

**2015 MARKET VALUES AND PROPERTY TAXES**  
**(corrected July 1, 2016)**

Taxing districts certified property taxes to be levied in the amount of \$1,624.6 million for 2015. This amount increased \$72.5 million or 4.7% over the net amount levied in 2014 following the application of about \$17.5 million in personal property tax replacement money. This year's increase is the largest in percentage terms since 2008, and closely matches the long term average annual increase of 4.6% since 1995. This year's increase is distributed across all major types of taxing districts rather than focusing on school levies as has often been the case previously. As was done last year, this year's comparative analysis contrasts 2014 budgeted property taxes minus state provided personal property tax replacement money with actual amounts levied from property tax in 2015. This is effectively a net to net comparison since 2014 and 2015 property tax amounts were reduced by the same amount of personal property replacement monies prior to levies being set. Table A shows allocations of this replacement money. In addition to personal property replacement money for taxing districts, \$1.4 million is paid annually to urban renewal districts to which an additional \$86.8 in property tax is estimated to be allocated.

Table A provides a summary of personal property tax replacement money allocations.

Table A. Distribution of personal property tax replacement money

| <b>Personal Property Replacement Dollars by Type of District</b> |                             |                                      |
|--|-----------------------------|--------------------------------------|
| <b>District Type</b>   | <b>Amount (\$ Millions)</b> | <b>Percent of Total Property Tax</b> |
| County   | 4.7                         | 1.1                                  |
| City   | 5.8                         | 1.3                                  |
| School   | 4.9                         | 1.0                                  |
| Road and Highway   | 0.7                         | 0.7                                  |
| Other  | 1.4                         | 0.8                                  |
| <b>Subtotal</b>  | <b>17.5</b>                 | <b>1.1</b>                           |
| Urban Renewal  | 1.4                         | 1.6                                  |
| <b>Total</b>   | <b>18.9</b>                 | <b>1.1</b>                           |

In terms of taxable value, this year's 5.2% increase is considerably smaller than last year's 8% increase. The 2015 value gains were fairly evenly distributed with little difference between major property categories. Details are found in Chart I following the narrative section of this report. Additional analysis of probable tax changes on existing property is found in Table 5 on page 10.

Because of caps that limit the amount by which most property tax budgets of taxing districts can grow each year, tax rates tend to decrease when values rise. This effect was observable in a minor way in 2015, with the 5.2% overall increase in value translating into a 4.7% overall increase in tax. As a result, statewide overall average tax rates dropped 0.5% this year.

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.

Many taxing districts show increases in excess of 3%, despite this being the nominal cap. The most significant causes of such increases are additional budget capacity related to new construction and increases due to voter approved levies for school districts. Major portions of the net property tax increase

of \$72.5 million can be attributed as shown in Table 1 found on the following page.

**Table 1:**

| <b>Major causes of change in total property tax</b>                                     | <b>Potential increase amount*</b> |
|---|-----------------------------------|
| 3% general cap  | \$32.6 million                    |
| Increases <decreases> in school bonds and school exempt levies other than M&O           | \$17.5 million                    |
| Increase in Boise School District M&O   | \$ 4.3 million                    |
| Increases <decreases> in non-school bonds and voter-approved and other exempt levies    | \$ 2.5 million                    |
| Additional dollars available due to new construction                                    | \$20.9 million                    |
| Additional dollars available due to annexation  | \$ 1.0 million                    |
| Increase <decrease> due to new levies in 2014 or existing districts not levying in 2014 | \$ <0.5> million                  |
| Net tax increase <decrease> due to use <accumulation> of Foregone Amount                | \$ <5.8> million                  |
| Tax decrease not eligible for accumulation as foregone amount                           | \$<2.1> million                   |
| Additional property tax due to elimination of Nez Perce County local sales tax          | \$ 1.4 million                    |

\*Only potential increases can be calculated for the 3% cap, new construction, and annexation. In some cases, districts have accumulated indicated amounts as "foregone" amounts, which were not levied, but may be recaptured as future property tax increases. Overall available foregone amounts increased by \$5.8 million in 2015 to \$108.3 million. This represents the highest accumulated foregone amount since that provision began in 1995. In some cases, foregone amounts grew because levy limits prevented otherwise allowable property tax budget increases from being fully realized. It is important to note, however, that foregone amounts do not grow to reflect the amount of budget decreases.

Regardless of changes in budgeted property taxes, significant increases or decreases may occur when individual assessed values grow or decline more rapidly than typical values or when significant changes in specific taxing district budgets occur. Chart VIII shows average tax rates in each county in 2015. In 23 counties, overall average rates are lower than in 2014. The 2015 overall average levy rate of 1.34% is slightly lower than in 2014.

Table 2 beginning on the following page lists many of the notable changes in property tax portions of taxing district budgets for 2015 in comparison to 2014. Additional information can be found in detailed budget reports available on request.

**Table 2: Significant Property Tax Budget Changes in 2015**

| <b>County</b> | <b>Taxing District</b>                    | <b>Description of Change</b>                                | <b>\$ Amount of Change</b> |
|---------------|---|---|----------------------------|
| Ada           | Ada County                                | Increased overall property tax budget 10.5%                 | 9,800,000                  |
| Ada           | Eagle City                                | Increased overall property tax budget 29%                   | 633,000                    |
| Ada / Boise   | Boise School District #1                  | Increased M&O; decreased supplemental;                      | 2,200,000                  |
| Ada / Canyon  | Meridian School #2                        | Increased Bond fund and Emergency Fund                      | 4,100,000                  |
| Ada           | Avimore Community Infrastructure District | New District Levy   | 4,000                      |
| Adams         | Meadows Valley School #11                 | Increased Supplemental fund                                 | 25,000                     |
| Adams         | Meadows Valley Ambulance District         | New District  | 96,000                     |
| Bannock       | Arimo City                                | New Bond Fund   | 32,000                     |
| Bannock       | Marsh Valley School #21                   | Increased Bond Fund   | 390,000                    |
| Bannock       | Pocatello School #25                      | Increased Supplemental and Plant Facilities funds           | 989,000                    |
| Bannock       | Bannock County Road and Bridge            | Increased property tax budget                               | 1,425,000                  |
| Bear Lake     | Bear Lake County Road and Bridge          | Decreased property tax budget                               | <226,000>                  |
| Benewah       | St. Maries School #41                     | Increased Supplemental                                      | 232,000                    |
| Bingham       | Snake River School # 52                   | Increased Bond and Plant funds; decreased Supplemental fund | 148,000                    |
| Bingham       | Blackfoot School #55                      | Increased Supplemental fund                                 | 625,000                    |
| Bingham       | Aberdeen School # 58                      | Increased Bond fund and New Additional Supplemental fund    | 364,000                    |
| Boise         | Boise County                              | Increased Special Judgment fund                             | 684,000                    |
| Boise         | Garden Valley School #71                  | Decreased Bond fund; New Emergency fund                     | 111,000                    |
| Boise         | Boise Basin Library District              | Eliminated Bond fund  | <6,000>                    |
| Boise         | County Road and Bridge                    | Did not Levy in 2015  | <117,000>                  |
| Bonner        | Kootenai City                             | New Permanent Override                                      | 20,000                     |
| Bonner        | Priest Lake Library District              | New Permanent Override                                      | 46,000                     |
| Bonner        | Ellisport Bay Sewer District              | Did not levy in 2014, but did in 2015                       | 18,000                     |

