

2018 Charts 1 through 4

An error discovered after publication of the 2018 report resulted in incorrect assignment of some residential property between owner and non-owner-occupied subcategories. The 2018 report has now been corrected to reflect the proper assignment of this property. Overall residential figures were correct and amounts and trends shown for other categories were correct as stated in the original 2018 report. Corrected charts for 2018 can be found on the tax commission website

2018 MARKET VALUES AND PROPERTY TAXES

Taxing districts certified property taxes to be levied in the amount of \$1,910.1 million for 2018. This amount increased \$114.4 million or 6.4% over the net amount levied in 2017. All figures in this report are net of any replacement money related to the personal property or agricultural equipment exemptions. Personal property replacement money has remained constant at \$18.9 million. Agricultural equipment replacement monies have been constant for many years and are \$8.5 million per year.

This year's property tax increase is the highest since 2008 and exceeds the long term average annual increase of 4.7% since 1995. As was the case last year, this year's increase is distributed across all major types of taxing districts. Detail is found in both Table 4 in this report and Chart V in the appendix.

In terms of taxable value, this year's 10.6% increase is considerably larger than last year's 7.8% increase and is the largest increase since 2007. The 2018 value gains were more concentrated in residential property sectors, indicating a tax shift in terms of the proportion of property tax paid by this sector. 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 9.

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 2018, with the 10.6% overall increase in value translating into a 6.4% overall increase in tax. As a result, statewide overall average tax rates dropped 3.8% 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 (see Table 5).

As is shown in Chart V, many taxing districts show property tax budget 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, primarily for school districts. Major portions of the net property tax increase of \$114.4 million can be attributed as shown in Table 1 found on the following page.

Table 1: Components of 2017 to 2018 Property Tax Changes

Major causes of change in total property tax	Potential increase amount*
3% general cap	\$37.3 million
Increases <decreases> in school bonds and school exempt levies other than M&O	\$26.6 million
Increase in Boise School District M&O	\$ 11.1 million
Increases <decreases> in non-school bonds and voter-approved and other exempt levies	\$ 11.8 million
Additional dollars available due to new construction	\$32.6 million
Additional dollars available due to annexation	\$ 0.9 million
Increase <decrease> due to new levies in 2018 or existing districts not levying in 2018	\$ 1.1 million
Net tax increase <decrease> due to use <accumulation> of Forgone Amount	\$ <5.0> million
Tax decrease not eligible for accumulation as forgone amount	\$ 1.6 million

*Only potential increases can be calculated for the 3% cap, new construction, and annexation. In some cases, districts have accumulated indicated amounts as "forgone" amounts, which were not levied, but may be recaptured as future property tax increases. Overall available forgone amounts decreased by \$5.0 million in 2018 to \$106.8 million. This reflects districts taking (ie: budgeting) \$8.2 million in 2018. In some individual taxing district cases, forgone amounts grew because levy limits prevented otherwise allowable property tax budget increases from being fully realized. It is important to note, however, that forgone amounts do not grow to reflect the amount of budget decreases. Table 1 includes disclaimed forgone, a process that eliminates forgone amounts that would otherwise accrue. In 2018, three taxing districts permanently disclaimed \$0.8 million in future budget capacity.

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 2018. In 30 counties, overall average rates are lower than in 2017. Chart I shows average rates by major category of property and overall. Based on Chart I, the 2018 overall average levy rate is 1.247%, which is the lowest since 2010.

Table 2 beginning on the following page lists many of the notable changes in property tax portions of taxing district budgets for 2018 in comparison to 2017. Amounts shown have been rounded to depict the magnitude, but not precise detail, of the change in budget. Additional information can be found in detailed budget reports available on request.

Table 2: Significant Property Tax Budget Changes in 2018 (start here)

