

2023 TAXABLE VALUES AND PROPERTY TAXES

Introduction

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

2023 Taxable Values

In terms of taxable value, this year's 3.3% overall increase is the smallest since 2012, when taxable values decreased by 2.3%. This represents a remarkable swing from a 43.7% overall increase between 2021 and 2022. This year's increase would have been considerably higher but for the influence of decreased values in Ada County. Without the 8% decrease in locally assessed taxable values in that county, the statewide increase in the remaining counties would have been just under 10%. Notably, no other county had a decrease in overall locally assessed taxable value.

Sector-by-sector value changes are shown in Chart I-A/B in the appendix. Again, with results heavily influenced by Ada County with a 17.3% decrease in taxable values in the sector, primary (owner-occupied) residential property statewide had a 2.8% decrease in value. Removing Ada County from the statewide analysis, results show a 5.4% increase in taxable value in the owner-occupied residential property sector. This notation is not to suggest that Ada County's assessed valuation is outside of the Commission's Rule 131 Ratio Study guidelines for level of assessment. Rather, it is to demonstrate the impact that this one jurisdiction has on the statewide average.

The only other property type with decreasing assessed value in 2023 was operating property, which experienced a 12.1% decrease, largely due to expanded application of adjustments related to the federal 4Rs Act which, previously, had been applied only to railroads. In March of 2023, the Idaho Supreme Court ruled that all operating property, not just federally regulated railroad property, are entitled to request and receive 4R Act market value adjustments where warranted by that particular ratio study analysis.

Finally, there was a 16.2% increase in the assessed value of commercial property.

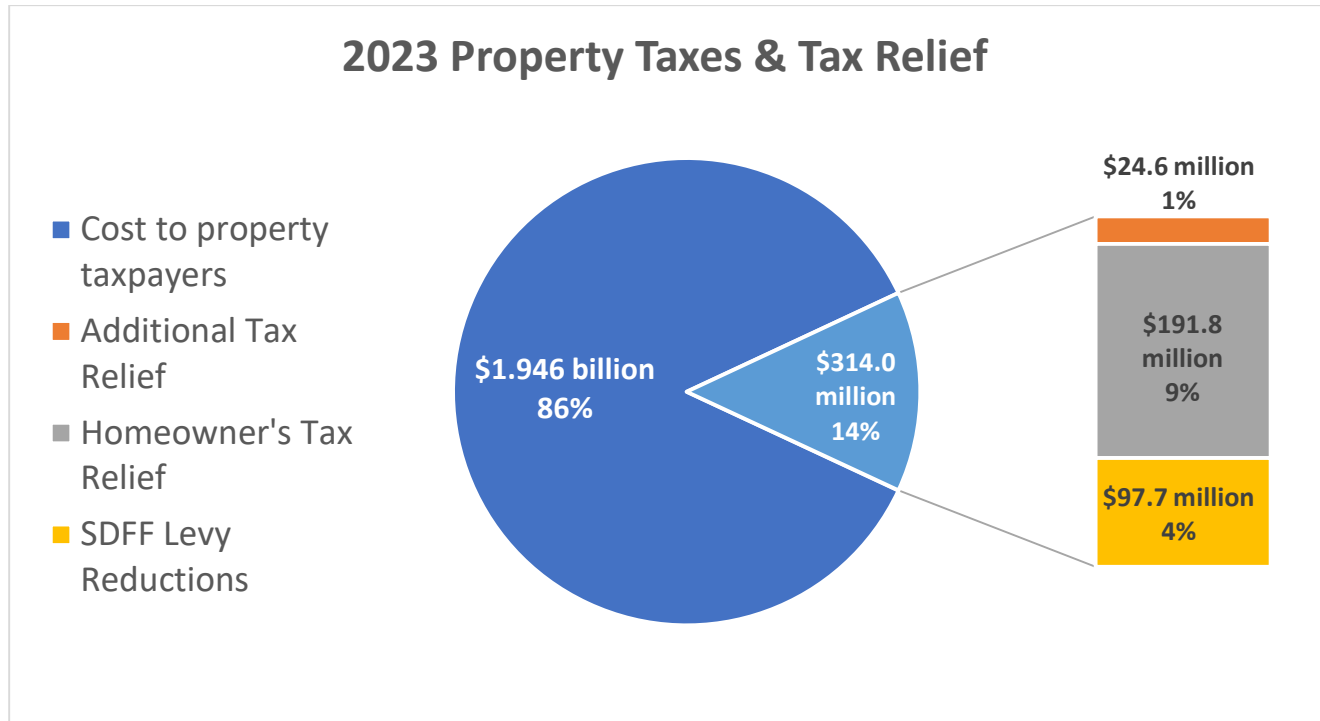
2023 Property Taxes

There are three ways to analyze property taxes in 2023. With new tax relief reducing some school levies and providing additional relief for homeowners and all taxpayers, the three components are: 1) taxes before school levy reductions, 2) taxes as levied, and 3) taxes after all tax relief. These three different ways of looking at 2023 property taxes are shown in the table below.

Property Tax Budgets & the Effect of HB 292 Property Tax Relief:

2023 Property Tax Budgets Before Any Tax Relief:	School District Facility Fund (Sdff) Levy Reductions:	Property Tax Budgets as Approved & Levied:	Homeowner's Tax Relief:	Additional Tax Relief:	Final Cost to Taxpayers:
\$2.260 billion	\$97.7 million	\$2.162 billion	\$191.8 million	\$24.6 million	\$1.946 billion

For 2023, the State Tax Commission approved property tax levies of \$2.162 billion based on budgets previously certified by taxing districts. This amount is \$20 million or 1.0% lower than the corresponding amount levied in 2022, accounts for HB 292 school district facility fund reductions, but does NOT account for other tax relief provided in that measure. After accounting for this tax relief, the cost to property taxpayers in 2023 is \$236 million or 10.8% lower than the amounts paid in 2022 and \$314 million lower than what 2023 property taxes would have been without any of this tax relief. For this report, there will be references to property tax budgets and actual costs to taxpayers. The table and chart below are designed to provide some insight into these terms and prevent confusion as various comparisons are made to previous years.



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 HB 292 tax relief been provided. Chart I-B shows taxes remaining to be paid by property taxpayers following the application of **all** tax relief included in HB 292. The overall statewide tax rate of 0.567% shown in Chart I-B is the lowest since this analysis series began in 1980. Had there been no HB 292 tax relief, as shown in Chart I-A, rates still would have been close to all-time lows. Additional analysis of probable tax changes on existing property is found in Table 5.

Of the three components of tax relief provided under HB 292, only one, the school district facility fund levy reductions, directly reduced the tax levies. The other components presented on tax bills as amounts levied, but to be paid by the state (i.e., the tax relief for homeowners and the additional tax relief). Because of this tax relief to schools, and continuing value increases in most counties, tax rates dropped in all but three counties – Ada, Canyon, and Adams. Rate increases in Ada County tie mostly to value decreases (particularly in the owner-occupied residential sector), while those in Canyon County were due largely to a one-time property tax budget reduction provided by that county in 2022. 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 and additional tax relief).

The rate of change in property tax budgets by district type is shown in both Table 4 in this report and Chart V in the appendix.