| <b>County</b>                    | <b>Taxing District</b>              | <b>Description of Change</b>  | <b>\$ Amount of Change</b> |
|----------------------------------|-------------------------------------|---|----------------------------|
| Bonneville / Bingham             | Bonneville School #93               | Decreased Emergency fund, Supplemental fund, and one Bond fund; Increased one Bond fund | 642,000                    |
| Bonneville                       | Bonneville Ambulance District       | Increased property tax budget   | 267,000                    |
| Boundary                         | Boundary School #101                | Increased Supplemental fund   | 1,400,000                  |
| Camas                            | Camas County Abatement District     | Decreased property tax budget   | <7,000>                    |
| Canyon                           | Canyon County                       | Increased property tax budget   | 3,980,000                  |
| Canyon                           | Nampa School #131                   | Increased Bond fund and New Emergency fund  | 1,328,000                  |
| Canyon                           | Middleton School #134               | Increased Bond; Decreased Emergency fund;   | 368,000                    |
| Canyon                           | Vallivue School #139                | Increased Bond fund   | 736,000                    |
| Canyon / Gem                     | Middleton Fire District             | New Override  | 670,000                    |
| Canyon                           | Wilder Library District             | New Plant Facilities fund   | 32,000                     |
| Canyon                           | Canyon County Abatement District    | Increased property tax budget   | 227,000                    |
| Caribou / Bannock / Franklin     | Grace School #148                   | Eliminated Judgment fund  | <39,000>                   |
| Caribou                          | North Gem School #149               | Eliminated Judgment fund  | <29,000>                   |
| Caribou / Bonneville / Bear Lake | Soda Springs School #150            | Eliminated Judgment fund  | <41,000>                   |
| Cassia / Oneida / Twin Falls     | Cassia School #151                  | Decreased one Bond fund, Added New Bond fund, and Increased Plant Facilities fund       | 442,000                    |
| Clark                            | Clark County                        | Eliminated Judgment fund  | <26,000>                   |
| Clark                            | Clark School #161                   | Decreased Bond fund, increased Supplemental fund, and Eliminated Judgment fund          | 35,000                     |
| Clark                            | Clark County Library District       | New Permanent Override levy   | 57,000                     |
| Clearwater / Latah               | East Whitepine School #288          | Increased Supplemental  | 110,000                    |
| Clearwater                       | Clearwater County Road and Bridge   | Did not levy in 2015  | <37,000>                   |
| Clearwater                       | Clearwater West Recreation District | Did not levy in 2015  | <1,000>                    |

| <b>County</b>              | <b>Taxing District</b>                | <b>Description of Change</b>  | <b>\$ Amount of Change</b> |
|----------------------------|---------------------------------------|---|----------------------------|
| Elmore / Owyhee            | Glenns Ferry School #192              | Decreased Bond fund   | <82,000>                   |
| Elmore                     | Mountain Home School #193             | Eliminated Bond fund; New Plant Facilities fund                                   | 374,000                    |
| Franklin / Bannock         | Preston School #201                   | Eliminated Bond fund and Judgment fund; Increased Plant Facilities fund           | 279,000                    |
| Fremont / Madison          | Fremont School #215                   | Eliminated Judgment fund and Decreased Bond fund                                  | <110,000>                  |
| Gem                        | Gem County and County Road and Bridge | Increased Road and Bridget property tax budget                                    | 84,000                     |
| Gooding / Lincoln          | Gooding School #231                   | Decreased Bond fund and Increased Plant Facilities fund                           | <175,000>                  |
| Gooding                    | Wendell School #232                   | Decreased Bond fund<br>Eliminated Emergency fund                                  | <287,000>                  |
| Idaho / Lewis              | Kamiah School #304                    | Eliminated Bond and Supplemental funds  | <896,000>                  |
| Idaho                      | Whitebird Area Recreation District    | New District  | 9,000                      |
| Jefferson / Madison        | Jefferson School #251                 | Eliminated Tort and Judgment funds; Decreased Emergency fund; Increased Bond fund | 163,000                    |
| Jefferson                  | West Jefferson School #253            | Increased Plant Facilities and Bond funds   | 123,000                    |
| Jerome / Lincoln / Gooding | Jerome School #261                    | Increased Bond and Supplemental funds   | 215,000                    |
| Kootenai                   | Coeur d'Alene School #271             | Increased Bond, Emergency and Supplemental funds;                                 | 3,306,000                  |
| Kootenai / Benewah         | Plummer-Worley School #44             | Increased State Authorized Plant Facilities fund                                  | 65,000                     |

| <b>County</b>              | <b>Taxing District</b>                 | <b>Description of Change</b>  | <b>\$ Amount of Change</b> |
|----------------------------|--|---|----------------------------|
| Latah                      | Bovill Fire District                   | New Bond fund   | 5,000                      |
| Latah                      | Potlatch School #285                   | Decreased Supplemental fund   | <115,000>                  |
| Latah                      | Freeze Cemetery District               | Increased property tax budget   | 1,000                      |
| Latah                      | Deary Fire District                    | Decreased property tax budget   | <14,000>                   |
| Lemhi                      | State of Idaho                         | Increased State Authorized Plant Facilities fund  | 54,000                     |
| Lemhi                      | Williams Lake Sewer and Water District | Eliminated bond fund  | <11,000>                   |
| Lewis / Clearwater / Idaho | Nez Perce School #302                  | Decreased Bond fund and Increased Supplemental fund   | 29,000                     |
| Madison                    | Madison School #321                    | Eliminated Plant Facilities fund, New Emergency fund, Increased Supplemental and Bond funds | 526,000                    |
| Madison / Fremont          | Sugar-Salem School #322                | Decreased Bond fund and Increased Supplemental fund   | 300,000                    |
| Madison                    | Madison County Ambulance District      | Increased property tax budget   | 339,000                    |
| Nez Perce                  | County                                 | Increased property tax budget   | 900,000                    |
| Nez Perce                  | Lewiston School #340                   | Increased Supplemental fund   | 700,000                    |
| Nez Perce                  | Nez Perce County Road and Bridge       | Increased property tax budget   | 380,000                    |
| Oneida                     | Oneida School #351                     | Eliminated Judgment fund and Decreased Bond fund  | <288,000>                  |
| Owyhee / Canyon            | Marsing School #363                    | Decreased Bond fund and Increased COSA fund; New Supplemental fund                          | 380,000                    |
| Elmore / Owyhee            | Bruneau-Grandview School #365          | Increased Supplemental fund   | 70,000                     |
| Owyhee                     | Marsing-Homedale Cemetery District     | New Override  | 30,000                     |
| Payette / Washington       | Payette School #371                    | Eliminated Bond fund and Increased Supplemental fund  | <290,000>                  |
| Payette                    | Fruitland School #373                  | Eliminated Emergency fund and Decreased Supplemental fund                                   | <246,000>                  |

| <b>County</b>        | <b>Taxing District</b>                           | <b>Description of Change</b>   | <b>\$ Amount of Change</b> |
|----------------------|--|--|----------------------------|
| Payette              | Payette Ambulance District                       | Increased Property Tax Budget  | 87,000                     |
| Payette              | Payette County Road and Bridge                   | Decreased Property Tax Budget  | <356,000>                  |
| Power / Cassia       | American Falls School #381                       | Increased Plant Facilities and Bond funds and Eliminated Judgment fund | 128,000                    |
| Power                | Rockland School #382                             | Increased Bond fund and Eliminated Judgment fund                       | 10,000                     |
| Power                | Power County Ambulance District                  | Eliminated Judgment fund; Decreased M & O                              | <45,000>                   |
| Power                | Power County Abatement District                  | Eliminated Property Tax Budget   | <300,000>                  |
| Shoshone / Kootenai  | Kellogg School # 391                             | Increased Bond fund  | 236,000                    |
| Shoshone             | East Shoshone Hospital District                  | Dissolved; Did not levy in 2015  | <188,000>                  |
| Shoshone             | West Shoshone Hospital District                  | Decreased Property Tax Budget  | <55,000>                   |
| Teton                | Driggs City                                      | Increased Property Tax Budget  | <41,000>                   |
| Teton                | Teton School #401                                | Decreased Emergency and Bond funds                                     | <190,000>                  |
| Teton                | Teton Creek Flood Control District #18           | New District   | 18,000                     |
| Twin Falls           | Twin Falls School #411                           | Increased Emergency fund and Bond fund                                 | 450,000                    |
| Twin Falls / Gooding | Buhl School #412                                 | New Plant Facilities fund and New Emergency fund; Increased Bond fund  | 574,000                    |
| Twin Falls           | Filer School #413                                | Increased Supplemental and Bond funds                                  | 84,000                     |
| Twin Falls           | Kimberly School #414                             | Increased Bond fund  | 73,000                     |
| Twin Falls           | Hansen School #415                               | Increased Supplemental and Bond funds                                  | 138,000                    |
| Twin Falls / Cassia  | Murtaugh School #418                             | Increased Bond fund  | 47,000                     |
| Valley               | Cascade School #422                              | Decreased Bond fund  | <250,000>                  |
| Valley               | South Lake Recreational Water and Sewer District | Did not levy in 2014 but did in 2015                                   | 17,000                     |
| Washington           | Washington County                                | Increased Property Tax Budget  | 450,000                    |
| Washington           | Washington County and County Road and Bridge     | Increased property tax budget  | 202,000                    |

## Historical Perspective

Tables 3 and 4 indicate overall property tax changes during different period and the pattern of use of property taxes during the most recent five year period. Table 3 is based on actual property taxes levied to be paid by taxpayers. Therefore, it excludes taxing district personal property exemption replacement money paid by the state. Table 4 has been similarly adjusted to reflect only amounts ultimately paid by local property taxes.

