and other residential sectors in 2025. Taxes remaining to be paid by primary residential property after all tax relief represent 44.3% of all property taxes in all sectors. This was down slightly from 2024 and down significantly from 2022 when primary residential property paid 51% of taxes. The overall proportion of value now concentrated in the residential sector as a whole continued to drop slightly from 75.6% in 2024 to 75.4% in 2025. The overall share of residential property taxes (after all tax relief) dropped slightly from 71.3% in 2024 to 71.2% in 2025.

Table 8 shows value and tax changes adjusted for new construction to illustrate effects on existing property after accounting for SDFP levy reductions and HTR. Major changes are:

- Existing primary residential property typically increased by 5.3% in taxable value from 2024 to 2025 as compared to a 2.6% increase from 2023 to 2024.
- Taxable values of other existing residential property increased 8.7% in 2025 compared to 4.3% in 2024.
- This year existing commercial property taxable values increased 8.1% in comparison to 5.7% in 2024.
- These three sectors (primary residential, other residential, and commercial) constitute 95.8% of all taxable value.
 - Existing primary residential property taxes increased about 1.9%, while existing other residential property taxes increased 4.9%.
 - Existing commercial property taxes increased by 3.5% after a 3.1% increase in this sector's taxes in 2024.

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 2024 to 2025.

Table 8: 2024 – 2025 tax changes on existing property

Type of Property	2024 Taxable Value (\$ Millions)	2025 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 2024 – 2025
Primary Residential (eligible for homeowner’s exemption)	167,171	178,481	2,494.2	+ 6.8%	+5.3%	+1.9%
Other Residential	107,411	118,215	1,486.4	+ 10.1%	+8.7%	+4.9%
Commercial and Industrial	73,003	80,170	1,286.3	+ 9.8%	+8.1%	+3.5%

In Table 8, 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.

2025 Property Tax Analysis Charts

Chart	Title
I-A	Comparison of 2024 and 2025 Taxable Market Value and Estimated Property Tax Collections by Category of Property (shows budgets as levied but overstates amounts paid by primary residential sector because of the Homeowner’s Tax Relief)
I-B	Comparison of 2024 and 2025 Taxable Market Value and Estimated Property Tax Collections by Category of Property (after the Homeowner’s Tax Relief; more accurate representation of amounts paid by primary residential sector, % of total tax paid by each sector, and % increase in taxes paid by homeowners)
II	Effects of 2025 Homeowner’s Exemption
III	Comparison of 2024 and 2025 Property Taxes and Effects of 2025 Homeowner’s Exemption on Individual Property
IV-A	Percent of Total 2025 Property Taxes Paid by Each Major Category of Property after Tax Relief
IV-B	Percent of Total Property Taxes Paid by Each Major Category of Property Over Time
V	Comparison of 2024 – 2025 Property Tax Budgets by District Type
VI	School Property Taxes by Fund 2024 – 2025
VII	Comparison of Property Tax Budgets 2024 – 2025 by Type of Taxing District (exempt & non-exempt funds separated)
VIII	2025 Average Property Tax Rates

Chart I-A Comparison of 2025 and 2024 Taxable Value and Property Tax Budgets by Category of Property Based on Levied Amounts							
11/13/2025							
Category of Property	2025 Taxable Value Including 2024 Sub. Roll	% of Taxable Value in Category	% Change in Taxable Value 2024-2025	Estimated 2025 Tax Rate	Estimated 2025 Tax (\$)	% of Tax in Category	% Change in Taxes 2024-2025
Primary Residential: (Homeowner's Exemption)							
Urban owner-occupied	114,001,261,406	29.0%	7.6%	0.698%	\$796,022,524	34.8%	3.4%
Rural owner-occupied	64,479,552,210	16.4%	5.2%	0.435%	\$280,326,162	12.3%	-0.1%
Subtotal	178,480,813,616	45.4%	6.8%	0.603%	\$1,076,348,686	47.1%	2.5%
Other Residential: (No Homeowner's Exemption)							
Urban non owner occupied	57,965,818,643	14.7%	11.8%	0.625%	\$362,267,806	15.8%	7.2%
Rural non owner occupied	60,248,774,811	15.3%	8.5%	0.369%	\$222,124,188	9.7%	4.9%
Subtotal	118,214,593,454	30.0%	10.1%	0.494%	\$584,391,994	25.6%	6.3%
Residential subtotal	296,695,407,070	75.4%	8.1%	0.560%	1,660,740,680	72.6%	3.8%
Commercial:							
Urban	63,998,953,834	16.3%	9.8%	0.720%	\$460,887,453	20.2%	5.6%
Rural	16,170,798,790	4.1%	9.8%	0.482%	\$77,997,355	3.4%	2.8%
Subtotal	80,169,752,624	20.4%	9.8%	0.672%	\$538,884,807	23.6%	5.2%
Agricultural:							
	6,028,005,692	1.5%	2.8%	0.523%	\$31,520,227	1.4%	-3.8%
Timber:							
	759,281,778	0.2%	-3.5%	0.517%	\$3,924,470	0.2%	-6.6%
Mining:							
	1,054,972,089	0.3%	11.9%	0.446%	\$4,707,992	0.2%	2.7%
Real & Personal:							
Subtotal	384,707,419,253	97.8%	8.3%	0.582%	\$2,239,778,176	98.0%	4.0%
Operating:							
Urban	2,012,235,923	0.5%	12.1%	0.734%	\$14,770,858	0.6%	6.6%
Rural	6,736,755,348	1.7%	11.4%	0.472%	\$31,830,492	1.4%	4.7%
Subtotal	8,748,991,271	2.2%	11.6%	0.533%	\$46,601,350	2.0%	5.3%
Total Urban	237,978,269,805	60.5%	9.2%	0.687%	\$1,633,948,640	71.5%	4.9%
Total Rural	155,478,140,719	39.5%	7.1%	0.420%	\$652,430,886	28.5%	1.9%
Grand Total	393,456,410,524	100.0%	8.4%	0.581%	\$2,286,379,526	100.0%	4.0%