The following table shows comparisons by property type with respect to 2022 property taxes and what 2023 property taxes would have been without HB 292 tax relief:

Property Tax Changes Summary Table:

Property Type	Change in taxes from 2022 after all tax relief of HB292	Savings in 2023 taxes from HB 292	Hypothetical change in taxes from 2022 if no HB 292
Primary Residential (homes)	- 24.3%	- 23.3%	- 1.3%
Other Residential	+ 0.6%	- 4.2%	+ 5.8%
Commercial	+ 9.9%	- 5.7%	+ 16.2%
Agricultural	- 10.9%	- 6.7%	- 3.0%
Operating Property	- 20.4%	- 6.4%	- 14.5%
Overall (all types combined)	- 10.8%	- 13.9%	+ 3.6%

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 5). Major causes of taxing district property tax budget changes are quantified in summary fashion in Table 1.

Table 1: Major Components of 2022 to 2023 Property Tax Changes

Major causes of change in total property tax	Potential increase amount*
3% general cap	\$44.6 million
Increases attributable to new construction	\$30.6 million
Increases due to annexation	\$0.7 million
Increases for terminating Urban Renewal Areas	\$11.8 million
Increases lost due to 8% cap	<\$0.5 million>
Net tax increases <decrease> due to use <accumulation> of forgone amounts	<\$0.7 million>
<Decrease> due to forgone amounts not reserved**	<\$3.2 million>
Increases <decreases> in bonds and exempt levies other than M&O	<\$9.0 million>
Increase in Boise School District M&O	\$5.8 million
New district levies	\$1.4 million
Other budget <decreases>***	<\$3.5 million>
School Facility Fund Reductions (HB 292)	<\$97.7 million>
Overall decrease	<\$19.7 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 increased by \$0.8 million in 2023 to \$147.9 million.

**Based on forgone amounts reserved as of 12/4/2023. Districts have until 12/31/2023 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 reductions made for the new personal property replacements. These would not be captured as “forgone amounts” as they are not “forgone increases.”

Table 2 lists many of the notable changes in property tax portions of non-school taxing district budgets for 2023 in comparison to 2022. 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 2, refers only to the property tax portion of a district’s budget. The companion Table 3 shows total property tax budget changes for each school district. Nearly all school districts had temporary supplemental or bond funds which were required to be reduced based on school facilities monies distributed pursuant to HB 292.

Table 2: Significant Non School Property Tax Budget Changes in 2023

County	Taxing District	Description of Change	\$ Amount of Change
Ada	Joplin Cemetery District	No levy in 2023	<40,000>
Ada / Canyon	Kuna Fire District	New permanent override and new bond	1,400,000
Ada	Western Ada Recreation District	Decreased budget	<196,000>
Ada	Harris Ranch Community Infrastructure District	Decreased Bond Fund	<189,000>
Ada	Spring Valley Community Infrastructure District	Decreased Bond Fund	<13,000>
Adams	Meadows Valley Ambulance District	New Permanent Override	103,000
Adams	Council Valley Library District	Increased M&O fund	16,000
Bannock	Chubbuck City	Increased budget	1,176,000
Bingham	North End Recreation District	New District	545,000
Boise	Garden Valley Hospital District	Increased budget	41,000
Boise	Horseshoe Bend Hospital District	Increased budget	8,000
Bonner	East Bonner Library District	Increased budget	436,000
Canyon	County	Increased budget following decrease from 2021 to 2022	16,364,000
Canyon	Canyon Highway District #4	Increased budget	1,191,000
Canyon / Owyhee	Homedale Library District	New District	310,000
Canyon	Canyon County Abatement District	Increased budget	275,000
Canyon	Nampa City	Decreased Bond Fund	<643,000>
Cassia	Rock Creek Fire District	New Temporary Override and increased general fund	186,000
Clearwater	Elk River Recreation District	Increased budget	6,000
Elmore	Grandview Fire District	Increased budget	180,000
Franklin	Clifton City	Increased budget	4,000
Idaho	Riggins City	Increased budget	19,000

Table 2 (continued)

County	Taxing District	Description of Change	\$ Amount of Change
Idaho	Salmon River Ambulance District	New District	119,000
Idaho	Keuterville Highway District	Increased budget	4,000
Jefferson	Little Butte Cemetery District	Expiration of Temporary Override	<30,000>
Kootenai	Huetter City	Levied this year; no levy in 2022	69,000
Kootenai / Benewah	Plummer Worley State Authorized School Plant Facilities levy	Eliminated levy	<772,000>
Kootenai	Green Ferry Sewer and Water District	Levied in 2023; no levy in 2022	400,000
Madison	County Road and Bridge	Increased budget	168,000
Oneida	Samaria Recreation District	Increased budget	3,000
Owyhee	Grandview Fire District	Increased budget based on earlier year	180,000
Owyhee	Murphy-Reynolds-Wilson Fire District	Increased budget	8,000
Owyhee	Gem Highway District	Decreased budget	<17,000>
Shoshone	Clarkia Highway District	Levied in 2023; no levy in 2022	91,000
Twin Falls	Twin Falls City	Increased budget	2,330,000
Twin Falls	Rock Creek Fire District	Increased Temporary Override and budget	186,000
Twin Falls	Castleford Recreation District	Decreased budget	<8,000>
Valley	McCall Cemetery District	New District	25,000

Table 2a shows changes in school district property taxes levied between 2022 and 2023. The figures in this table incorporate all school property tax budget changes, including tax relief provided under HB 292 as well as increases and decreases from all other causes, including new and expiring voter approved levies.

Table 2a: Changes in School Property Tax 2022 – 2023
 Reflecting application of HB 292 school facilities funds

District Name	2023	2022	Percent Change
Aberdeen School #58	\$1,190,601	\$1,535,331	(22.45%)
American Falls School #381	\$3,204,914	\$3,891,318	(17.64%)
Arbon School #383	\$11,230	\$12,743	(11.87%)
Avery School #394	\$163,724	\$163,713	0.01%
Basin School #72	\$419,371	\$536,398	(21.82%)
Bear Lake School #33	\$582,107	\$1,153,803	(49.55%)
Blackfoot School #55	\$2,331,132	\$3,900,000	(40.23%)
Blaine School #61	\$37,063,511	\$37,078,795	(0.04%)
Bliss School #234	\$102,976	\$149,302	(31.03%)
Boise School #1	\$136,173,731	\$139,362,349	(2.29%)
Bonneville School #93	\$12,600,000	\$12,600,000	0.00%
Boundary School #101	\$1,953,949	\$2,471,349	(20.94%)
Bruneau-Grandview School #365	\$283,210	\$397,894	(28.82%)
Buhl School #412	\$9,660	\$408,777	(97.64%)
Butte School #111	\$133,636	\$283,650	(52.89%)
Caldwell School #132	\$4,610,484	\$6,628,246	(30.44%)
Camas School #121	\$259,968	\$598,878	(56.59%)
Cambridge School #432	\$149,603	\$201,390	(25.71%)
Cascade School #422	\$788,130	\$869,419	(9.35%)
Cassia School #151	\$5,102,643	\$6,820,717	(25.19%)
Castleford School #417	\$269,214	\$382,863	(29.68%)
Challis School #181	\$637,040	\$658,213	(3.22%)
Clark School #161	\$210,241	\$254,747	(17.47%)
Coeur d'Alene School #271	\$25,447,122	\$25,197,591	0.99%
Cottonwood School #242	\$58,698	\$273,478	(78.54%)
Council School #13	\$17,466	\$101,700	(82.83%)
Culdesac School #342	\$211,306	\$253,598	(16.68%)
Dietrich School #314	\$128,960	\$139,309	(7.43%)
E. Whitepine School #288	\$793,752	\$869,912	(8.75%)
Emmett School #221	\$119,197	\$1,041,143	(88.55%)
Filer School #413	\$1,270,418	\$1,853,737	(31.47%)
Firth School #59	\$424,316	\$422,904	0.33%
Fremont School #215	\$1,420,103	\$3,933,030	(63.89%)
Fruitland School #373	\$332,663	\$937,004	(64.50%)
Garden Valley School #71	\$1,511,305	\$1,613,298	(6.32%)
Genesee School #282	\$1,317,617	\$1,420,058	(7.21%)
Glenns Ferry School #192	\$265,251	\$405,152	(34.53%)
Gooding School #231	\$1,251,061	\$1,601,250	(21.87%)
Grace School #148	\$446,846	\$766,153	(41.68%)
Hagerman School #233	\$408,766	\$408,200	0.14%
Hansen School #415	\$390,146	\$508,289	(23.24%)
Highland School #305	\$491,270	\$555,520	(11.57%)
Homedale School #370	\$2,036,266	\$2,367,308	(13.98%)