**Table 3: Summary of property tax changes during various periods**

| <b>Period</b> | <b>Total Property Tax Increase (Million \$)</b> | <b>Total Percent Increase</b> | <b>Average Percent Change Per Year</b> |
|---------------|---|-------------------------------|--|
| 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                                  |
| 2011-2015     | 244.0   | 17.7                          | + 4.2                                  |

As shown in Table 3 above, since the early 1970s, the property tax system has undergone several significant changes, each of which has been accompanied by substantial tax relief. During the 1970s, the system was levy (rate) driven, meaning that taxes tended to expand at the rate of growth in assessed value. The 1978 – 1981 period saw state-funded, school-related tax relief and strict budget increase limitations or freezes. From 1982 until the early 1990s, budgets (and, toward the end of that period, levy rates) were permitted to grow by 5% each year. From 1992 – 1994, the only difference between the system in place and the levy rate-driven system of the 1970s was 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 and various other state and local property tax relief mechanisms. From 2002 through 2005, with no new state-generated property tax relief, property tax growth mirrored the 1995 – 2000 period. 2006 marked a departure due to the replacement of most school M&O property taxes. 2007 and 2008 saw many new or increased voter approved property taxes for school districts and, therefore, a higher than typical overall increase in property taxes. In 2009, 2010, and 2011, many taxing districts did not levy the maximum amount of property tax that they were permitted. 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. Two major property tax effects were noted in 2013. There was a continuation of rapidly increasing school supplemental levies, with the 11% increase in these funds accounting 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. Table A on page 1 shows the distribution of replacement money provided by the state to keep taxing districts and urban renewal agencies whole. In 2014 and 2015, patterns of the last few years continued, except that taxable values rose at a faster pace than in recent years forcing most tax rates to decrease.

**Table 4: Five year distribution of budgeted property tax by major local unit of government**

| <b>Unit of Government</b> | <b>2011 Taxes Mill. \$</b> | <b>2012 Taxes Mill. \$</b> | <b>2013 Taxes Mill. \$</b> | <b>2014 Taxes Mill. \$</b> | <b>2015 Taxes Mill. \$</b> | <b>% Ch. 14 – 15</b> |
|---------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------|
| County                    | 375.4                      | 381.0                      | 388.6                      | 404.3                      | 428.1                      | + 5.9                |
| City                      | 375.4                      | 388.6                      | 397.8                      | 416.7                      | 434.4                      | + 4.2                |
| School                    | 393.8                      | 421.1                      | 447.2                      | 466.7                      | 488.5                      | + 4.7                |
| Highway                   | 88.5                       | 91.7                       | 94.5                       | 98.8                       | 102.1                      | + 3.3                |
| All Other                 | 147.5                      | 150.7                      | 157.6                      | 165.6                      | 171.5                      | + 3.6                |
| <b>TOTAL</b>              | <b>1,380.6</b>             | <b>1,433.6</b>             | <b>1,485.7</b>             | <b>1,552.1</b>             | <b>1,624.6</b>             | <b>+ 4.7</b>         |

In addition to the summary information found in Table 4 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. This results in as many unique property tax rates. Chart VIII provides general tax rate guidance by listing average urban and rural rates calculated for each county and overall.

Statewide, the highest property tax rate is in Wilder City, in Canyon County, where the rate is 2.860%. The lowest rate is in one area of rural Idaho County, where the rate is 0.261%.

**Charts**

Charts containing property tax budget and market value information follow the narrative portion of this report. The attachment entitled "2015 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 2015 amounts with those submitted in 2014. This information begins on page 13.

**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 property eligible for and receiving the homeowner’s exemption, increased 6.0% in 2015. This was a lower rate of increase than in 2014.

Adjusting for new construction, existing primary residential property typically increased by 4.5% in taxable value from 2014 to 2015. Taxable values of other existing residential property increased 4.1% in 2015, with an average overall 1.4% increase in existing property value in this sector. Existing commercial property values increased only 3.1%. These three sectors constitute 91% of all taxable value. Since the largest increases were in the primary residential sector, taxes in this sector increased more rapidly (5.3%) than overall property taxes (4.7%). Some of this increase was absorbed by new construction, so existing primary residential property taxes increased about 4.8%. Although small in terms of total taxes, operating property had the largest tax increase in any sector (6.8%).

Overall, the proportion of property taxes paid by residential property was essentially unchanged from 2014. However, the proportion paid by primary residential property increased slightly from 43.8% in 2014 to 45.0% in 2015. Chart III provides examples of tax amount changes from last year given specific properties with particular values that changed at the typical rate from 2014 to 2015. Table 5 shows the effect of new construction (including change of land use classification) on the three most significant major categories of property. This year’s analysis does show some tax shifting to primary residential property from other categories. Some amelioration is likely given a larger increase in the homeowner’s exemption ceiling in 2015.

**Table 5: 2014 – 2015 tax changes on existing property**

| Type of Property   | 2014 Taxable Value<br>(\$ Millions) | 2015 Taxable Value<br>(\$ Millions) | Estimated New Construction Value<br>(\$ Millions) | Overall percent change in taxable value | Percent change in taxable value of existing property | Estimated average percent change in taxes on existing property |
|--|-------------------------------------|-------------------------------------|---|---|--|--|
| Primary Residential (eligible for homeowner’s exemption) | 48,790                              | 52,297                              | 1,304.9   | +6.0%                                   | + 4.5%   | + 4.8%   |
| Other Residential  | 26,939                              | 27,465                              | 145.0   | +4.1%                                   | + 1.4%   | - 1.2%   |
| Commercial and Industrial                                | 29,254                              | 30,617                              | 437.2   | + 4.7%                                  | + 3.1%   | + 2.5%   |

In Table 5 new construction was estimated by using residential and commercial proportionate shares, but not absolute amounts, based on new construction roll data from a sample of major Idaho counties. The amounts calculated are based on categories used by counties to report new construction and include assignment of change in land use, as well as other elements of new construction. Some results were corroborated using Census data. Prior to 2008, assignments were made using building permit data from the now discontinued *Idaho Construction Report* (previously published by Wells Fargo Bank). That

report relied on building permit data did not isolate owner and non owner-occupied properties, did not segregate remodels into commercial and residential components, and did not provide data on change in land use classification. However, category level information had not been available directly from the county sources in the past. 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.

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.

Alan S. Dornfest

Property Tax Policy Supervisor

November 13, 2015

***Corrected July 1, 2016*** – reflects levy corrections in Twin Falls County

## 2015 Property Tax Analysis Charts

| <b>Chart</b> | <b>Title</b>   |
|--------------|--|
| I            | Comparison of 2014 and 2015 Taxable Market Value and Estimated Property Tax Collections by Category of Property. |
| II           | Effects of 2015 Homeowner's Exemption  |
| III          | Comparison of 2014 and 2015 Property Taxes and Effects of 2015 Homeowner's Exemption on Individual Property      |
| IV           | Percent of Total 2015 Property Taxes Paid by Each Major Category of Property                                     |
| V            | Comparison of 2014 – 2015 Property Tax by District Type  |
| VI           | School Property Taxes by Fund 2014 – 2015  |
| VII          | Comparison of Property Tax Budget 2014 – 2015 by Type of Taxing District (exempt & non-exempt funds)             |
| VIII         | 2015 Average Property Tax Rates  |

**Chart I**  
**Comparison of 2015 and 2014 Taxable Value and**  
**Final Property Tax Collections by Category of Property**