Values do not include urban renewal increments.

NOTE: Estimated taxes do NOT account for the Homeowner's Tax Relief so actual amounts paid by primary residential sector are lower (see Chart I-B)

Chart I-B Comparison of 2025 and 2024 Taxable Value and Property Tax Budgets by Category of Property After Homeowner's Tax Relief and SDFV Levy Reductions							
Category of Property	2025 Taxable Value Including 2024 Sub. Roll	% of Taxable Value in Category	% Change in Taxable Value 2024-2025	Estimated 2025 Tax Rate	Estimated 2025 Tax (\$)	% of Tax in Category	% Change in Taxes 2024-2025
Primary Residential: (Homeowner's Exemption)							
Urban owner-occupied	114,001,261,406	29.0%	7.6%	0.625%	\$712,301,543	32.8%	4.2%
Rural owner-occupied	64,479,552,210	16.4%	5.2%	0.390%	\$251,214,458	11.6%	0.8%
Subtotal	178,480,813,616	45.4%	6.8%	0.540%	\$963,516,000	44.3%	3.3%
Other Residential: (No Homeowner's Exemption)							
Urban non owner occupied	57,965,818,643	14.7%	11.8%	0.625%	\$362,267,806	16.7%	7.2%
Rural non owner occupied	60,248,774,811	15.3%	8.5%	0.369%	\$222,124,188	10.2%	4.9%
Subtotal	118,214,593,454	30.0%	10.1%	0.494%	\$584,391,994	26.9%	6.3%
Residential subtotal	296,695,407,070	75.4%	8.1%	0.522%	1,547,907,994	71.2%	4.4%
Commercial:							
Urban	63,998,953,834	16.3%	9.8%	0.720%	\$460,887,453	21.2%	5.6%
Rural	16,170,798,790	4.1%	9.8%	0.482%	\$77,997,355	3.6%	2.8%
Subtotal	80,169,752,624	20.4%	9.8%	0.672%	\$538,884,807	24.8%	5.2%
Agricultural:							
	6,028,005,692	1.5%	2.8%	0.523%	\$31,520,227	1.5%	-3.8%
Timber:							
	759,281,778	0.2%	-3.5%	0.517%	\$3,924,470	0.2%	-6.6%
Mining:							
	1,054,972,089	0.3%	11.9%	0.446%	\$4,707,992	0.2%	2.7%
Real & Personal:							
Subtotal	384,707,419,253	97.8%	8.3%	0.553%	\$2,126,945,491	97.9%	4.5%
Operating:							
Urban	2,012,235,923	0.5%	12.1%	0.734%	\$14,770,858	0.7%	6.6%
Rural	6,736,755,348	1.7%	11.4%	0.472%	\$31,830,492	1.5%	4.7%
Subtotal	8,748,991,271	2.2%	11.6%	0.533%	\$46,601,350	2.1%	5.3%
Total Urban	237,978,269,805	60.5%	9.2%	0.651%	\$1,550,227,659	71.3%	5.3%
Total Rural	155,478,140,719	39.5%	7.1%	0.401%	\$623,319,181	28.7%	2.4%
Grand Total	393,456,410,524	100.0%	8.4%	0.552%	\$2,173,546,840	100.0%	4.5%

Values do not include urban renewal increments.