Table 2a: Changes in School Property Tax 2022 – 2023 (continued)

District Name	2023	2022	Percent Change
Horseshoe Bend School #73	\$267,543	\$347,963	(23.11%)
Idaho Falls School #91	\$5,277,191	\$14,338,299	(63.20%)
Jefferson School #251	\$5,570,780	\$8,839,420	(36.98%)
Jerome School #261	\$5,268,237	\$6,200,003	(15.03%)
Kamiah School #304	\$6,359	\$5,949	6.89%
Mackay School #182	\$156,052	\$226,635	(31.14%)
Madison School #321	\$6,630,122	\$10,185,193	(34.90%)
Marsh Valley School #21	\$1,518,645	\$1,601,487	(5.17%)
Marsing School #363	\$1,339,088	\$1,434,618	(6.66%)
McCall-Donnelly School #421	\$7,533,024	\$8,041,530	(6.32%)
Meadows Valley School #11	\$480,105	\$369,632	29.89%
Melba School #136	\$869,098	\$1,183,692	(26.58%)
Middleton School #134	\$3,977,511	\$5,556,275	(28.41%)
Midvale School #433	\$8,592	\$258,666	(96.68%)
Minidoka School #331	\$3,008,610	\$3,692,662	(18.52%)
Moscow School #281	\$11,352,430	\$12,270,015	(7.48%)
Mountain Home School #193	\$1,301,722	\$2,734,491	(52.40%)
Mountain View School #244	\$40,408	\$37,039	9.10%
Mullan School #392	\$684,901	\$685,773	(0.13%)
Murtaugh School #418	\$777,812	\$921,776	(15.62%)
Nampa School #131	\$12,952,444	\$16,450,401	(21.26%)
New Plymouth School #372	\$530,714	\$1,313,355	(59.59%)
Nez Perce School #302	\$400,835	\$484,937	(17.34%)
North Gem School #149	\$404,663	\$451,533	(10.38%)
Notus School #135	\$796,787	\$699,787	13.86%
Oneida School #351	\$0	\$406,997	(100.00%)
Orofino School #171	\$2,324,895	\$2,792,044	(16.73%)
Parma School #137	\$1,781,413	\$2,370,179	(24.84%)
Payette School #371	\$494,925	\$895,792	(44.75%)
Pleasant Valley School #364	\$11,737	\$11,616	1.04%
Plummer/Worley School #44	\$524,611	\$650,704	(19.38%)
Pocatello School #25	\$10,397,685	\$13,658,935	(23.88%)
Post Falls School #273	\$4,511,744	\$8,344,642	(45.93%)
Potlatch School #285	\$1,426,106	\$1,651,058	(13.62%)
Preston School #201	\$943,753	\$1,690,490	(44.17%)
Richfield School #316	\$306,177	\$489,300	(37.43%)
Ririe School #252	\$36,863	\$295,106	(87.51%)
Rockland School #382	\$131,116	\$196,575	(33.30%)
S. Lemhi School #292	\$34,305	\$33,841	1.37%
Salmon River School #243	\$438,983	\$494,048	(11.15%)
Salmon School #291	\$291,888	\$529,486	(44.87%)

Table 2a: Changes in School Property Tax 2022 – 2023 (continued)

District Name	2023	2022	Percent Change
Shelley School #60	\$1,459,776	\$2,377,513	(38.60%)
Shoshone School #312	\$109,254	\$303,826	(64.04%)
Snake River School #52	\$800,649	\$2,300,000	(65.19%)
Soda Springs School #150	\$1,569,776	\$1,922,916	(18.36%)
St Maries School #41	\$1,747,778	\$2,096,925	(16.65%)
State Authorized P.F. Plummer/Worley	\$0	\$771,522	(100.00%)
Sugar-Salem School #322	\$0	\$971,078	(100.00%)
Swan Valley School #92	\$349,749	\$335,014	4.40%
Teton School #401	\$8,053,750	\$7,084,092	13.69%
Three Creek School #416	\$47,083	\$51,500	(8.58%)
Troy School #287	\$868,455	\$988,179	(12.12%)
Twin Falls School #411	\$12,743,086	\$17,066,662	(25.33%)
Valley School #262	\$412,827	\$610,470	(32.38%)
Vallivue School #139	\$19,043,794	\$18,963,504	0.42%
W. Jefferson School #253	\$853,121	\$966,046	(11.69%)
Wallace School #393	\$1,477,338	\$1,663,282	(11.18%)
Weiser School #431	\$332,402	\$683,626	(51.38%)
Wendell School #232	\$745,215	\$1,286,611	(42.08%)
West Ada School #2	\$30,576,983	\$60,996,235	(49.87%)
West Bonner School #83	\$103,182	\$3,535,556	(97.08%)
West Jefferson School #253	\$0	\$0	0.00%
Westside School #202	\$90,357	\$178,606	(49.41%)
Wilder School #133	\$933,794	\$929,895	0.42%
Category Totals:	\$487,454,218	\$596,064,355	(18.22%)

Historical Perspective

Tables 3 and 4 indicate overall property tax changes during different periods and the pattern of use of property taxes during the most recent five-year period. Table 4 is based on actual property taxes budgeted by taxing districts and reflects reductions to school property tax levies related to HB 292. Actual amounts to be paid by taxpayers will be \$216.4 million less than the amounts shown due to homeowners and additional tax relief provided under HB 292. Property tax budgets shown exclude state paid replacement moneys related to 2013 personal property and 2001 agricultural equipment exemptions.