7/1/2016

| Category of Property                                 | 2015 Taxable Value Including 2014 Sub. Roll | % of Taxable Value in Category | % Change in Taxable Value 2014/2015 | Estimated 2015 Tax Rate | Estimated 2015 Tax (\$) | % of Tax in Category | % Change in Taxes 2014/2015 |
|--|---|--------------------------------|-------------------------------------|-------------------------|-------------------------|----------------------|-----------------------------|
| <b>Primary Residential: (Homeowner's Exemption)</b>  |   |                                |                                     |                         |                         |                      |                             |
| Urban owner-occupied                                 | 32,797,860,936                              | 27.0%                          | 6.6%                                | 1.610%                  | \$527,972,541           | 32.5%                | 5.7%                        |
| Rural owner-occupied                                 | 19,499,213,957                              | 16.1%                          | 4.9%                                | 1.038%                  | \$202,385,671           | 12.5%                | 4.3%                        |
| <b>Subtotal</b>                                      | <b>52,297,074,893</b>                       | <b>43.1%</b>                   | <b>6.0%</b>                         | <b>1.397%</b>           | <b>\$730,358,212</b>    | <b>45.0%</b>         | <b>5.3%</b>                 |
| <b>Other Residential: (No Homeowner's Exemption)</b> |   |                                |                                     |                         |                         |                      |                             |
| Urban non owner occupied                             | 13,785,319,222                              | 11.4%                          | 4.6%                                | 1.359%                  | \$187,316,411           | 11.5%                | 3.1%                        |
| Rural non owner occupied                             | 13,679,601,914                              | 11.3%                          | 3.6%                                | 0.882%                  | \$120,710,948           | 7.4%                 | 3.5%                        |
| <b>Subtotal</b>                                      | <b>27,464,921,136</b>                       | <b>22.6%</b>                   | <b>4.1%</b>                         | <b>1.122%</b>           | <b>\$308,027,358</b>    | <b>19.0%</b>         | <b>3.3%</b>                 |
| <b>Residential subtotal</b>                          | <b>79,761,996,029</b>                       | <b>65.8%</b>                   | <b>5.3%</b>                         | <b>1.302%</b>           | <b>1,038,385,570</b>    | <b>63.9%</b>         | <b>4.7%</b>                 |
| <b>Commercial:</b>                                   |   |                                |                                     |                         |                         |                      |                             |
| Urban  | 23,460,967,346                              | 19.3%                          | 4.3%                                | 1.646%                  | \$386,131,217           | 23.8%                | 4.1%                        |
| Rural  | 7,156,465,914                               | 5.9%                           | 5.8%                                | 1.079%                  | \$77,248,924            | 4.8%                 | 5.6%                        |
| <b>Subtotal</b>                                      | <b>30,617,433,260</b>                       | <b>25.2%</b>                   | <b>4.7%</b>                         | <b>1.513%</b>           | <b>\$463,380,141</b>    | <b>28.5%</b>         | <b>4.4%</b>                 |
| <b>Agricultural:</b>                                 |   |                                |                                     |                         |                         |                      |                             |
|  | 4,121,705,444                               | 3.4%                           | 5.7%                                | 1.095%                  | \$45,136,800            | 2.8%                 | 5.6%                        |
| <b>Timber:</b>                                       |   |                                |                                     |                         |                         |                      |                             |
|  | 775,943,666                                 | 0.6%                           | 0.9%                                | 1.080%                  | \$8,383,114             | 0.5%                 | 1.0%                        |
| <b>Mining:</b>                                       |   |                                |                                     |                         |                         |                      |                             |
|  | 443,974,296                                 | 0.4%                           | -1.5%                               | 0.748%                  | \$3,322,606             | 0.2%                 | -3.0%                       |
| <b>Real &amp; Personal:</b>                          |   |                                |                                     |                         |                         |                      |                             |
| <b>Subtotal</b>                                      | <b>115,721,052,695</b>                      | <b>95.4%</b>                   | <b>5.1%</b>                         | <b>1.347%</b>           | <b>\$1,558,608,231</b>  | <b>95.9%</b>         | <b>4.6%</b>                 |
| <b>Operating:</b>                                    |   |                                |                                     |                         |                         |                      |                             |
| Urban  | 1,234,990,949                               | 1.0%                           | 3.6%                                | 1.663%                  | \$20,539,135            | 1.3%                 | 4.0%                        |
| Rural  | 4,329,203,973                               | 3.6%                           | 8.8%                                | 1.049%                  | \$45,426,602            | 2.8%                 | 8.1%                        |
| <b>Subtotal</b>                                      | <b>5,564,194,922</b>                        | <b>4.6%</b>                    | <b>7.6%</b>                         | <b>1.186%</b>           | <b>\$65,965,737</b>     | <b>4.1%</b>          | <b>6.8%</b>                 |
| <b>Total Urban</b>                                   | <b>71,279,138,453</b>                       | <b>58.8%</b>                   | <b>5.4%</b>                         | <b>1.574%</b>           | <b>\$1,121,959,303</b>  | <b>69.1%</b>         | <b>4.7%</b>                 |
| <b>Total Rural</b>                                   | <b>50,006,109,164</b>                       | <b>41.2%</b>                   | <b>4.9%</b>                         | <b>1.005%</b>           | <b>\$502,614,665</b>    | <b>30.9%</b>         | <b>4.6%</b>                 |
| <b>Grand Total</b>                                   | <b>121,285,247,617</b>                      | <b>100.0%</b>                  | <b>5.2%</b>                         | <b>1.339%</b>           | <b>\$1,624,573,968</b>  | <b>100.0%</b>        | <b>4.7%</b>                 |

**Chart II**  
**Effects of the 2015 Homeowner's Exemption**  
**Values and Taxes Assuming NO Homeowner's Exemption**

7/1/2016

| Category of Property                                 | 2015 Taxable Value Plus Homeowner's Exemption (\$) | % of Market Value in Category | % Change in total Market Value 2014/2015 | Estimated 2015 Tax Rate w/o Homeowner's Exemption | Estimated 2015 Tax w/o Homeowner's Exemption (\$) | % of Tax in Cat. | Changes in 2015 Taxes if NO Homeowner's Exemption |                     |
|--|--|-------------------------------|--|---|---|------------------|---|---------------------|
|  |  |                               |  |   |   |                  | % change:   | \$ change:          |
| <b>Primary Residential: (Homeowner's Exemption)</b>  |  |                               |  |   |   |                  |   |                     |
| Urban owner-occupied                                 | 50,877,273,487                                     | 34.2%                         | 7.1%                                     | 1.287%  | \$654,649,308                                     | 40.3%            | 24.0%   | 126,676,767         |
| Rural owner-occupied                                 | 28,931,810,006                                     | 19.4%                         | 5.3%                                     | 0.847%  | \$245,164,536                                     | 15.1%            | 21.1%   | 42,778,865          |
| <b>Subtotal</b>                                      | <b>79,809,083,493</b>                              | <b>53.6%</b>                  | <b>6.5%</b>                              | <b>1.127%</b>                                     | <b>\$899,813,844</b>                              | <b>55.4%</b>     | <b>23.2%</b>                                      | <b>169,455,633</b>  |
| <b>Other Residential: (No Homeowner's Exemption)</b> |  |                               |  |   |   |                  |   |                     |
| Urban non owner occupied                             | 13,785,319,222                                     | 9.3%                          | 4.6%                                     | 1.118%  | \$154,174,013                                     | 9.5%             | -17.7%  | (33,142,398)        |
| Rural non owner occupied                             | 13,679,601,914                                     | 9.2%                          | 3.6%                                     | 0.753%  | \$103,007,078                                     | 6.3%             | -14.7%  | (17,703,869)        |
| <b>Subtotal</b>                                      | <b>27,464,921,136</b>                              | <b>18.5%</b>                  | <b>4.1%</b>                              | <b>0.936%</b>                                     | <b>\$257,181,091</b>                              | <b>15.8%</b>     | <b>-16.5%</b>                                     | <b>(50,846,267)</b> |
| <b>Residential subtotal</b>                          | <b>107,274,004,629</b>                             | <b>72.1%</b>                  | <b>5.9%</b>                              | <b>1.079%</b>                                     | <b>1,156,994,936</b>                              | <b>71.2%</b>     | <b>11.4%</b>                                      | <b>118,609,366</b>  |
| <b>Commercial:</b>                                   |  |                               |  |   |   |                  |   |                     |
| Urban  | 23,460,967,346                                     | 15.8%                         | 4.3%                                     | 1.300%  | \$304,884,557                                     | 18.8%            | -21.0%  | (81,246,660)        |
| Rural  | 7,156,465,914                                      | 4.8%                          | 5.8%                                     | 0.874%  | \$62,562,794                                      | 3.9%             | -19.0%  | (14,686,130)        |
| <b>Subtotal</b>                                      | <b>30,617,433,260</b>                              | <b>20.6%</b>                  | <b>4.7%</b>                              | <b>1.200%</b>                                     | <b>\$367,447,351</b>                              | <b>22.6%</b>     | <b>-20.7%</b>                                     | <b>(95,932,790)</b> |
| <b>Agricultural:</b>                                 |  |                               |  |   |   |                  |   |                     |
|  | 4,121,705,444                                      | 2.8%                          | 5.7%                                     | 0.889%  | \$36,639,002                                      | 2.3%             | -18.8%  | (8,497,798)         |
| <b>Timber:</b>                                       |  |                               |  |   |   |                  |   |                     |
|  | 775,943,666  | 0.5%                          | 0.9%                                     | 0.899%  | \$6,978,190                                       | 0.4%             | -16.8%  | (1,404,924)         |
| <b>Mining:</b>                                       |  |                               |  |   |   |                  |   |                     |
|  | 443,974,296  | 0.3%                          | -1.5%                                    | 0.667%  | \$2,960,544                                       | 0.2%             | -10.9%  | (362,061)           |
| <b>Real &amp; Personal</b>                           |  |                               |  |   |   |                  |   |                     |
| <b>Subtotal</b>                                      | <b>143,233,061,295</b>                             | <b>96.3%</b>                  | <b>5.5%</b>                              | <b>1.097%</b>                                     | <b>\$1,571,020,023</b>                            | <b>96.7%</b>     | <b>0.8%</b>                                       | <b>12,411,792</b>   |
| <b>Operating:</b>                                    |  |                               |  |   |   |                  |   |                     |
| Urban  | 1,234,990,949                                      | 0.8%                          | 3.6%                                     | 1.312%  | \$16,205,485                                      | 1.0%             | -21.1%  | (4,333,650)         |
| Rural  | 4,329,203,973                                      | 2.9%                          | 8.8%                                     | 0.863%  | \$37,348,460                                      | 2.3%             | -17.8%  | (8,078,142)         |
| <b>Subtotal</b>                                      | <b>5,564,194,922</b>                               | <b>3.7%</b>                   | <b>7.6%</b>                              | <b>0.962%</b>                                     | <b>\$53,553,945</b>                               | <b>3.3%</b>      | <b>-18.8%</b>                                     | <b>(12,411,792)</b> |
| <b>Total Urban</b>                                   | <b>89,358,551,004</b>                              | <b>60.1%</b>                  | <b>5.9%</b>                              | <b>1.264%</b>                                     | <b>\$1,129,913,362</b>                            | <b>69.6%</b>     | <b>0.7%</b>                                       | <b>7,954,059</b>    |
| <b>Total Rural</b>                                   | <b>59,438,705,213</b>                              | <b>39.9%</b>                  | <b>5.1%</b>                              | <b>0.832%</b>                                     | <b>\$494,660,606</b>                              | <b>30.4%</b>     | <b>-1.6%</b>                                      | <b>(7,954,059)</b>  |
| <b>Grand Total</b>                                   | <b>148,797,256,217</b>                             | <b>100.0%</b>                 | <b>5.6%</b>                              | <b>1.092%</b>                                     | <b>\$1,624,573,968</b>                            | <b>100.0%</b>    | <b>0.0%</b>                                       | <b>0</b>            |