Chart II Effects of the 2025 Homeowner's Exemption Values and Taxes Assuming NO Homeowner's Exemption After Homeowner's Tax Relief and SDFV Levy Reductions									
Category of Property	2025 Taxable Value Plus Homeowner's Exemption (\$)	% of Market Value in Category	% Change in Total Market Value 2024/2025	Estimated 2025 Tax Rate w/o Homeowner's Exemption	Estimated 2024 Tax w/o Homeowner's Exemption (\$)	% of Tax in Cat.	Changes in 2025 Taxes if NO Homeowner's Exemption		
							% change:	\$ change:	
Primary Residential: (Homeowner's Exemption)									
Urban owner-occupied	154,130,918,447	34.1%	6.2%	0.549%	\$845,640,513	38.9%	18.7%	133,338,971	
Rural owner-occupied	83,240,490,357	18.4%	4.3%	0.343%	\$285,215,788	13.1%	13.5%	34,001,331	
Subtotal	237,371,408,804	52.5%	5.5%	0.476%	\$1,130,856,301	52.0%	17.4%	167,340,301	
Other Residential: (No Homeowner's Exemption)									
Urban non owner occupied	57,965,818,643	12.8%	11.8%	0.541%	\$313,495,824	14.4%	-13.5%	(48,771,982)	
Rural non owner occupied	60,248,774,811	13.3%	8.5%	0.328%	\$197,759,231	9.1%	-11.0%	(24,364,958)	
Subtotal	118,214,593,454	26.1%	10.1%	0.432%	\$511,255,055	23.5%	-12.5%	(73,136,939)	
Residential subtotal	355,586,002,258	78.6%	7.0%	0.462%	1,642,111,356	75.5%	6.1%	94,203,362	
Commercial:									
Urban	63,998,953,834	14.1%	9.8%	0.611%	\$391,322,819	18.0%	-15.1%	(69,564,634)	
Rural	16,170,798,790	3.6%	9.8%	0.411%	\$66,448,445	3.1%	-14.8%	(11,548,910)	
Subtotal	80,169,752,624	17.7%	9.8%	0.571%	\$457,771,264	21.1%	-15.1%	(81,113,543)	
Agricultural:	6,028,005,692	1.3%	2.8%	0.441%	\$26,588,250	1.2%	-15.6%	(4,931,977)	
Timber:	759,281,778	0.2%	-3.5%	0.437%	\$3,316,970	0.2%	-15.5%	(607,500)	
Mining:	1,054,972,089	0.2%	11.9%	0.397%	\$4,186,941	0.2%	-11.1%	(521,051)	
Real & Personal									
Subtotal	443,598,014,441	98.1%	7.4%	0.481%	\$2,133,974,781	98.2%	0.3%	7,029,291	
Operating:									
Urban	2,012,235,923	0.4%	12.1%	0.617%	\$12,423,866	0.6%	-15.9%	(2,346,992)	
Rural	6,736,755,348	1.5%	11.4%	0.403%	\$27,148,193	1.2%	-14.7%	(4,682,299)	
Subtotal	8,748,991,271	1.9%	11.6%	0.452%	\$39,572,059	1.8%	-15.1%	(7,029,291)	
Total Urban	278,107,926,846	61.5%	8.2%	0.562%	\$1,562,883,023	71.9%	0.8%	12,655,364	
Total Rural	174,239,078,866	38.5%	6.4%	0.350%	\$610,663,818	28.1%	-2.0%	(12,655,364)	
Grand Total	452,347,005,712	100.0%	7.5%	0.481%	\$2,173,546,840	100.0%	0.0%	0	

Values do not include urban renewal increments.

Chart III Comparison of 2024 & 2025 Property Taxes and Effects of 2025 Homeowner's Exemption on Individual Property After Homeowner's Tax Relief and SDFE Levy Reductions						
11/13/2025						
Location	Type of Property	2024 Property Taxes (\$)	2025 Property Taxes (\$)	% Change 2024 - 2025	2025 Tax Without Homeowner's Exempt. (\$)	% Change in 2025 Tax if NO Home. Exempt
Urban	Primary Residential (Homeowner's Exemption)	1,121	1,184	5.6%	1,726	45.7%
Urban	Commercial	1,784	1,855	4.0%	1,575	-15.1%
Rural	Primary Residential (Homeowner's Exemption)	707	739	4.5%	1,078	45.9%
Rural	Commercial	1,228	1,242	1.2%	1,058	-14.8%
Rural	Farm	2,799	2,751	-1.7%	2,872	4.4%