Table 3: 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**	<19.7>	<0.9>	-0.9
2022 – 2023***	<236.1>	<10.8>	-10.8

*Before application of 2022 personal property exemption and replacement money

**Before homeowners and additional tax relief provided by HB 292

***After application of all HB 292 tax relief

As shown in Table 3, since the early 1970s, the property tax system has undergone several significant changes, each of which has been accompanied by substantial tax relief. The following bullet list provides highlights:

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

Table 4: Five period distribution of levied property tax by major local unit of government

Unit of Government	2019 Taxes Mill. \$	2020* Taxes Mill. \$	2021 Taxes Mill. \$	2022 Taxes Mill. \$	2023 Taxes Mill. \$	% Ch. '22 – '23
County	543.1	516.9	560.1	583.2	619.8	+ 6.3
City	538.5	473.7	571.2	598.5	628.1	+ 4.9
School	619.8	588.7	593.3	596.1	487.5	-18.2
Highway	119.0	122.8	129.5	131.4	137.7	+ 4.8
All Other	214.8	228.5	258.6	272.5	289.0	+ 6.1
TOTAL	2,035.2	1,930.6	2,112.7	2,181.7**	2,162.1***	- 0.9

* Note: 2020 property taxes were reduced by \$117.6 million due to an infusion of state provided GPSGI monies
** 2022 property taxes include amounts paid by the state for the expanded personal property exemption
*** 2023 property taxes reflect amounts levied after HB 292 school tax reductions, but before application of homeowner and additional tax relief

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. Each unique combination is denoted as a tax code area, with a unique, area wide, overall tax rate. Chart VIII-A provides general tax rate guidance by listing average urban and rural rates calculated for each county and overall. Chart VIII-B shows what those rates would have been if all HB 292 tax relief had been applied prior to calculating levy rates. Statewide, the highest property tax rate is in Bancroft City in Caribou County, where the rate is 2.002%. The lowest rate is in one area of rural Idaho County, where the rate is 0.144%.

Charts

Charts containing property tax budget and market value information follow the narrative portion of this report. The attachment entitled "2023 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 2023 amounts with those submitted in 2022.

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, decreased 2.8% in 2023 after increasing 54.4% in 2022. This was a huge turn-around, reflecting both market conditions affecting the value of this property sector and the previously noted large decrease in assessed values in this sector in Ada County. These changes leave the primary residential sector at 46.7% of statewide taxable value in 2023, down from the all-time high of 49.7% in 2022, but nevertheless, the second highest since at least 1994, when this sector began to be independently studied. Taxes remaining to be paid by primary residential property after all HB 292 reductions represent 43.5% of all property taxes in all sectors. This was down from 51% in 2022 because of the HB 292 reductions, which were largely directed at primary residential property. The current proportion of taxes paid by this sector is the lowest since 2013. The overall proportion of value now concentrated in the residential sector as a whole dropped slightly from 78.1% in 2022 to 76.2% in 2023. The overall share of residential property taxes dropped from 75.2% in 2022 to 70.8% in 2023, the lowest since 2020.

Table 5 shows value and tax changes adjusted for new construction to illustrate effects on existing property after accounting for all tax relief provided by HB 292. Major changes are:

- Existing primary residential property typically decreased by 4.7% in taxable value from 2022 to 2023 as compared to a 51% increase from 2021 to 2022. This reflects the large decrease in Ada County.
- Taxable values of other existing residential property increased 5.6% in 2023 compared to 47.7% in 2022.
- This year existing commercial property taxable values increased 16.2% in comparison to 18.1% in 2022.
- These three sectors (primary residential, other residential, and commercial) constitute 95.8% of all taxable value.
 - Existing primary residential property taxes decreased about 25.6%, while existing other residential property taxes decreased 1.0%. The significant decrease in primary residential taxes was mostly due to HB 292 tax relief provisions that focused on this sector.
 - Existing commercial property taxes increased by 8% after a 13.5% decrease in this sector’s taxes in 2022.

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 2022 to 2023.

Table 5: 2022 – 2023 tax changes on existing property

Type of Property	2022 Taxable Value (\$ Millions)	2023 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 2022 – 2023
Primary Residential (eligible for homeowner’s exemption)	164,950	160,305	3,026.8	-2.8%	-4.7%	-25.6%
Other Residential	94,112	101,106	1,751.0	+7.4%	+5.6%	-1.0%
Commercial and Industrial	57,364	67,159	1,685.6	+16.2%	+14.1%	+8.0%

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 including most Idaho counties. The amounts calculated are based on categories used by counties to report new construction. The percent change in taxable value of existing property and the change in applicable average tax rates were used to estimate the average percent change in taxes on such property.

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December 13, 2023

2023 Property Tax Analysis Charts

Chart	Title
I-A	Comparison of 2022 and 2023 Taxable Market Value and Estimated Property Tax Collections by Category of Property (Before Tax Relief)
I-B	Comparison of 2022 and 2023 Taxable Market Value and Estimated Property Tax Collections by Category of Property (After Tax Relief)
II	Effects of 2023 Homeowner's Exemption
III	Comparison of 2022 and 2023 Property Taxes and Effects of 2023 Homeowner's Exemption on Individual Property
IV	Percent of Total 2023 Property Taxes Paid by Each Major Category of Property after HB 292 Tax Relief
V	Comparison of 2022 – 2023 Property Tax Budgets by District Type
VI	School Property Taxes by Fund 2022 – 2023
VII	Comparison of Property Tax Budgets 2022 – 2023 by Type of Taxing District (exempt & non-exempt funds separated)
VIII-A	2023 Average Property Tax Rates (As Levied)
VIII-B	2023 Average Property Tax Rates (After Tax Relief)

Chart I-A
Comparison of 2023 and 2022 Taxable Value and
Property Tax Budgets by Category of Property
Before Any Tax Relief from HB292

11/27/2023

Category of Property	2023 Taxable Value Including 2022 Sub. Roll	% of Taxable Value in Category	% Change in Taxable Value 2022-2023	Estimated 2023 Tax Rate	Estimated 2023 Tax (\$)	% of Tax in Category	% Change in Taxes 2022-2023
Primary Residential: (Homeowner's Exemption)							
Urban owner-occupied	100,793,345,919	29.4%	-7.1%	0.790%	\$795,975,048	35.2%	-3.2%
Rural owner-occupied	59,616,978,872	17.4%	5.6%	0.507%	\$302,184,309	13.4%	3.8%
Subtotal	160,410,324,791	46.8%	-2.8%	0.685%	\$1,098,159,356	48.6%	-1.3%
Other Residential: (No Homeowner's Exemption)							
Urban non owner occupied	49,112,068,466	14.3%	6.0%	0.701%	\$344,289,544	15.2%	5.7%
Rural non owner occupied	51,834,836,676	15.1%	8.5%	0.413%	\$214,092,352	9.5%	6.0%
Subtotal	100,946,905,142	29.4%	7.3%	0.553%	\$558,381,897	24.7%	5.8%
Residential subtotal	261,357,229,933	76.2%	0.9%	0.634%	1,656,541,253	73.3%	1.0%
Commercial:							
Urban	53,815,892,118	15.7%	17.8%	0.809%	\$435,613,578	19.3%	18.5%
Rural	13,343,369,147	3.9%	10.4%	0.581%	\$77,477,769	3.4%	4.7%
Subtotal	67,159,261,265	19.6%	16.2%	0.764%	\$513,091,348	22.7%	16.2%
Agricultural:							
	5,675,170,522	1.7%	3.0%	0.627%	\$35,605,724	1.6%	-3.0%
Timber:							
	777,689,488	0.2%	-9.3%	0.591%	\$4,596,675	0.2%	-15.3%
Mining:							
	839,072,200	0.2%	23.7%	0.563%	\$4,721,872	0.2%	3.4%
Real & Personal:							
Subtotal	335,808,423,408	97.9%	3.7%	0.659%	\$2,214,556,871	98.0%	4.0%
Operating:							
Urban	1,680,452,181	0.5%	-10.5%	0.834%	\$14,007,248	0.6%	-10.7%
Rural	5,484,280,475	1.6%	-12.6%	0.569%	\$31,199,664	1.4%	-16.2%
Subtotal	7,164,732,656	2.1%	-12.1%	0.631%	\$45,206,912	2.0%	-14.5%
Total Urban	205,401,758,684	59.9%	1.5%	0.774%	\$1,589,885,418	70.4%	3.9%
Total Rural	137,571,397,380	40.1%	6.1%	0.487%	\$669,878,365	29.6%	2.9%
Grand Total	342,973,156,064	100.0%	3.3%	0.659%	\$2,259,763,783	100.0%	3.6%

Values do not include urban renewal increments.