**Chart III  
Comparison of 2014 & 2015 Property Taxes and  
Effects of 2014 Homeowner's Exemption on Individual Property**

7/1/2016

| Location | Type of Property                            | 2014 Property Taxes (\$) | 2015 Property Taxes (\$) | % Change 2014 - 2015 | 2015 Tax Without Homeowner's Exempt. (\$) | % Change in 2015 Tax if NO Home. Exempt |
|----------|---|--------------------------|--------------------------|----------------------|---|---|
| Urban    | Primary Residential (Homeowner's Exemption) | 847                      | 875                      | 3.4%                 | 1,399                                     | 59.9%                                   |
| Urban    | Commercial                                  | 2,171                    | 2,232                    | 2.8%                 | 1,762                                     | -21.0%                                  |
| Rural    | Primary Residential (Homeowner's Exemption) | 542                      | 564                      | 4.1%                 | 922                                       | 63.3%                                   |
| Rural    | Commercial                                  | 1,425                    | 1,464                    | 2.7%                 | 1,185                                     | -19.0%                                  |
| Rural    | Farm  | 2,967                    | 3,116                    | 5.0%                 | 3,012                                     | -3.3%                                   |

Farm property is assumed to be valued as follows:

|                   |           |           | Taxable Value:<br>(after Home. Ex.)<br>2015 |
|-------------------|-----------|-----------|---|
|                   | 2014      | 2015      |   |
| Agricultural land | \$217,734 | \$230,129 | \$230,129                                   |
| House             | \$87,421  | \$91,355  |   |
| Residential land  | \$16,653  | \$17,402  |   |
| <b>Total</b>      | \$321,808 | \$338,887 | \$284,508                                   |

Commercial property is valued as follows:

|                                       | 2014      | 2015      |
|---------------------------------------|-----------|-----------|
| Commercial real and personal property | \$131,254 | \$135,585 |

Primary Residential property is valued as follows:

| Primary Residential<br>(Homeowner's Exemption) |           |           | Taxable Value:<br>(after Home. Ex.)<br>2015 |
|--|-----------|-----------|---|
|  | 2014      | 2015      |   |
| House  | \$87,421  | \$91,355  |   |
| Residential land                               | \$16,653  | \$17,402  |   |
| <b>Total</b>                                   | \$104,074 | \$108,757 | \$54,379                                    |

**Value Adjustments**

Primary Residential (Homeowner's Exemption) values increased 4.5% in 2015;  
Commercial values increased by 3.3% in 2015.  
The remainder of residential and commercial value change is attributed to new construction.  
Farm land values have been increased by 5.7% in 2015.