Farm property is assumed to be valued as follows:

	2024	2025	Taxable Value: (after Home. Ex.) 2025
Agricultural land	\$327,511	\$336,564	\$336,564
House	\$250,934	\$264,233	
Residential land	\$47,800	\$50,333	
Total	\$626,245	\$651,130	\$526,130

Commercial property is valued as follows:

	2024	2025
Commercial real and personal property	\$238,229	\$257,525

Primary Residential property is valued as follows:

	2024	2025	Taxable Value: (after Home. Ex.) 2025
Primary Residential (Homeowner's Exemption)			
House	\$250,934	\$264,233	
Residential land	\$47,800	\$50,333	
Total	\$298,734	\$314,566	\$189,566

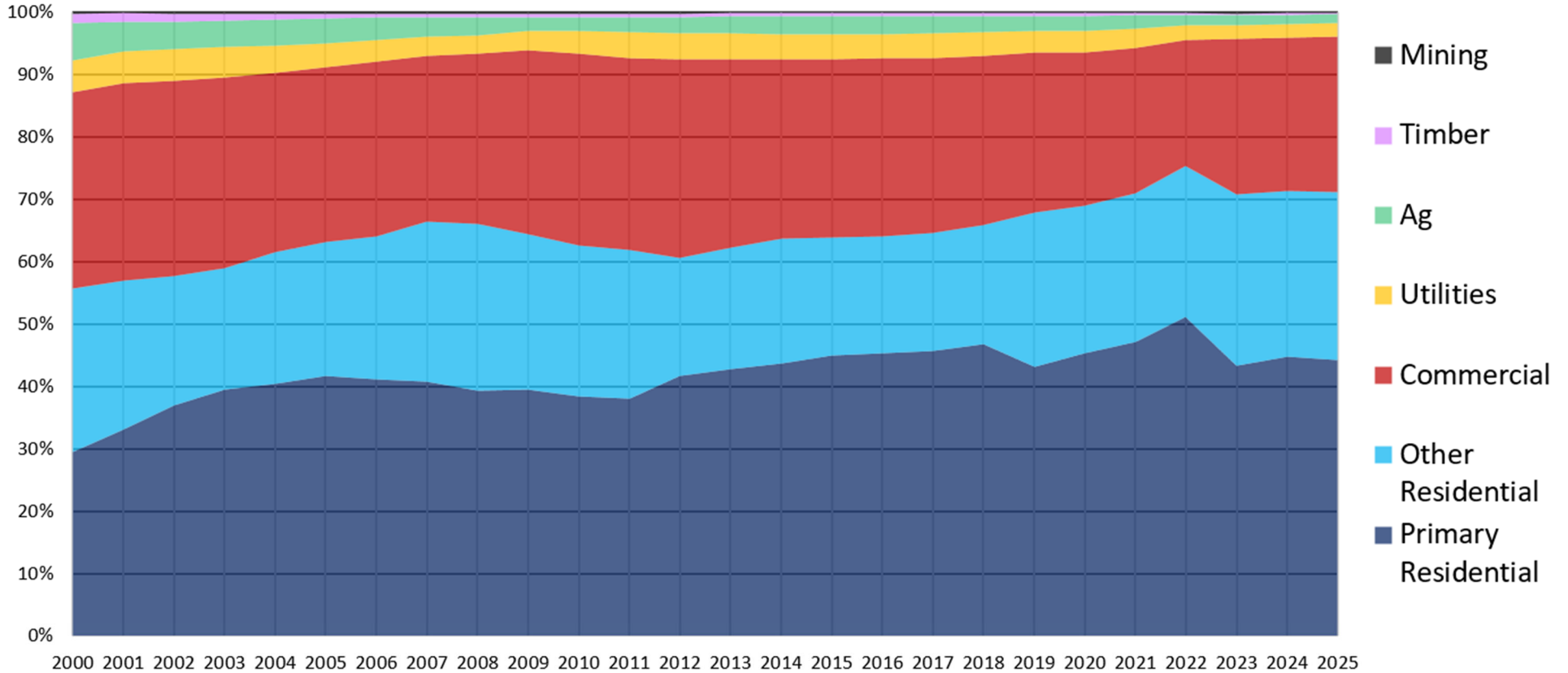
Value Adjustments

Primary Residential (Homeowner's Exemption) values increased 5.3% in 2025;
Commercial values increased by 8.1% in 2025;
The remainder of residential and commercial value change is attributed to new construction.
Farm land values have been increased by 2.8% in 2025;