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Chart I-B
Comparison of 2023 and 2022 Taxable Value and
Property Tax Budgets by Category of Property
After HB292 Tax Relief Reductions

11/27/2023

Category of Property	2023 Taxable Value Including 2022 Sub. Roll	% of Taxable Value in Category	% Change in Taxable Value 2022-2023	Estimated 2023 Tax Rate	Estimated 2023 Tax (\$)	% of Tax in Category	% Change in Taxes 2022-2023
Primary Residential: (Homeowner's Exemption)							
Urban owner-occupied	100,793,345,919	29.4%	-7.1%	0.607%	\$612,166,249	31.5%	-25.5%
Rural owner-occupied	59,616,978,872	17.4%	5.6%	0.386%	\$229,937,174	11.8%	-21.0%
Subtotal	160,410,324,791	46.8%	-2.8%	0.525%	\$842,103,424	43.3%	-24.3%
Other Residential: (No Homeowner's Exemption)							
Urban non owner occupied	49,112,068,466	14.3%	6.0%	0.671%	\$329,336,406	16.9%	1.1%
Rural non owner occupied	51,834,836,676	15.1%	8.5%	0.398%	\$206,101,408	10.6%	2.1%
Subtotal	100,946,905,142	29.4%	7.3%	0.530%	\$535,437,814	27.5%	1.5%
Residential subtotal	261,357,229,933	76.2%	0.9%	0.527%	1,377,541,238	70.8%	-16.0%
Commercial:							
Urban	53,815,892,118	15.7%	17.8%	0.764%	\$411,181,242	21.1%	11.9%
Rural	13,343,369,147	3.9%	10.4%	0.543%	\$72,450,621	3.7%	-2.1%
Subtotal	67,159,261,265	19.6%	16.2%	0.720%	\$483,631,863	24.9%	9.5%
Agricultural:							
	5,675,170,522	1.7%	3.0%	0.584%	\$33,166,150	1.7%	-9.6%
Timber:							
	777,689,488	0.2%	-9.3%	0.572%	\$4,446,453	0.2%	-18.1%
Mining:							
	839,072,200	0.2%	23.7%	0.553%	\$4,636,958	0.2%	1.5%
Real & Personal:							
Subtotal	335,808,423,408	97.9%	3.7%	0.567%	\$1,903,422,661	97.8%	-10.6%
Operating:							
Urban	1,680,452,181	0.5%	-10.5%	0.787%	\$13,232,405	0.7%	-15.7%
Rural	5,484,280,475	1.6%	-12.6%	0.530%	\$29,074,546	1.5%	-21.9%
Subtotal	7,164,732,656	2.1%	-12.1%	0.590%	\$42,306,952	2.2%	-20.0%
Total Urban	205,401,758,684	59.9%	1.5%	0.665%	\$1,365,916,302	70.2%	-10.8%
Total Rural	137,571,397,380	40.1%	6.1%	0.421%	\$579,813,311	29.8%	-10.9%
Grand Total	342,973,156,064	100.0%	3.3%	0.567%	\$1,945,729,613	100.0%	-10.8%

Values do not include urban renewal increments.

Chart II
Effects of the 2023 Homeowner's Exemption
Values and Taxes Assuming NO Homeowner's Exemption
After HB292 Tax Relief Reductions

Category of Property	2023 Taxable Value Plus Homeowner's Exemption (\$)	% of Market Value in Category	% Change in total Market Value 2022/2023	Estimated 2023 Tax Rate w/o Homeowner's Exemption	Estimated 2023 Tax w/o Homeowner's Exemption (\$)	% of Tax in Cat.	Changes in 2023 Taxes if NO Homeowner's Exemption	
							% change:	\$ change:
Primary Residential: (Homeowner's Exemption)								
Urban owner-occupied	139,355,062,995	34.9%	-4.6%	0.538%	\$749,644,518	38.5%	22.5%	137,478,269
Rural owner-occupied	77,847,557,847	19.5%	5.0%	0.336%	\$261,770,903	13.5%	13.8%	31,833,728
Subtotal	217,202,620,842	54.3%	-1.4%	0.466%	\$1,011,415,421	52.0%	20.1%	169,311,997
Other Residential: (No Homeowner's Exemption)								
Urban non owner occupied	49,112,068,466	12.3%	6.0%	0.571%	\$280,305,215	14.4%	-14.9%	(49,031,192)
Rural non owner occupied	51,834,836,676	13.0%	8.5%	0.344%	\$178,180,469	9.2%	-13.5%	(27,920,938)
Subtotal	100,946,905,142	25.3%	7.3%	0.454%	\$458,485,684	23.6%	-14.4%	(76,952,130)
Residential subtotal	318,149,525,984	79.6%	1.2%	0.462%	1,469,901,105	75.5%	6.7%	92,359,867
Commercial:								
Urban	53,815,892,118	13.5%	17.8%	0.643%	\$345,995,535	17.8%	-15.9%	(65,185,707)
Rural	13,343,369,147	3.3%	10.4%	0.449%	\$59,930,991	3.1%	-17.3%	(12,519,630)
Subtotal	67,159,261,265	16.8%	16.2%	0.604%	\$405,926,526	20.9%	-16.1%	(77,705,337)
Agricultural:								
	5,675,170,522	1.4%	3.0%	0.479%	\$27,188,108	1.4%	-18.0%	(5,978,041)
Timber:								
	777,689,488	0.2%	-9.3%	0.468%	\$3,637,203	0.2%	-18.2%	(809,250)
Mining:								
	839,072,200	0.2%	23.7%	0.466%	\$3,914,041	0.2%	-15.6%	(722,917)
Real & Personal								
Subtotal	392,600,719,459	98.2%	3.6%	0.487%	\$1,910,566,983	98.2%	0.4%	7,144,322
Operating:								
Urban	1,680,452,181	0.4%	-10.5%	0.655%	\$11,005,645	0.6%	-16.8%	(2,226,761)
Rural	5,484,280,475	1.4%	-12.6%	0.440%	\$24,156,985	1.2%	-16.9%	(4,917,561)
Subtotal	7,164,732,656	1.8%	-12.1%	0.491%	\$35,162,630	1.8%	-16.9%	(7,144,322)
Total Urban	243,963,475,760	61.0%	1.7%	0.569%	\$1,386,950,913	71.3%	1.5%	21,034,610
Total Rural	155,801,976,355	39.0%	5.8%	0.359%	\$558,778,700	28.7%	-3.6%	(21,034,610)
Grand Total	399,765,452,115	100.0%	3.2%	0.487%	\$1,945,729,613	100.0%	0.0%	0

Values do not include urban renewal increments.