Chart IV

## Percent of Total 2015 Property Taxes Paid by Each Major Category of Property

7/1/2016

| County     | Residential Property: |              |              |               |               |               | Commercial |       |       | Agriculture | Timber | Mining | Real & Persnl | Operating Property: |       |       |
|------------|-----------------------|--------------|--------------|---------------|---------------|---------------|------------|-------|-------|-------------|--------|--------|---------------|---------------------|-------|-------|
|            | OOO<br>Urban          | OOO<br>Rural | OOO<br>Total | NOOC<br>Urban | NOOC<br>Rural | NOOC<br>Total | Urban      | Rural | Total | Total       | Total  | Total  | Subtotal      | Urban               | Rural | Total |
| ADA        | 46.6%                 | 7.0%         | 53.7%        | 12.2%         | 1.5%          | 13.7%         | 29.8%      | 0.5%  | 30.3% | 0.3%        | 0      | 0.0%   | 98.0%         | 1.3%                | 0.7%  | 2.0%  |
| ADAMS      | 6.4%                  | 26.0%        | 32.4%        | 3.4%          | 28.3%         | 31.6%         | 4.0%       | 9.7%  | 13.7% | 6.3%        | 2.4%   | 0.0%   | 86.4%         | 0.6%                | 13.0% | 13.6% |
| BANNOCK    | 40.8%                 | 5.3%         | 46.1%        | 8.2%          | 2.3%          | 10.5%         | 35.2%      | 1.1%  | 36.3% | 0.8%        | 0.0%   | 0.0%   | 93.7%         | 2.6%                | 3.6%  | 6.3%  |
| BEAR LAKE  | 21.6%                 | 11.6%        | 33.2%        | 8.1%          | 30.6%         | 38.7%         | 6.1%       | 2.3%  | 8.3%  | 6.3%        | 0.0%   | 0.0%   | 86.6%         | 1.0%                | 12.4% | 13.4% |
| BENEWAH    | 12.8%                 | 21.5%        | 34.3%        | 5.1%          | 14.4%         | 19.5%         | 12.9%      | 10.1% | 23.1% | 6.1%        | 12.6%  | 0.3%   | 96.0%         | 0.5%                | 3.5%  | 4.0%  |
| BINGHAM    | 21.5%                 | 25.5%        | 47.0%        | 3.1%          | 3.7%          | 6.7%          | 16.5%      | 12.1% | 28.6% | 10.4%       | 0      | 0      | 92.7%         | 1.2%                | 6.2%  | 7.3%  |
| BLAINE     | 16.4%                 | 10.5%        | 26.9%        | 45.6%         | 17.0%         | 62.6%         | 8.2%       | 1.1%  | 9.3%  | 0.3%        | 0.0%   | 0.0%   | 99.2%         | 0.2%                | 0.6%  | 0.8%  |
| BOISE      | 4.2%                  | 41.0%        | 45.2%        | 3.0%          | 39.0%         | 42.0%         | 3.9%       | 4.0%  | 7.9%  | 0.8%        | 1.0%   | 0.0%   | 96.9%         | 0.6%                | 2.5%  | 3.1%  |
| BONNER     | 10.0%                 | 24.5%        | 34.5%        | 8.2%          | 33.4%         | 41.6%         | 11.6%      | 4.7%  | 16.3% | 0.5%        | 1.5%   | 0.0%   | 94.4%         | 1.3%                | 4.3%  | 5.6%  |
| BONNEVILLE | 37.4%                 | 11.4%        | 48.9%        | 6.8%          | 2.1%          | 8.9%          | 33.1%      | 6.7%  | 39.8% | 0.9%        | 0      | 0.0%   | 98.5%         | 0.7%                | 0.8%  | 1.5%  |
| BOUNDARY   | 9.2%                  | 28.0%        | 37.2%        | 4.1%          | 12.2%         | 16.2%         | 8.6%       | 9.6%  | 18.2% | 7.9%        | 4.4%   | 0.0%   | 84.0%         | 1.7%                | 14.3% | 16.0% |
| BUTTE      | 11.7%                 | 18.6%        | 30.3%        | 4.9%          | 9.8%          | 14.7%         | 9.5%       | 8.4%  | 17.9% | 29.3%       | 0      | 0.0%   | 92.2%         | 0.5%                | 7.3%  | 7.8%  |
| CAMAS      | 6.9%                  | 19.9%        | 26.8%        | 8.7%          | 30.7%         | 39.4%         | 7.5%       | 6.8%  | 14.4% | 13.3%       | 0      | 0.0%   | 93.9%         | 0.7%                | 5.4%  | 6.1%  |
| CANYON     | 34.9%                 | 14.2%        | 49.1%        | 9.1%          | 2.1%          | 11.2%         | 27.0%      | 8.1%  | 35.1% | 2.2%        | 0      | 0      | 97.6%         | 1.2%                | 1.2%  | 2.4%  |
| CARBON     | 15.8%                 | 6.4%         | 22.3%        | 2.3%          | 2.8%          | 5.1%          | 7.0%       | 16.7% | 23.6% | 8.7%        | 0      | 24.0%  | 83.7%         | 2.1%                | 14.2% | 16.3% |
| CASSIA     | 21.7%                 | 19.4%        | 41.1%        | 1.4%          | 1.9%          | 3.3%          | 14.8%      | 22.0% | 36.9% | 12.7%       | 0      | 0.0%   | 94.0%         | 0.8%                | 5.2%  | 6.0%  |
| CLARK      | 6.8%                  | 2.8%         | 9.6%         | 3.9%          | 5.3%          | 9.1%          | 4.5%       | 13.3% | 17.8% | 31.7%       | 0      | 0.0%   | 68.3%         | 2.5%                | 29.1% | 31.7% |
| CLEARWATER | 16.5%                 | 17.8%        | 34.2%        | 6.5%          | 7.9%          | 14.3%         | 15.7%      | 4.3%  | 20.0% | 2.6%        | 25.9%  | 0.0%   | 97.1%         | 0.9%                | 2.0%  | 2.9%  |
| CUSTER     | 8.4%                  | 13.2%        | 21.6%        | 9.1%          | 22.0%         | 31.1%         | 8.0%       | 9.6%  | 17.6% | 4.6%        | 0.0%   | 23.4%  | 98.3%         | 0.3%                | 1.4%  | 1.7%  |
| ELMORE     | 27.6%                 | 10.1%        | 37.7%        | 13.2%         | 7.4%          | 20.6%         | 12.1%      | 5.5%  | 17.7% | 2.5%        | 0.0%   | 0.0%   | 78.5%         | 4.2%                | 17.2% | 21.5% |
| FRANKLIN   | 33.7%                 | 22.2%        | 56.0%        | 3.7%          | 3.6%          | 7.3%          | 13.2%      | 4.8%  | 18.1% | 6.3%        | 0      | 0.3%   | 87.9%         | 3.0%                | 9.1%  | 12.1% |
| FREMONT    | 11.0%                 | 16.2%        | 27.2%        | 10.3%         | 46.0%         | 56.3%         | 4.8%       | 4.8%  | 9.6%  | 4.1%        | 0.0%   | 0      | 97.2%         | 0.6%                | 2.3%  | 2.8%  |
| GEM        | 21.1%                 | 40.9%        | 62.0%        | 6.3%          | 6.5%          | 12.8%         | 10.1%      | 5.4%  | 15.5% | 6.6%        | 0.0%   | 0.0%   | 96.9%         | 0.5%                | 2.5%  | 3.1%  |
| GOODING    | 18.3%                 | 16.9%        | 35.2%        | 4.6%          | 5.8%          | 10.4%         | 9.9%       | 23.0% | 32.8% | 9.3%        | 0      | 0      | 87.7%         | 1.1%                | 11.2% | 12.3% |
| IDAHO      | 15.9%                 | 27.5%        | 43.5%        | 5.9%          | 16.5%         | 22.4%         | 11.4%      | 10.3% | 21.7% | 7.9%        | 2.3%   | 0.0%   | 97.7%         | 0.5%                | 1.8%  | 2.3%  |
| JEFFERSON  | 12.8%                 | 42.6%        | 55.4%        | 4.1%          | 6.6%          | 10.6%         | 3.1%       | 16.2% | 19.3% | 8.9%        | 0      | 0      | 94.2%         | 0.7%                | 5.1%  | 5.8%  |
| JEROME     | 19.0%                 | 17.2%        | 36.3%        | 4.6%          | 5.9%          | 10.5%         | 27.1%      | 7.9%  | 35.0% | 11.8%       | 0      | 0.0%   | 93.5%         | 0.6%                | 5.9%  | 6.5%  |
| KOOTENAI   | 31.9%                 | 15.0%        | 46.9%        | 12.9%         | 12.9%         | 25.8%         | 20.5%      | 2.6%  | 23.0% | 0.3%        | 0.6%   | 0.0%   | 96.7%         | 1.6%                | 1.7%  | 3.3%  |
| LATAH      | 31.9%                 | 15.3%        | 47.2%        | 9.6%          | 3.3%          | 12.9%         | 23.9%      | 3.4%  | 27.3% | 7.4%        | 2.9%   | 0.0%   | 97.7%         | 0.9%                | 1.4%  | 2.3%  |
| LEMHI      | 17.1%                 | 23.4%        | 40.5%        | 7.2%          | 17.3%         | 24.4%         | 13.7%      | 5.5%  | 19.1% | 11.7%       | 0      | 0.2%   | 96.0%         | 0.4%                | 3.6%  | 4.0%  |
| LEWIS      | 22.1%                 | 10.7%        | 32.8%        | 5.6%          | 3.4%          | 9.0%          | 13.2%      | 4.3%  | 17.6% | 35.5%       | 1.7%   | 0.0%   | 96.6%         | 1.0%                | 2.5%  | 3.4%  |
| LINCOLN    | 11.7%                 | 9.7%         | 21.4%        | 5.8%          | 4.9%          | 10.7%         | 6.0%       | 21.7% | 27.7% | 9.8%        | 0      | 0.1%   | 69.6%         | 2.7%                | 27.7% | 30.4% |
| MADISON    | 18.4%                 | 15.5%        | 33.9%        | 5.3%          | 2.7%          | 8.0%          | 43.6%      | 6.9%  | 50.6% | 5.5%        | 0.0%   | 0.0%   | 98.0%         | 0.6%                | 1.4%  | 2.0%  |
| MINIDOKA   | 20.0%                 | 18.7%        | 38.8%        | 4.0%          | 4.4%          | 8.5%          | 22.7%      | 11.0% | 33.7% | 14.1%       | 0      | 0      | 95.0%         | 0.8%                | 4.1%  | 5.0%  |
| NEZ PERCE  | 40.9%                 | 5.0%         | 45.9%        | 7.5%          | 1.5%          | 9.1%          | 27.2%      | 12.8% | 40.0% | 2.3%        | 0.2%   | 0      | 97.5%         | 1.6%                | 0.9%  | 2.5%  |
| ONEIDA     | 22.9%                 | 14.8%        | 37.8%        | 3.8%          | 3.7%          | 7.5%          | 11.0%      | 7.2%  | 18.3% | 17.4%       | 0      | 0.1%   | 81.0%         | 0.9%                | 18.2% | 19.0% |
| OWYHEE     | 8.7%                  | 24.3%        | 32.9%        | 4.6%          | 8.9%          | 13.5%         | 7.3%       | 17.3% | 24.5% | 13.2%       | 0      | 0.2%   | 84.4%         | 0.6%                | 15.0% | 15.6% |
| PAYETTE    | 28.6%                 | 16.8%        | 45.4%        | 5.3%          | 2.9%          | 8.3%          | 19.4%      | 8.4%  | 27.8% | 4.4%        | 0      | 0.0%   | 85.9%         | 1.5%                | 12.6% | 14.1% |
| POWER      | 11.9%                 | 7.6%         | 19.5%        | 1.9%          | 2.1%          | 4.0%          | 6.9%       | 34.9% | 41.9% | 13.3%       | 0      | 0.0%   | 78.6%         | 0.9%                | 20.4% | 21.4% |
| SHOSHONE   | 18.5%                 | 12.5%        | 31.0%        | 11.6%         | 8.7%          | 20.3%         | 15.9%      | 11.0% | 26.9% | 0.3%        | 11.2%  | 1.2%   | 90.8%         | 2.4%                | 6.9%  | 9.2%  |
| TETON      | 7.6%                  | 21.6%        | 29.2%        | 9.8%          | 42.3%         | 52.0%         | 9.7%       | 4.9%  | 14.6% | 3.3%        | 0      | 0.0%   | 99.1%         | 0.1%                | 0.7%  | 0.9%  |
| TWIN FALLS | 20.2%                 | 10.7%        | 30.9%        | 15.3%         | 10.4%         | 25.7%         | 26.8%      | 4.1%  | 30.9% | 8.0%        | 0      | 0.0%   | 95.6%         | 1.1%                | 3.3%  | 4.4%  |
| VALLEY     | 12.0%                 | 13.0%        | 25.0%        | 27.1%         | 36.6%         | 63.7%         | 7.4%       | 1.7%  | 9.1%  | 0.4%        | 0.4%   | 0.0%   | 98.6%         | 0.4%                | 1.0%  | 1.4%  |
| WASHINGTON | 22.4%                 | 15.6%        | 38.0%        | 5.7%          | 3.7%          | 9.4%          | 11.3%      | 5.6%  | 16.9% | 12.3%       | 0.0%   | 0.0%   | 76.6%         | 1.5%                | 21.9% | 23.4% |