County	Taxing District	Description of Change	\$ Amount of Change
Ada / Boise	Boise School District #1	Increased Bond funds; increased M&O	12,800,000
Ada / Canyon	Meridian School #2	Increased Bond and various funds;	12,700,000
Ada / Canyon	Kuna School #3	Increased Bond fund;	600,000
Ada	Harris Ranch Community Infrastructure District	Increased Bond fund	119,000
Adams	Bear Fire District	New District	33,000
Bingham	Blackfoot City	Increased budget	886,000
Bingham	Aberdeen School #58	Eliminated Plant Facilities fund	<275,000>
Bingham	Firth School #59	Increased Supplemental fund	200,000
Blaine	Sun Valley City	New Bond fund	1,250,000
Boise	Garden Valley School #71	Reduced Bond fund	<67,000>
Boise	Basin School #72	Increased Supplemental fund	175,000
Boise	Horseshoe Bend School #73	Decreased Bond fund	<35,000>
Bonner	Lake Pend Oreille School #84	Increased Supplemental fund	400,000
Bonneville	County	Increased Budget	2,150,000
Bonneville	Idaho Falls City	Increased Budget	2,500,000
Bonneville	Idaho Falls #91	Increased Bond fund	1,400,000
Bonneville / Bingham	Bonneville School #93	New Bond fund and Old Bond payoff; decreased other Bond funds	1,400,000
Bonneville	College of Eastern Idaho	New District	1,044,000
Butte	Butte School #111	Eliminated Bond fund	<300,000>
Butte / Custer	Lost River Hospital	Increased Bond fund	70,000
Canyon	Canyon County	Increased property tax budget (eliminated Judgment levy)	5,300,000
Canyon	Nampa City	Increased Bond and General property tax funds, eliminated judgment levy	2,600,000
Canyon	Nampa School #131	Decreased Bond fund; Increased Supplemental fund; New Emergency fund	1,400,000

Table 2 (continued)

County	Taxing District	Description of Change	\$ Amount of Change
Canyon	Caldwell School #132	Increased Plant Facilities fund and Decreased Bond fund	1,000,000
Canyon	Middleton School #134	Increased Bond and New Emergency fund;	500,000
Canyon	Notus School #135	Increased Plant Facilities, Bond, and COSA funds	50,000
Canyon / Owyhee	Melba School #136	Increased Bond fund	50,000
Canyon	Vallivue School #139	Increased Bond fund and Emergency fund	1,400,000
Canyon	Nampa Highway	Increased property taxes	800,000
Caribou	North Gem School #149	Decreased Supplemental fund	100,000
Caribou / Franklin	Thatcher Cemetery	Eliminated Override	<2,500>
Cassia / Oneida / Twin Falls	Cassia School #151	Decreased Bond fund and Increased Supplemental fund	700,000
Cassia	Oakley Recreation	Eliminated Override	<44,000>
Elmore	Mountain Home City	New Override	105,000
Fremont	Sugar Salem School #322	Decreased Bond fund	<100,000>
Gem	Emmett School #221	Eliminated Bond fund	<1,100,000>
Gooding	Wendell School #232	Increased Bond fund	500,000
Gooding	Hagerman Cemetery	New Permanent Override	45,000
Idaho / Lewis	Kamiah School #304	New Supplemental fund	500,000
Idaho	County Road and Bridge	Did not levy in 2018	<663,000>
Jefferson / Madison	Jefferson School #251	Increased Bond and Emergency funds	600,000
Jerome / Lincoln / Gooding	Jerome School #261	Increased Bond fund	200,000
Kootenai	Coeur d'Alene School #271	Increased Emergency fund, increased Bond fund,	2,000,000
Kootenai / Bonner	Lakeland School #272	Increased Bond and Emergency funds	600,000
Kootenai / Benewah	Plummer / Worley School #44	Eliminated Emergency fund	<100,000>
Kootenai / Benewah	Plummer / Worley School #44	Increased State Authorized Plant Facilities fund	75,000
Latah / Clearwater / Nez Perce	Kendrick School #283	Decreased Bond and Supplemental funds	<50,000>

Table 2 (continued)

County	Taxing District	Description of Change	\$ Amount of Change
Latah / Nez Perce	Genesee Fire	New Bond fund	305,000
Lincoln	Richfield School #316	New Bond fund	100,000
Madison	Madison School #321	Increased Bond funds	600,000
Madison	Madison Library	Increased Bond fund	25,000
Madison	Madison Abatement	Increased property tax budget	79,000
Minidoka	Rupert City	New Bond fund	228,000
Minidoka / Jerome / Lincoln /Cassia	Minidoka School #331	Increased Bond and Supplemental funds	600,000
Nez Perce	Lewiston School #340	Increased Supplemental funds and Bond fund	900,000
Owyhee / Canyon	Marsing School #363	Increased Bond fund and COSA fund	100,000
Owyhee / Canyon	Bruneau-Grandview School #365	Decreased Supplemental fund and Increased Bond fund	130,000
Payette / Washington	Payette School #371	Eliminated Emergency fund	<80,000>
Payette	New Plymouth School #372	Eliminated Supplemental fund	<300,000>
Payette	New Plymouth Fire	Replaced temporary override with permanent override	<275,000>
Power	American Falls School #381	Decreased Bond fund and Increased Plant Facilities fund	<70,000>
Power	Arbon School #383	Eliminated Supplemental fund	<22,000>
Power	Power County Abatement District	Did not levy	<306,000>
Shoshone / Kootenai	Kellogg School #391	Increased Bond and Supplemental funds	100,000
Shoshone	Shoshone Fire #1	New Bond fund	108,000
Shoshone / Kootenai	Shoshone Fire #2	New Bond fund	190,000
Shoshone	Kingston Water	Did not levy	7,000
Teton	Teton School #401	Increased Bond, Plant Facilities and Emergency funds	1,800,000
Twin Falls	Twin Falls City	Increased property tax budget	1,800,000