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Chart III
Comparison of 2022 & 2023 Property Taxes and
Effects of 2023 Homeowner's Exemption on Individual Property
After HB292 Tax Relief Reductions

Location	Type of Property	2022 Property Taxes (\$)	2023 Property Taxes (\$)	% Change 2022 - 2023	2023 Tax Without Homeowner's Exempt. (\$)	% Change in 2023 Tax if NO Home. Exempt
Urban	Primary Residential (Homeowner's Exemption)	1,368	1,009	-26.2%	1,566	55.2%
Urban	Commercial	1,678	1,722	2.6%	1,449	-15.9%
Rural	Primary Residential (Homeowner's Exemption)	930	641	-31.1%	979	52.8%
Rural	Commercial	1,278	1,224	-4.2%	1,012	-17.3%
Rural	Farm	3,250	2,823	-13.1%	2,913	3.2%

Farm property is assumed to be valued as follows:

			Taxable Value: (after Home. Ex.) 2023
	2022	2023	
Agricultural land	\$307,772	\$316,864	\$316,864
House	\$256,637	\$244,575	
Residential land	\$48,886	\$46,589	
Total	\$613,295	\$608,027	\$483,027

Commercial property is valued as follows:

	2022	2023
Commercial real and personal property	\$208,687	\$225,382

Primary Residential property is valued as follows:

Primary Residential (Homeowner's Exemption)			Taxable Value: (after Home. Ex.) 2023
	2022	2023	
House	\$256,637	\$244,575	
Residential land	\$48,886	\$46,589	
Total	\$305,523	\$291,163	\$166,163

Value Adjustments

Primary Residential (Homeowner's Exemption) values decreased 4.7% in 2023;
Commercial values increased by 14.1% in 2023.
The remainder of residential and commercial value change is attributed to new construction.
Farm land values have been increased by 3.0% in 2023.

Chart IV
Percent of Total 2023 Property Taxes Paid by Each Major Category of Property
After HB292 Tax Relief Reductions

County	Residential Property:						Commercial			Agriculture	Timber	Mining	Real & Persnl	Operating Property:		
	OOO	OOO	OOO	NOOC	NOOC	NOOC	Urban	Rural	Total	Total	Total	Total	Subtotal	Urban	Rural	Total
	Urban	Rural	Total	Urban	Rural	Total										
ADA	43.6%	6.8%	50.4%	16.8%	2.8%	19.6%	28.2%	0.7%	28.9%	0.1%	0	0.0%	99.0%	0.7%	0.3%	1.0%
ADAMS	4.9%	21.9%	26.8%	8.4%	44.0%	52.3%	5.7%	5.3%	11.1%	2.9%	0.9%	0.0%	93.9%	0.2%	5.9%	6.1%
BANNOCK	41.3%	5.5%	46.8%	16.8%	3.5%	20.3%	26.8%	0.8%	27.6%	0.6%	0.0%	0.0%	95.3%	2.0%	2.7%	4.7%
BEAR LAKE	10.2%	6.4%	16.7%	13.2%	49.2%	62.4%	6.5%	2.7%	9.2%	2.9%	0	0.0%	91.2%	0.6%	8.2%	8.8%
BENEWAH	9.5%	18.5%	28.0%	8.7%	32.3%	41.0%	10.9%	9.8%	20.7%	3.0%	5.5%	0.1%	98.2%	0.1%	1.7%	1.8%
BINGHAM	22.0%	27.6%	49.6%	8.1%	5.9%	14.0%	14.7%	11.0%	25.7%	6.1%	0	0	95.4%	0.7%	3.9%	4.6%
BLAINE	18.0%	10.1%	28.1%	42.2%	21.4%	63.5%	6.7%	0.8%	7.5%	0.4%	0.0%	0.0%	99.5%	0.1%	0.4%	0.5%
BOISE	4.9%	32.9%	37.7%	7.5%	44.3%	51.8%	4.0%	4.9%	8.9%	0.4%	0.3%	0.0%	99.1%	0.0%	0.8%	0.9%
BONNER	10.6%	23.8%	34.4%	12.7%	37.2%	49.8%	8.1%	4.3%	12.4%	0.2%	0.5%	0.0%	97.4%	0.6%	2.0%	2.6%
BONNEVILLE	39.4%	10.3%	49.7%	16.1%	4.6%	20.6%	24.9%	3.5%	28.4%	0.6%	0.0%	0.0%	99.4%	0.3%	0.3%	0.6%
BOUNDARY	10.2%	33.5%	43.7%	7.7%	21.8%	29.5%	5.8%	8.5%	14.3%	2.9%	1.3%	0.0%	91.7%	1.0%	7.3%	8.3%
BUTTE	10.6%	17.1%	27.8%	10.9%	10.9%	21.8%	8.6%	8.5%	17.1%	25.6%	0	0.0%	92.3%	0.5%	7.2%	7.7%
CAMAS	8.0%	15.2%	23.2%	12.2%	33.8%	46.0%	5.8%	3.6%	9.4%	18.2%	0	0.0%	96.8%	0.7%	2.5%	3.2%
CANYON	31.7%	12.8%	44.5%	18.0%	6.5%	24.4%	24.6%	4.5%	29.1%	1.0%	0	0	99.0%	0.6%	0.5%	1.0%
CARIBOU	12.8%	6.5%	19.3%	5.1%	6.9%	12.0%	8.5%	10.1%	18.7%	7.1%	0	32.2%	89.3%	1.6%	9.1%	10.7%
CASSIA	14.9%	16.7%	31.6%	8.4%	7.3%	15.7%	13.1%	26.1%	39.2%	11.0%	0	0.0%	97.5%	0.4%	2.1%	2.5%
CLARK	6.3%	4.1%	10.4%	7.3%	11.1%	18.4%	3.7%	6.4%	10.1%	31.3%	0	0.0%	70.2%	2.7%	27.0%	29.8%
CLEARWATER	15.8%	19.5%	35.3%	17.9%	14.4%	32.3%	10.4%	3.1%	13.5%	1.9%	15.4%	0.0%	98.5%	0.5%	1.0%	1.5%
CUSTER	6.4%	13.7%	20.2%	16.7%	33.4%	50.1%	5.8%	8.3%	14.1%	3.6%	0	10.6%	98.6%	0.2%	1.2%	1.4%
ELMORE	34.5%	10.0%	44.5%	18.5%	9.7%	28.3%	8.8%	3.4%	12.2%	3.2%	0.0%	0.0%	88.2%	2.3%	9.5%	11.8%
FRANKLIN	33.0%	20.4%	53.4%	9.1%	10.4%	19.5%	9.1%	3.6%	12.7%	4.9%	0	0.2%	90.7%	2.3%	6.9%	9.3%
FREMONT	7.0%	12.4%	19.4%	13.1%	57.1%	70.2%	2.1%	4.1%	6.2%	2.9%	0.0%	0	98.7%	0.2%	1.1%	1.3%
GEM	18.6%	33.3%	51.9%	15.6%	15.5%	31.1%	8.5%	5.6%	14.1%	1.9%	0.0%	0.0%	99.0%	0.2%	0.8%	1.0%
GOODING	16.5%	16.7%	33.2%	7.7%	8.5%	16.2%	10.0%	21.5%	31.5%	10.8%	0	0	91.8%	0.7%	7.5%	8.2%
IDAHO	14.6%	22.0%	36.6%	14.2%	24.1%	38.3%	9.8%	7.9%	17.8%	4.7%	1.1%	0.0%	98.5%	0.4%	1.1%	1.5%
JEFFERSON	12.4%	47.9%	60.4%	7.9%	10.2%	18.1%	4.8%	9.3%	14.1%	4.7%	0.0%	0	97.3%	0.3%	2.5%	2.7%
JEROME	16.3%	15.9%	32.3%	10.4%	11.6%	22.1%	25.8%	7.4%	33.2%	8.5%	0	0.0%	96.0%	0.3%	3.7%	4.0%
KOOTENAI	29.3%	13.1%	42.5%	18.6%	18.9%	37.4%	16.5%	1.9%	18.3%	0.1%	0.2%	0.0%	98.5%	0.7%	0.8%	1.5%
LATAH	32.6%	15.8%	48.4%	15.9%	6.8%	22.6%	19.0%	2.7%	21.7%	4.3%	1.7%	0.0%	98.7%	0.6%	0.7%	1.3%
LEMHI	13.1%	22.3%	35.4%	14.4%	21.9%	36.3%	13.5%	5.1%	18.7%	5.8%	0	1.2%	97.3%	0.4%	2.3%	2.7%
LEWIS	18.9%	8.3%	27.3%	14.9%	7.7%	22.6%	12.3%	5.2%	17.5%	29.3%	1.1%	0	97.7%	0.7%	1.7%	2.3%
LINCOLN	13.1%	12.4%	25.5%	15.1%	6.7%	21.7%	4.1%	15.0%	19.1%	13.4%	0	0.1%	79.8%	1.9%	18.3%	20.2%
MADISON	18.8%	16.3%	35.1%	11.7%	5.0%	16.7%	39.1%	4.7%	43.8%	3.2%	0	0	98.7%	0.4%	0.9%	1.3%
MINIDOKA	17.5%	17.4%	34.9%	12.7%	12.1%	24.8%	16.9%	9.9%	26.7%	10.5%	0	0	96.9%	0.5%	2.6%	3.1%
NEZ PERCE	41.4%	6.0%	47.4%	7.3%	3.1%	10.3%	27.1%	11.5%	38.6%	1.7%	0.2%	0	98.2%	1.1%	0.6%	1.8%
ONEIDA	24.5%	15.2%	39.7%	11.0%	7.1%	18.1%	10.8%	6.7%	17.6%	12.2%	0	0.0%	87.7%	1.5%	10.8%	12.3%
OWYHEE	11.2%	28.0%	39.2%	12.9%	16.7%	29.6%	5.2%	10.8%	16.0%	7.4%	0	0.0%	92.2%	0.3%	7.4%	7.8%
PAYETTE	29.4%	14.8%	44.1%	14.6%	7.9%	22.5%	19.6%	5.9%	25.4%	2.2%	0	0.0%	94.3%	0.8%	4.8%	5.7%
POWER	12.8%	7.7%	20.5%	5.2%	4.5%	9.7%	6.4%	34.0%	40.4%	12.8%	0	0	83.3%	0.8%	15.9%	16.7%
SHOSHONE	16.5%	11.9%	28.5%	21.9%	20.3%	42.2%	11.1%	6.8%	17.9%	0.1%	4.7%	2.7%	96.1%	1.0%	2.9%	3.9%
TETON	6.8%	17.3%	24.1%	18.5%	48.6%	67.1%	4.8%	2.5%	7.3%	1.3%	0.0%	0.0%	99.8%	0.0%	0.2%	0.2%
TWIN FALLS	29.3%	13.7%	43.0%	17.5%	5.6%	23.1%	25.3%	3.5%	28.7%	3.2%	0	0.0%	98.1%	0.6%	1.4%	1.9%
VALLEY	7.6%	7.8%	15.4%	36.5%	40.5%	77.0%	6.2%	0.8%	7.0%	0.1%	0.1%	0.0%	99.5%	0.2%	0.3%	0.5%
WASHINGTON	21.2%	16.9%	38.1%	11.9%	8.7%	20.7%	7.6%	4.7%	12.4%	8.5%	0	0.0%	79.7%	1.0%	19.3%	20.3%