Chart IV-A Percent of Total 2025 Property Taxes Paid by Each Major Category of Property After Homeowner's Tax Relief and SDFP Levy Reductions																
County	Residential Property:						Commercial			Agriculture Total	Timber Total	Mining Total	Real & Persul Subtotal	Operating Property:		
	OOO Urban	OOO Rural	OOO Total	NOOC Urban	NOOC Rural	NOOC Total	Urban	Rural	Total					Urban	Rural	Total
ADA	45.4%	6.7%	52.1%	16.6%	2.9%	19.5%	26.7%	0.6%	27.3%	0.1%	0	0.0%	99.0%	0.7%	0.3%	1.0%
ADAMS	4.9%	21.8%	26.6%	8.2%	44.0%	52.2%	5.8%	5.3%	11.1%	2.6%	0.7%	0.0%	93.3%	0.3%	6.5%	6.7%
BANNOCK	40.7%	5.3%	46.0%	16.8%	3.2%	20.0%	28.5%	0.8%	29.3%	0.4%	0.0%	0.0%	95.7%	1.9%	2.3%	4.3%
BEAR LAKE	11.1%	7.6%	18.7%	12.5%	49.0%	61.5%	5.9%	2.5%	8.4%	2.7%	0	0.0%	91.2%	0.5%	8.2%	8.8%
BENEWAH	10.2%	20.3%	30.5%	8.6%	31.5%	40.1%	11.0%	9.3%	20.3%	2.7%	4.4%	0.0%	97.9%	0.2%	1.9%	2.1%
BINGHAM	20.8%	28.1%	48.9%	8.2%	7.0%	15.1%	14.9%	10.3%	25.2%	6.9%	0	0	96.1%	0.7%	3.2%	3.9%
BLAINE	19.7%	10.3%	30.0%	42.2%	20.3%	62.5%	6.0%	0.7%	6.7%	0.4%	0.0%	0.0%	99.5%	0.1%	0.4%	0.5%
BOISE	4.4%	32.2%	36.5%	8.5%	43.4%	51.9%	4.2%	5.7%	9.9%	0.3%	0.3%	0.0%	99.0%	0.2%	0.9%	1.0%
BONNER	10.0%	19.8%	29.8%	12.9%	42.0%	54.9%	8.0%	4.2%	12.1%	0.2%	0.5%	0.0%	97.6%	0.4%	2.1%	2.4%
BONNEVILLE	39.0%	9.5%	48.5%	15.9%	4.2%	20.0%	26.6%	3.4%	30.0%	0.8%	0.0%	0.0%	99.3%	0.3%	0.3%	0.7%
BOUNDARY	9.9%	33.3%	43.2%	7.5%	20.6%	28.0%	6.0%	8.6%	14.6%	2.7%	1.4%	0.0%	90.0%	1.2%	8.8%	10.0%
BUTTE	11.2%	18.0%	29.2%	12.3%	12.2%	24.5%	7.9%	8.3%	16.2%	22.6%	0	0.0%	92.5%	0.5%	6.9%	7.5%
CAMAS	8.3%	16.5%	24.8%	13.0%	32.6%	45.7%	5.7%	3.6%	9.3%	17.1%	0	0.0%	96.9%	0.6%	2.5%	3.1%
CANYON	33.4%	12.3%	45.7%	17.2%	5.8%	23.0%	25.2%	4.4%	29.6%	0.7%	0	0	98.9%	0.6%	0.5%	1.1%
CARIBOU	13.8%	7.8%	21.6%	5.4%	7.4%	12.8%	8.2%	9.0%	17.1%	7.0%	0	31.5%	90.1%	1.6%	8.3%	9.9%
CASSIA	14.5%	14.9%	29.4%	8.6%	6.4%	15.1%	14.9%	27.6%	42.5%	10.4%	0	0.0%	97.4%	0.4%	2.2%	2.6%
CLARK	6.6%	4.2%	10.9%	7.1%	10.6%	17.6%	3.5%	6.0%	9.5%	30.0%	0	0.0%	68.0%	3.2%	28.8%	32.0%
CLEARWATER	16.3%	20.2%	36.5%	17.7%	17.5%	35.2%	10.2%	2.9%	13.0%	1.5%	12.2%	0.0%	98.4%	0.5%	1.0%	1.6%
CUSTER	7.3%	15.6%	22.8%	17.6%	33.8%	51.4%	5.9%	8.4%	14.3%	3.8%	0.0%	6.2%	98.5%	0.1%	1.4%	1.5%
ELMORE	34.7%	10.3%	45.1%	19.1%	9.8%	28.9%	9.3%	3.3%	12.6%	2.4%	0.0%	0.0%	89.0%	2.1%	8.9%	11.0%