Table 2 (continued)

County	Taxing District	Description of Change	\$ Amount of Change
Twin Falls	Twin Falls School #411	Increased Emergency fund and Plant Facilities fund; Decreased Bond fund	1,000,000
Twin Falls	Filer School #413	Increased Bond funds	70,000
Twin Falls	Kimberly School #414	New Supplemental Fund and decreased Emergency fund	200,000
Valley	McCall Hospital	Decreased M&O fund	<700,000>
Valley	Donnelly Library	New District	54,000
Washington / Adams	Cambridge School #432	Increased Bond fund	100,000
Washington	Cambridge Fire	New Bond fund	39,000
Washington	Weiser Valley Hospital	Decreased Bond fund	<115,000>

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 3 is based on actual property taxes levied to be paid by taxpayers. Therefore, it excludes taxing district personal property and agricultural exemption replacement money paid by the state. Table 4 has been similarly adjusted to reflect only amounts ultimately paid through local property taxes.

Table 3: Summary of property tax changes during various periods

Period	Total Property Tax Increase (Million \$)	Total Percent Increase	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
2011-2018	529.5	38.4	+ 4.7

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 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.
- 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 tax rates to decrease.

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

Unit of Government	2014 Taxes Mill. \$	2015 Taxes Mill. \$	2016 Taxes Mill. \$	2017 Taxes Mill. \$	2018 Taxes Mill. \$	% Ch. 17 – 18
County	404.3	428.1	451.2	480.2	507.4	+ 5.7
City	416.7	434.4	455.8	483.3	513.9	+ 6.3
School	466.7	488.5	505.4	533.9	571.9	+ 7.1
Highway	98.8	102.1	105.1	108.9	115.1	+ 5.7
All Other	165.6	171.5	179.2	189.2	201.8	+ 6.7
TOTAL	1,552.1	1,624.6	1,696.7	1,795.5	1,910.1	+ 6.4

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 Bancroft City, in Caribou County, where the rate is 2.866%. The lowest rate is in one area of rural Custer County, where the rate is 0.400%.

Charts

Charts containing property tax budget and market value information follow the narrative portion of this report. The attachment entitled "2018 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 2018 amounts with those submitted in 2017. 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 13.4% in 2018. This was a considerably higher rate of increase than in 2017.

Adjusting for new construction, existing primary residential property typically increased by 10.6% in taxable value from 2017 to 2018 as opposed to a 7.3% increase between 2016 and 2017. Taxable values of other existing residential property increased 9.1% in 2018. Existing commercial property values increased 4.0%, slightly less than between 2016 and 2017. These three sectors constitute 91.8% of all taxable value. Since primary residential property tended to increase in overall value more than most other sectors, primary residential taxes increased more rapidly (8.8%) than overall property taxes (6.4%). Some of this increase was absorbed by new construction, so existing primary residential property taxes increased about 6.1%, while existing other residential property taxes increased 5.4% and existing commercial property taxes increased only 0.2%.

Overall, the proportion of property taxes paid by residential property increased from 64.6% in 2017 to 65.8% in 2018 and is now at its highest proportion since 2008. Chart III 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 2017 to 2018. Table 5 shows the effect of new construction (including change of land use classification) on the three most significant major categories of property.

Table 5: 2017 – 2018 tax changes on existing property (recheck)

Type of Property	2017 Taxable Value (\$ Millions)	2018 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
Primary Residential (eligible for homeowner's exemption)	61,033	69,191	1,679.0	+13.4%	+ 10.6%	+ 6.1%
Other Residential	31,079	34,532	635.0	+11.1%	+ 9.1%	+ 5.4%
Commercial and Industrial	34,463	36,865	1,023.0	+ 7.0%	+ 4.0%	+ 0.2%

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 nearly all Idaho counties and accounting for over 95% of all reported new construction. 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. 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.