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

11/27/2023

Chart V

Comparison of 2022 - 2023 Property Tax Budgets by District Type			
District Category	Property Tax		% Change
	2022	2023	
11/9/23			
County	583,232,343	619,772,666	6.3%
City	598,481,538	628,050,551	4.9%
School	596,067,358	487,454,218	-18.2%
Ambulance	34,981,880	37,165,816	6.2%
Auditorium	19,927	20,570	3.2%
Cemetery	8,328,054	8,602,890	3.3%
Extermination	1,199,386	1,258,365	4.9%
Fire	119,256,747	127,435,218	6.9%
Flood Control	940,662	986,084	4.8%
Roads & Highways	131,362,245	137,725,928	4.8%
Hospital	10,443,692	10,669,267	2.2%
Junior College	39,066,225	40,506,049	3.7%
Library	34,358,573	36,893,206	7.4%
Abatement	9,931,641	10,516,579	5.9%
Port	405,000	405,000	0.0%
Recreation	7,118,699	7,739,971	8.7%
Sewer Incl Rec Sewer	565,853	588,630	4.0%
Sewer & Water	3,493,375	3,981,587	14.0%
Water	221,416	231,453	4.5%
Watershed	132,000	134,505	1.9%
Community Infrastructure	2,153,835	1,952,901	-9.3%
Total:	2,181,760,449	2,162,091,454	-0.9%

Chart VI:

2023 School Property Tax Budgets by Fund					
Comparison of 2022 - 2023 School Property Tax Budgets					
Fund	2022 \$ AMOUNT	2023 \$ AMOUNT	% of Total	\$ CHANGE 2022 - 2023	% Difference
11/9/2023					
General M&O*	109,151,581	115,000,000	23.59%	5,848,419	5.36%
Budget Stabilization	35,430,732	35,430,732	7.27%	0	0.00%
Tort	4,146,058	4,013,222	0.82%	(132,836)	-3.20%
Tuition	178,743	177,230	0.04%	(1,513)	-0.85%
Bonds	167,905,422	72,442,642	14.86%	(95,462,780)	-56.86%
Cosa	1,729,049	2,099,127	0.43%	370,078	21.40%
Cosa Plant Facilities	666,787	852,037	0.17%	185,250	0.00%
State Authorized P.F.	771,522	0	0.00%	(771,522)	-100.00%
Emergency	2,035,191	644,371	0.13%	(1,390,820)	-68.34%
63-1305 Judgment	4,644	5,238	0.00%	594	12.79%
Supplemental	217,492,747	196,932,838	40.40%	(20,559,909)	-9.45%
Plant Facility	56,554,882	59,856,781	12.28%	3,301,899	5.84%
TOTALS:	596,067,358	487,454,218	100.00%	(108,613,140)	-18.22%

2022 - 2023 Comparison of M&O and Voter Approved Exempt Funds levied by Schools		
Fund	2022	2023
M&O	1	1
Budget Stabilization	4	4
Bond	59	42
Plant Facility	49	48
Supplemental	91	81

Chart VII:

Comparison of Property Tax Budgets 2022 - 2023 by Type of Taxing District					
District	2022 Dollars	2023 Dollars	2022 - 2023 Change		% Total 2023 Property Tax
			Dollars	Percent	
County	583,232,343	619,772,666	36,540,323	6.27%	28.67%
City	598,481,538	628,050,551	29,569,013	4.94%	29.05%
School (all funds)	596,067,358	487,454,218	(108,613,140)	-18.22%	22.55%
Cemetery	8,328,054	8,602,890	274,836	3.30%	0.40%
Fire	119,256,747	127,435,218	8,178,471	6.86%	5.89%
Highway	131,362,245	137,725,928	6,363,683	4.84%	6.37%
Hospital	10,443,692	10,669,267	225,575	2.16%	0.49%
Junior College	39,066,225	40,506,049	1,439,824	3.69%	1.87%
Library	34,358,573	36,893,206	2,534,633	7.38%	1.71%
Other	61,163,674	64,981,461	3,817,787	6.24%	3.01%
Totals:	2,181,760,449	2,162,091,454	(19,668,995)	-0.90%	100.00%