FRANKLIN	33.7%	22.0%	55.6%	9.3%	9.1%	18.5%	9.4%	3.5%	12.9%	3.9%	0	0.0%	91.0%	2.3%	6.7%	9.0%
FREMONT	6.9%	12.7%	19.6%	13.3%	56.1%	69.4%	2.4%	4.6%	6.9%	2.5%	0.0%	0	98.5%	0.6%	0.9%	1.5%
GEM	18.8%	31.3%	50.0%	15.3%	15.0%	30.4%	10.1%	6.7%	16.8%	1.7%	0.0%	0.0%	98.9%	0.2%	0.9%	1.1%
GOODING	17.8%	16.6%	34.4%	8.7%	7.6%	16.3%	10.2%	21.0%	31.2%	9.0%	0	0	90.9%	0.8%	8.3%	9.1%
IDAHO	14.7%	24.9%	39.6%	12.4%	25.4%	37.7%	8.1%	7.7%	15.8%	4.3%	0.9%	0.0%	98.5%	0.3%	1.2%	1.5%
JEFFERSON	14.4%	44.3%	58.7%	9.0%	9.2%	18.2%	6.5%	10.2%	16.7%	3.7%	0.0%	0	97.3%	0.4%	2.4%	2.7%
JEROME	16.9%	15.5%	32.3%	9.8%	11.3%	21.1%	27.3%	7.6%	34.9%	7.7%	0	0.0%	96.0%	0.3%	3.7%	4.0%
KOOTENAI	30.8%	13.7%	44.5%	18.1%	16.8%	34.9%	16.9%	1.8%	18.8%	0.1%	0.2%	0	98.4%	0.7%	0.8%	1.6%
LATAH	33.5%	15.0%	48.5%	15.3%	6.8%	22.1%	20.1%	2.8%	22.9%	3.7%	1.4%	0.0%	98.7%	0.6%	0.7%	1.3%
LEMHI	12.8%	23.2%	36.0%	13.8%	21.5%	35.3%	13.3%	5.6%	18.9%	5.1%	0	2.1%	97.4%	0.3%	2.3%	2.6%
LEWIS	20.0%	9.4%	29.4%	13.1%	7.6%	20.7%	13.8%	5.8%	19.6%	26.8%	0.9%	0	97.5%	0.7%	1.8%	2.5%
LINCOLN	13.1%	12.2%	25.3%	14.8%	7.2%	22.0%	4.2%	15.1%	19.3%	12.2%	0	0.1%	78.9%	2.0%	19.1%	21.1%
MADISON	19.7%	17.7%	37.3%	12.4%	5.1%	17.5%	37.0%	4.4%	41.3%	2.6%	0	0	98.7%	0.4%	0.8%	1.3%
MINIDOKA	19.0%	17.8%	36.7%	12.5%	11.2%	23.7%	18.1%	10.2%	28.2%	8.0%	0	0	96.7%	0.6%	2.7%	3.3%
NEZ PERCE	43.5%	6.7%	50.2%	6.5%	3.0%	9.6%	26.5%	10.7%	37.1%	1.5%	0.1%	0	98.5%	1.0%	0.6%	1.5%
ONEIDA	24.5%	15.6%	40.1%	10.9%	9.6%	20.6%	9.3%	6.0%	15.3%	12.4%	0	0.0%	88.4%	1.5%	10.1%	11.6%
OWYHEE	10.7%	27.9%	38.6%	11.3%	16.3%	27.6%	5.5%	11.2%	16.8%	5.9%	0.1%	0.1%	88.9%	0.5%	10.5%	11.1%
PAYETTE	29.4%	14.8%	44.2%	15.6%	8.2%	23.9%	18.9%	5.7%	24.5%	2.1%	0	0.0%	94.8%	0.9%	4.3%	5.2%
POWER	11.4%	8.7%	20.2%	4.3%	4.2%	8.4%	7.1%	35.8%	42.9%	12.9%	0	0	84.4%	0.8%	14.9%	15.6%
SHOSHONE	18.3%	11.8%	30.0%	21.1%	17.4%	38.5%	11.6%	6.8%	18.5%	0.1%	3.8%	5.1%	96.0%	1.1%	3.0%	4.0%
TETON	6.6%	17.2%	23.8%	20.2%	46.9%	67.1%	5.2%	2.7%	7.8%	1.1%	0.0%	0.0%	99.8%	0.0%	0.2%	0.2%
TWIN FALLS	29.1%	14.0%	43.1%	16.4%	5.5%	21.9%	26.5%	3.5%	30.0%	2.7%	0	0	97.6%	0.7%	1.7%	2.4%
VALLEY	7.3%	8.1%	15.4%	35.2%	39.5%	74.7%	8.2%	1.1%	9.3%	0.1%	0.1%	0.0%	99.5%	0.1%	0.3%	0.5%
WASHINGTON	22.5%	17.8%	40.3%	12.0%	8.4%	20.4%	8.2%	5.0%	13.1%	6.0%	0	0.0%	79.9%	1.1%	19.0%	20.1%