**Chart V**

| <b>Comparison of 2014 - 2015 Property Tax<br/>by District Type</b> |                      |                      |                |                   |
|--|----------------------|----------------------|----------------|-------------------|
| <b>District Category</b><br>11/3/2015                              | <b>Property Tax</b>  |                      | <b>%</b>       | <b>\$</b>         |
|  | <b>2014</b>          | <b>2015</b>          | <b>Inc/Dec</b> | <b>Inc/Dec</b>    |
| <b>County</b>  | 404,298,309          | 428,127,205          | 5.9%           | 23,828,896        |
| <b>City</b>  | 416,745,172          | 434,352,500          | 4.2%           | 17,607,328        |
| <b>School</b>  | 466,702,941          | 488,510,312          | 4.7%           | 21,807,371        |
| <b>Ambulance</b>   | 22,873,959           | 24,634,075           | 7.7%           | 1,760,116         |
| <b>Auditorium</b>  | 15,507               | 15,790               | 1.8%           | 283               |
| <b>Cemetery</b>  | 5,296,179            | 5,478,149            | 3.4%           | 181,970           |
| <b>Extermination</b>   | 706,391              | 950,096              | 34.5%          | 243,705           |
| <b>Fire</b>  | 61,802,890           | 65,208,791           | 5.5%           | 3,405,901         |
| <b>Flood Control</b>   | 496,360              | 540,297              | 8.9%           | 43,937            |
| <b>Roads &amp; Highways</b>  | 98,843,556           | 102,057,785          | 3.3%           | 3,214,229         |
| <b>Hospital</b>  | 8,848,366            | 8,759,218            | -1.0%          | (89,148)          |
| <b>Junior College</b>  | 25,957,737           | 27,074,218           | 4.3%           | 1,116,481         |
| <b>Library</b>   | 22,484,096           | 23,136,604           | 2.9%           | 652,508           |
| <b>Mosquito Abatement</b>  | 6,449,646            | 6,510,693            | 0.9%           | 61,047            |
| <b>Port</b>  | 437,783              | 420,000              | -4.1%          | (17,783)          |
| <b>Recreation</b>  | 6,961,883            | 5,470,202            | -21.4%         | (1,491,681)       |
| <b>Sewer Incl Rec Sewer</b>  | 410,453              | 455,392              | 10.9%          | 44,939            |
| <b>Sewer &amp; Water</b>   | 2,285,937            | 2,365,618            | 3.5%           | 79,681            |
| <b>Water</b>   | 167,809              | 165,547              | -1.3%          | (2,262)           |
| <b>Watershed</b>   | 129,637              | 129,837              | 0.2%           | 200               |
| <b>Community Infrastructure</b>                                    | 163,827              | 211,639              | 29.2%          | 47,812            |
| <b>Total:</b>  | <b>1,552,078,438</b> | <b>1,624,573,968</b> | <b>4.7%</b>    | <b>72,495,530</b> |

## Chart VI:

| 2015 School Property Taxes by Fund<br>Comparison of 2014 - 2015 School Property Taxes |                    |                    |                |                          |                 |
|---|--------------------|--------------------|----------------|--------------------------|-----------------|
| Fund<br>10/30/2015  | 2014<br>\$ AMOUNT  | 2015<br>\$ AMOUNT  | %<br>of Total  | \$ CHANGE<br>2014 - 2015 | %<br>Difference |
| General M&O*  | 54,505,148         | 58,759,619         | 12.03%         | 4,254,471                | 7.81%           |
| Budget Stabilization  | 35,431,455         | 35,431,455         | 7.25%          | 0                        | 0.00%           |
| Tort  | 2,207,430          | 2,222,254          | 0.45%          | 14,824                   | 0.67%           |
| Tuition   | 329,701            | 307,964            | 0.06%          | (21,737)                 | -6.59%          |
| Bonds   | 132,289,522        | 140,340,244        | 28.73%         | 8,050,722                | 6.09%           |
| Cosa  | 910,456            | 997,655            | 0.20%          | 87,199                   | 9.58%           |
| Cosa Plant Facilities   | 0                  | 0                  | 0.00%          | 0                        |                 |
| State Authorized P.F.   | 1,546,861          | 1,666,312          | 0.34%          | 119,451                  | 7.72%           |
| Emergency   | 6,407,465          | 8,675,845          | 1.78%          | 2,268,380                | 35.40%          |
| 63-1305 Judgment  | 547,541            | 21,250             | 0.00%          | (526,291)                | -96.12%         |
| Supplemental  | 180,733,318        | 186,607,640        | 38.20%         | 5,874,322                | 3.25%           |
| Plant Facility  | 51,794,044         | 53,480,074         | 10.95%         | 1,686,030                | 3.26%           |
| <b>TOTALS:</b>  | <b>466,702,941</b> | <b>488,510,312</b> | <b>100.00%</b> | <b>21,807,371</b>        | <b>4.67%</b>    |

\* = Boise School #1 is the only School District authorized to levy a M&O fund.

| 2014 - 2015 Comparison of M&O and<br>Voter Approved Exempt Funds<br>used by Schools |      |      |
|---|------|------|
| Fund  | 2014 | 2015 |
| M&O   | 1    | 1    |
| Budget Stabilization  | 4    | 4    |
| Bond  | 80   | 74   |
| Plant Facility  | 53   | 52   |
| Supplemental  | 89   | 91   |