Comparison of Property Tax Budgets 2022 - 2023 by Type of Taxing District Exempt - Non Exempt Fund Comparison Only								
District	Exempt Property Tax Funds				Non Exempt Property Tax Funds			
	2022 Dollars	2023 Dollars	2022 - 2023 Change		2022 Dollars	2023 Dollars	2022 - 2023 Change	
			Dollars	Percent			Dollars	Percent
County	2,352,250	2,394,726	42,476	1.81%	580,880,093	617,377,940	36,497,847	6.28%
City	8,464,243	7,996,186	(468,057)	-5.53%	590,017,295	620,054,365	30,037,070	5.09%
School (Less M&O + Budget Stabilization)	447,338,987	333,010,264	(114,328,723)	-25.56%	4,146,058	4,013,222	(132,836)	-3.20%
School M&O	109,151,581	115,000,000	5,848,419	5.36%				
School Budget Stabilization	35,430,732	35,430,732	0	0.00%				
Cemetery	288,823	180,183	(108,640)	-37.61%	8,039,231	8,422,707	383,476	4.77%
Fire	3,464,388	4,784,673	1,320,285	38.11%	115,792,359	122,650,545	6,858,186	5.92%
Highway	1,301,973	1,302,911	938	0.07%	130,060,272	136,423,017	6,362,745	4.89%
Hospital	638,265	1,489,519	851,254	133.37%	9,805,427	9,179,748	(625,679)	-6.38%
Junior College	0	0	0	#DIV/0!	39,066,225	40,506,049	1,439,824	3.69%
Library	2,547,466	2,703,127	155,661	6.11%	31,811,107	34,190,079	2,378,972	7.48%
Other	2,749,192	2,723,111	(26,081)	-0.95%	58,414,482	62,258,350	3,843,868	6.58%
Totals:	613,727,900	507,015,432	(106,712,468)	-17.39%	1,568,032,549	1,655,076,022	87,043,473	5.55%

Chart VIII-A

2023 AVERAGE PROPERTY TAX RATES BASED ON LEVIED AMOUNTS			
COUNTY	AVERAGE URBAN %	AVERAGE RURAL %	OVERALL AVERAGE PROP. TAX %
ADA	0.723%	0.626%	0.711%
ADAMS	0.591%	0.341%	0.367%
BANNOCK	1.123%	0.544%	0.990%
BEAR LAKE	0.517%	0.309%	0.355%
BENEWAH	0.824%	0.560%	0.612%
BINGHAM	1.140%	0.657%	0.810%
BLAINE	0.371%	0.301%	0.347%
BOISE	0.557%	0.327%	0.344%
BONNER	0.640%	0.368%	0.419%
BONNEVILLE	0.835%	0.411%	0.694%
BOUNDARY	0.568%	0.381%	0.413%
BUTTE	1.364%	0.847%	0.949%
CAMAS	1.026%	0.474%	0.546%
CANYON	0.773%	0.501%	0.682%
CARIBOU	1.132%	0.567%	0.663%
CASSIA	0.798%	0.526%	0.624%
CLARK	0.757%	0.549%	0.584%
CLEARWATER	1.276%	0.749%	0.903%
CUSTER	0.526%	0.361%	0.393%
ELMORE	1.032%	0.468%	0.720%
FRANKLIN	0.718%	0.521%	0.613%
FREMONT	0.598%	0.392%	0.427%
GEM	0.519%	0.265%	0.331%
GOODING	0.907%	0.553%	0.640%
IDAHO	0.605%	0.241%	0.310%
JEFFERSON	0.897%	0.484%	0.544%
JEROME	1.351%	0.819%	1.029%
KOOTENAI	0.540%	0.355%	0.458%
LATAH	1.149%	0.821%	1.017%
LEMHI	0.670%	0.354%	0.433%
LEWIS	1.274%	0.829%	0.997%
LINCOLN	0.948%	0.516%	0.601%
MADISON	1.024%	0.803%	0.943%
MINIDOKA	0.855%	0.544%	0.657%
NEZ PERCE	1.537%	0.908%	1.344%
ONEIDA	1.014%	0.497%	0.654%
OWYHEE	0.747%	0.595%	0.628%
PAYETTE	0.737%	0.370%	0.545%
POWER	1.690%	1.138%	1.244%
SHOSHONE	0.938%	0.628%	0.761%
TETON	0.437%	0.354%	0.376%
TWIN FALLS	1.061%	0.680%	0.921%
VALLEY	0.464%	0.234%	0.311%
WASHINGTON	1.154%	0.666%	0.809%

Chart VIII-B

2023 AVERAGE PROPERTY TAX RATES AFTER HB292 TAX RELIEF			
COUNTY	AVERAGE URBAN %	AVERAGE RURAL %	OVERALL AVERAGE PROP. TAX %
ADA	0.644%	0.559%	0.635%
ADAMS	0.547%	0.316%	0.339%
BANNOCK	0.986%	0.485%	0.871%
BEAR LAKE	0.488%	0.292%	0.335%
BENEWAH	0.763%	0.518%	0.567%
BINGHAM	0.998%	0.580%	0.713%
BLAINE	0.354%	0.287%	0.331%
BOISE	0.510%	0.299%	0.315%
BONNER	0.589%	0.339%	0.386%
BONNEVILLE	0.730%	0.366%	0.609%
BOUNDARY	0.509%	0.344%	0.372%
BUTTE	1.266%	0.786%	0.881%
CAMAS	0.963%	0.445%	0.512%
CANYON	0.689%	0.450%	0.609%
CARIBOU	1.068%	0.535%	0.625%
CASSIA	0.738%	0.489%	0.578%
CLARK	0.730%	0.529%	0.563%
CLEARWATER	1.171%	0.687%	0.828%
CUSTER	0.497%	0.340%	0.371%
ELMORE	0.902%	0.411%	0.631%
FRANKLIN	0.619%	0.450%	0.529%
FREMONT	0.558%	0.367%	0.399%
GEM	0.441%	0.225%	0.282%
GOODING	0.843%	0.514%	0.595%
IDAHO	0.541%	0.217%	0.278%
JEFFERSON	0.780%	0.430%	0.481%
JEROME	1.234%	0.755%	0.945%
KOOTENAI	0.481%	0.319%	0.409%
LATAH	1.046%	0.745%	0.925%
LEMHI	0.608%	0.322%	0.393%
LEWIS	1.177%	0.766%	0.921%
LINCOLN	0.877%	0.477%	0.556%
MADISON	0.933%	0.735%	0.861%
MINIDOKA	0.776%	0.496%	0.598%
NEZ PERCE	1.394%	0.842%	1.225%
ONEIDA	0.902%	0.442%	0.581%
OWYHEE	0.682%	0.544%	0.574%
PAYETTE	0.646%	0.324%	0.478%
POWER	1.592%	1.078%	1.177%
SHOSHONE	0.877%	0.587%	0.712%
TETON	0.415%	0.338%	0.359%
TWIN FALLS	0.945%	0.610%	0.821%
VALLEY	0.443%	0.224%	0.297%
WASHINGTON	1.023%	0.590%	0.717%