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

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



2023 - 2025 figures shown AFTER tax relief (HTR & SDFF)

Chart V

Comparison of 2024 - 2025 Property Tax Budgets by District Type			
District Category	Property Tax		% Change
	2024	2025	
11/25/25			
County	646,508,834	682,355,670	5.5%
City	663,635,279	705,015,268	6.2%
School	439,394,238	404,419,063	-8.0%
Ambulance	38,969,308	53,186,754	36.5%
Auditorium	20,972	22,228	6.0%
Cemetery	8,885,596	9,359,764	5.3%
Extermination	1,299,622	1,348,141	3.7%
Fire	134,519,656	149,979,245	11.5%
Flood Control	1,024,530	1,074,826	4.9%
Roads & Highways	145,154,004	154,184,491	6.2%
Hospital	11,220,064	11,788,435	5.1%
Junior College	41,895,112	43,536,999	3.9%
Library	38,426,814	39,941,160	3.9%
Abatement	11,067,460	11,001,089	-0.6%
Port	405,000	400,000	-1.2%
Recreation	7,921,358	10,153,369	28.2%
Sewer Incl Rec Sewer	605,788	614,628	1.5%
Sewer & Water	3,903,195	4,068,960	4.2%
Water	245,301	256,074	4.4%
Watershed	137,095	142,015	3.6%
Community Infrastructure	2,942,852	3,531,347	20.0%
Total:	2,198,182,078	2,286,379,526	4.0%

Chart VI:

2025 School Property Tax Budgets by Fund					
Comparison of 2024 - 2025 School Property Tax Budgets					
Fund	2024 \$ AMOUNT	2025 \$ AMOUNT	% of Total	\$ CHANGE 2024 - 2025	% Difference
11/14/2025					
General M&O*	115,000,000	145,000,000	35.85%	30,000,000	26.09%
Budget Stabilization	35,430,732	35,430,732	8.76%	0	0.00%
Tort	4,316,382	4,607,792	1.14%	291,410	6.75%
Tuition	176,544	178,769	0.04%	2,225	1.26%
Bonds	44,306,970	21,694,587	5.36%	(22,612,383)	-51.04%
Cosa	2,152,173	2,825,518	0.70%	673,345	31.29%
Cosa Plant Facilities	848,567	638,208	0.16%	(210,359)	0.00%
Emergency	878,146	0	0.00%	(878,146)	-100.00%
63-1305 Judgment	98,727	2,705,899	0.67%	2,607,172	2640.79%
Supplemental	180,027,098	157,479,676	38.94%	(22,547,422)	-12.52%
Plant Facility	56,158,899	33,857,883	8.37%	(22,301,016)	-39.71%
TOTALS:	439,394,238	404,419,064	100.00%	(34,975,174)	-7.96%

2024 - 2025 Comparison of M&O and Voter Approved Exempt Funds Levied by Schools		
Fund	2024	2025
M&O	1	1
Budget Stabilization	4	4
Bond	34	18
Plant Facility	40	35
Supplemental	77	69

Chart VII:

Comparison of Property Tax Budgets 2024 - 2025 by Type of Taxing District					
11/25/25					
District	2024 Dollars	2025 Dollars	2024 - 2025 Change		% Total 2025 Property Tax
			Dollars	Percent	
County	646,508,834	682,355,670	35,846,836	5.54%	29.84%
City	663,635,279	705,015,268	41,379,989	6.24%	30.84%
School (all funds)	439,394,238	404,419,064	(34,975,174)	-7.96%	17.69%
Cemetery	8,885,596	9,359,764	474,168	5.34%	0.41%
Fire	134,519,656	149,979,245	15,459,589	11.49%	6.56%
Highway	145,154,004	154,184,491	9,030,487	6.22%	6.74%
Hospital	11,220,064	11,788,435	568,371	5.07%	0.52%
Junior College	41,895,112	43,536,999	1,641,887	3.92%	1.90%
Library	38,426,814	39,941,160	1,514,346	3.94%	1.75%
Other	68,542,481	85,799,430	17,256,949	25.18%	3.75%
Totals:	2,162,091,454	2,286,379,526	88,197,448	5.75%	100.00%