Chart VII:

| Comparison of Property Tax Budgets 2014 - 2015<br>by Type of Taxing District |                      |                      |                    |              |                              |
|--|----------------------|----------------------|--------------------|--------------|------------------------------|
| 11/3/2015  |                      |                      |                    |              |                              |
| District   | 2014<br>Dollars      | 2015<br>Dollars      | 2014 - 2015 Change |              | % Total 2015<br>Property Tax |
|  |                      |                      | Dollars            | Percent      |                              |
| County   | 404,298,309          | 428,127,205          | 23,828,896         | 5.89%        | 26.35%                       |
| City   | 416,745,172          | 434,352,500          | 17,607,328         | 4.22%        | 26.74%                       |
| School (all funds)   | 466,702,941          | 488,510,312          | 21,807,371         | 4.67%        | 30.07%                       |
| Cemetery   | 5,296,179            | 5,478,149            | 181,970            | 3.44%        | 0.34%                        |
| Fire   | 61,802,890           | 65,208,791           | 3,405,901          | 5.51%        | 4.01%                        |
| Highway  | 98,843,556           | 102,057,785          | 3,214,229          | 3.25%        | 6.28%                        |
| Hospital   | 8,848,366            | 8,759,218            | (89,148)           | -1.01%       | 0.54%                        |
| Junior College   | 25,957,737           | 27,074,218           | 1,116,481          | 4.30%        | 1.67%                        |
| Library  | 22,484,096           | 23,136,604           | 652,508            | 2.90%        | 1.42%                        |
| Other  | 41,099,192           | 41,869,186           | 769,994            | 1.87%        | 2.58%                        |
| <b>Totals:</b>   | <b>1,552,078,438</b> | <b>1,624,573,968</b> | <b>72,495,530</b>  | <b>4.67%</b> | <b>100.00%</b>               |

\* 2013 Property Taxes reduced by State Personal Property Replacement dollars.

| Comparison of Property Tax Budgets 2014 - 2015<br>by Type of Taxing District<br>Exempt - Non Exempt Fund Comparison Only |                           |                    |                    |              |                               |                      |                    |              |
|--|---------------------------|--------------------|--------------------|--------------|-------------------------------|----------------------|--------------------|--------------|
| District   | Exempt Property Tax Funds |                    |                    |              | Non Exempt Property Tax Funds |                      |                    |              |
|  | 2014<br>Dollars           | 2015<br>Dollars    | 2014 - 2015 Change |              | 2014<br>Dollars               | 2015<br>Dollars      | 2014 - 2015 Change |              |
|  |                           |                    | Dollars            | Percent      |                               |                      | Dollars            | Percent      |
| County   | 4,786,725                 | 3,951,297          | (835,428)          | -17.45%      | 399,511,584                   | 424,175,908          | 24,664,324         | 6.17%        |
| City   | 6,694,550                 | 6,365,694          | (328,856)          | -4.91%       | 410,050,622                   | 427,986,806          | 17,936,184         | 4.37%        |
| School (Less M&O + Budget Stabilization)   | 374,558,908               | 392,096,984        | 17,538,076         | 4.68%        | 2,207,430                     | 2,222,254            | 14,824             | 0.67%        |
| School M&O   | 54,505,148                | 58,759,619         | 4,254,471          | 7.81%        |                               |                      |                    |              |
| School Budget Stabilization  | 35,431,455                | 35,431,455         | 0                  | 0.00%        |                               |                      |                    |              |
| Cemetery   | 62,330                    | 87,667             | 25,337             | 40.65%       | 5,233,849                     | 5,390,482            | 156,633            | 2.99%        |
| Fire   | 769,261                   | 1,378,901          | 609,640            | 79.25%       | 61,033,629                    | 63,829,890           | 2,796,261          | 4.58%        |
| Highway  | 1,082,590                 | 1,036,946          | (45,644)           | -4.22%       | 97,760,966                    | 101,020,839          | 3,259,873          | 3.33%        |
| Hospital   | 697,232                   | 673,177            | (24,055)           | -3.45%       | 8,151,134                     | 8,086,041            | (65,093)           | -0.80%       |
| Junior College   | 1,330                     | 409                | (921)              | -69.25%      | 25,956,407                    | 27,073,809           | 1,117,402          | 4.30%        |
| Library  | 1,754,745                 | 1,637,575          | (117,170)          | -6.68%       | 20,729,351                    | 21,499,029           | 769,678            | 3.71%        |
| Other  | 2,617,834                 | 860,950            | (1,756,884)        | -67.11%      | 38,481,358                    | 41,008,236           | 2,526,878          | 6.57%        |
| <b>Totals:</b>   | <b>482,962,108</b>        | <b>502,280,674</b> | <b>19,318,566</b>  | <b>4.00%</b> | <b>1,069,116,330</b>          | <b>1,122,293,294</b> | <b>53,176,964</b>  | <b>4.97%</b> |

| <b>2015 AVERAGE PROPERTY TAX RATES</b> |                        |                        |                                    |
|--|------------------------|------------------------|------------------------------------|
| 03/16/16                               |                        |                        |                                    |
| <b>COUNTY</b>                          | <b>AVERAGE URBAN %</b> | <b>AVERAGE RURAL %</b> | <b>OVERALL AVERAGE PROP. TAX %</b> |
| ADA                                    | 1.530%                 | 1.263%                 | 1.498%                             |
| ADAMS                                  | 1.658%                 | 0.860%                 | 0.917%                             |
| BANNOCK                                | 2.159%                 | 1.154%                 | 1.924%                             |
| BEAR LAKE                              | 0.988%                 | 0.619%                 | 0.695%                             |
| BENEWAH                                | 1.710%                 | 1.085%                 | 1.220%                             |
| BINGHAM                                | 2.071%                 | 1.283%                 | 1.521%                             |
| BLAINE                                 | 0.763%                 | 0.651%                 | 0.726%                             |
| BOISE                                  | 1.394%                 | 1.043%                 | 1.072%                             |
| BONNER                                 | 1.307%                 | 0.786%                 | 0.892%                             |
| BONNEVILLE                             | 1.743%                 | 1.072%                 | 1.524%                             |
| BOUNDARY                               | 1.431%                 | 1.062%                 | 1.128%                             |
| BUTTE                                  | 1.994%                 | 1.292%                 | 1.419%                             |
| CAMAS                                  | 1.925%                 | 1.102%                 | 1.223%                             |
| CANYON                                 | 2.091%                 | 1.285%                 | 1.774%                             |
| CARIBOU                                | 1.957%                 | 0.992%                 | 1.137%                             |
| CASSIA                                 | 1.520%                 | 0.881%                 | 1.048%                             |
| CLARK                                  | 1.225%                 | 0.880%                 | 0.923%                             |
| CLEARWATER                             | 1.940%                 | 1.153%                 | 1.364%                             |
| CUSTER                                 | 0.708%                 | 0.441%                 | 0.487%                             |
| ELMORE                                 | 2.221%                 | 1.118%                 | 1.543%                             |
| FRANKLIN                               | 1.329%                 | 0.942%                 | 1.112%                             |
| FREMONT                                | 1.207%                 | 0.843%                 | 0.909%                             |
| GEM                                    | 1.561%                 | 0.950%                 | 1.114%                             |
| GOODING                                | 1.791%                 | 0.998%                 | 1.168%                             |
| IDAHO                                  | 1.134%                 | 0.601%                 | 0.707%                             |
| JEFFERSON                              | 2.004%                 | 1.166%                 | 1.296%                             |
| JEROME                                 | 2.153%                 | 1.311%                 | 1.628%                             |
| KOOTENAI                               | 1.418%                 | 0.954%                 | 1.201%                             |
| LATAH                                  | 1.910%                 | 1.447%                 | 1.724%                             |
| LEMHI                                  | 1.381%                 | 0.708%                 | 0.858%                             |
| LEWIS                                  | 1.758%                 | 1.174%                 | 1.356%                             |
| LINCOLN                                | 1.974%                 | 1.041%                 | 1.187%                             |
| MADISON                                | 1.716%                 | 1.426%                 | 1.612%                             |
| MINIDOKA                               | 1.526%                 | 0.947%                 | 1.148%                             |
| NEZ PERCE                              | 2.019%                 | 1.081%                 | 1.675%                             |
| ONEIDA                                 | 1.627%                 | 0.812%                 | 0.998%                             |
| OWYHEE                                 | 1.453%                 | 0.953%                 | 1.026%                             |
| PAYETTE                                | 1.790%                 | 0.937%                 | 1.255%                             |
| POWER                                  | 2.352%                 | 1.441%                 | 1.566%                             |
| SHOSHONE                               | 2.037%                 | 1.356%                 | 1.613%                             |
| TETON                                  | 1.230%                 | 0.977%                 | 1.034%                             |
| TWIN FALLS                             | 2.003%                 | 1.300%                 | 1.695%                             |
| VALLEY                                 | 1.129%                 | 0.648%                 | 0.808%                             |
| WASHINGTON                             | 1.787%                 | 0.953%                 | 1.173%                             |
| <b>State wide:</b>                     | <b>1.569%</b>          | <b>1.029%</b>          | <b>1.342%</b>                      |