Comparison of Property Tax Budgets 2024 - 2025 by Type of Taxing District Exempt - Non Exempt Fund Comparison Only								
District	Exempt Property Tax Funds				Non Exempt Property Tax Funds			
	2024 Dollars	2025 Dollars	2024 - 2025 Change		2024 Dollars	2025 Dollars	2024 - 2025 Change	
			Dollars	Percent			Dollars	Percent
County	3,034,899	6,007,002	2,972,103	97.93%	643,473,935	676,348,668	32,874,733	5.11%
City	6,478,208	9,338,382	2,860,174	44.15%	657,157,071	695,676,886	38,519,815	5.86%
School (Less M&O + Budget Stabilization)	284,647,124	219,380,540	(65,266,584)	-22.93%	4,316,382	4,607,792	291,410	6.75%
School M&O	115,000,000	145,000,000	30,000,000	26.09%				
School Budget Stabilization	35,430,732	35,430,732	0	0.00%				
Cemetery	49,508	259,937	210,429	425.04%	8,836,088	9,099,827	263,739	2.98%
Fire	4,407,680	9,652,956	5,245,276	119.00%	130,111,976	140,326,289	10,214,313	7.85%
Highway	1,449,362	1,827,263	377,901	26.07%	143,704,642	152,357,228	8,652,586	6.02%
Hospital	1,470,932	1,628,738	157,806	10.73%	9,749,132	10,159,697	410,565	4.21%
Junior College	44,174	178,119	133,945	303.22%	41,850,938	43,358,880	1,507,942	3.60%
Library	2,884,163	2,646,244	(237,919)	-8.25%	35,542,651	37,294,916	1,752,265	4.93%
Other	3,375,019	15,820,706	12,445,687	368.76%	65,167,462	69,978,724	4,811,262	7.38%
Totals:	507,015,432	447,170,619	(11,101,182)	-11.80%	1,655,076,022	1,839,208,907	99,298,630	11.13%

Chart VIII:

2025 AVERAGE PROPERTY TAX RATES BASED ON LEVIED AMOUNTS			
COUNTY	AVERAGE URBAN %	AVERAGE RURAL %	OVERALL AVERAGE PROP. TAX %
ADA	0.652%	0.560%	0.642%
ADAMS	0.571%	0.328%	0.353%
BANNOCK	0.973%	0.429%	0.847%
BEAR LAKE	0.485%	0.296%	0.337%
BENEWAH	0.846%	0.545%	0.601%
BINGHAM	0.978%	0.525%	0.660%
BLAINE	0.325%	0.248%	0.299%
BOISE	0.531%	0.341%	0.362%
BONNER	0.616%	0.350%	0.398%
BONNEVILLE	0.857%	0.393%	0.702%
BOUNDARY	0.565%	0.373%	0.405%
BUTTE	1.102%	0.721%	0.810%
CAMAS	0.925%	0.423%	0.490%
CANYON	0.692%	0.440%	0.612%
CARIBOU	0.940%	0.438%	0.520%
CASSIA	0.673%	0.412%	0.501%
CLARK	0.734%	0.528%	0.562%
CLEARWATER	1.185%	0.662%	0.810%
CUSTER	0.515%	0.350%	0.385%
ELMORE	0.904%	0.379%	0.607%
FRANKLIN	0.649%	0.453%	0.543%
FREMONT	0.540%	0.348%	0.382%
GEM	0.544%	0.283%	0.356%
GOODING	0.820%	0.476%	0.561%
IDAHO	0.650%	0.306%	0.374%
JEFFERSON	0.706%	0.315%	0.381%
JEROME	1.314%	0.784%	1.000%
KOOTENAI	0.541%	0.341%	0.452%
LATAH	1.099%	0.779%	0.978%
LEMHI	0.710%	0.417%	0.491%
LEWIS	1.315%	0.836%	1.010%
LINCOLN	0.914%	0.484%	0.568%
MADISON	0.923%	0.709%	0.844%
MINIDOKA	0.765%	0.470%	0.582%
NEZ PERCE	1.400%	0.802%	1.210%
ONEIDA	1.004%	0.516%	0.663%
OWYHEE	0.714%	0.550%	0.584%
PAYETTE	0.753%	0.378%	0.559%
POWER	1.484%	0.949%	1.042%
SHOSHONE	0.842%	0.544%	0.673%
TETON	0.410%	0.333%	0.355%
TWIN FALLS	1.059%	0.661%	0.912%
VALLEY	0.470%	0.245%	0.320%
WASHINGTON	1.092%	0.622%	0.766%
Statewide:	0.680%	0.423%	0.580%