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2018 Property Tax Analysis Charts

Chart	Title
I	Comparison of 2017 and 2018 Taxable Market Value and Estimated Property Tax Collections by Category of Property.
II	Effects of 2018 Homeowner's Exemption
III	Comparison of 2017 and 2018 Property Taxes and Effects of 2016 Homeowner's Exemption on Individual Property
IV	Percent of Total 2018 Property Taxes Paid by Each Major Category of Property
V	Comparison of 2017 – 2018 Property Tax by District Type
VI	School Property Taxes by Fund 2017 – 2018
VII	Comparison of Property Tax Budget 2017 – 2018 by Type of Taxing District (exempt & non-exempt funds)
VIII	2018 Average Property Tax Rates

**Chart I - Corrected OOC Values
Comparison of 2018 and 2017 Taxable Value and
Final Property Tax Collections by Category of Property**

12/5/2019

Category of Property	2018 Taxable Value Including 2017 Sub. Roll	% of Taxable Value in Category	% Change in Taxable Value 2017/2018	Estimated 2018 Tax Rate	Estimated 2018 Tax (\$)	% of Tax in Category	% Change in Taxes 2017/2018
Primary Residential: (Homeowner's Exemption)							
Urban owner-occupied	39,061,160,318	25.5%	16.8%	1.474%	\$575,812,905	30.1%	11.5%
Rural owner-occupied	22,641,881,163	14.8%	12.9%	0.975%	\$220,717,011	11.6%	8.3%
Subtotal	61,703,041,481	40.3%	15.3%	1.291%	\$796,529,915	41.7%	10.6%
Other Residential: (No Homeowner's Exemption)							
Urban non owner occupied	21,869,809,827	14.3%	9.8%	1.326%	\$290,008,765	15.2%	5.7%
Rural non owner occupied	20,150,912,112	13.2%	7.9%	0.836%	\$168,489,053	8.8%	3.5%
Subtotal	42,020,721,939	27.4%	8.9%	1.091%	\$458,497,818	24.0%	4.9%
Residential subtotal	103,723,763,420	67.7%	12.6%	1.210%	1,255,027,733	65.7%	8.5%
Commercial:							
Urban	28,550,660,197	18.6%	7.3%	1.520%	\$434,057,433	22.7%	3.0%
Rural	8,314,730,813	5.4%	6.0%	1.037%	\$86,198,081	4.5%	2.6%
Subtotal	36,865,391,010	24.1%	7.0%	1.411%	\$520,255,514	27.2%	2.9%
Agricultural:							
	4,775,000,834	3.1%	5.2%	1.041%	\$49,705,061	2.6%	0.8%
Timber:							
	850,896,296	0.6%	4.8%	1.040%	\$8,849,846	0.5%	1.0%
Mining:							
	471,554,084	0.3%	11.4%	0.901%	\$4,249,374	0.2%	8.4%
Real & Personal:							
Subtotal	146,686,605,644	95.8%	10.8%	1.253%	\$1,838,087,528	96.2%	6.6%
Operating:							
Urban	1,453,420,354	0.9%	6.5%	1.545%	\$22,454,884	1.2%	2.5%
Rural	5,015,470,140	3.3%	4.6%	0.989%	\$49,599,968	2.6%	1.1%
Subtotal	6,468,890,494	4.2%	5.0%	1.114%	\$72,054,852	3.8%	1.5%
Total Urban	90,935,050,696	59.4%	11.8%	1.454%	\$1,322,333,986	69.2%	7.2%
Total Rural	62,220,445,442	40.6%	8.9%	0.945%	\$587,808,394	30.8%	4.6%
Grand Total	153,155,496,138	100.0%	10.6%	1.247%	\$1,910,142,380	100.0%	6.4%

Values and rates do not include urban renewal increments.

**Chart II - Corrected for OOC Values
Effects of the 2018 Homeowner's Exemption
Values and Taxes Assuming NO Homeowner's Exemption**

12/5/2019

Category of Property	2018 Taxable Value Plus Homeowner's Exemption (\$)	% of Market Value in Category	% Change in total Market Value 2017/2018	Estimated 2018 Tax Rate w/o Homeowner's Exemption	Estimated 2018 Tax w/o Homeowner's Exemption (\$)	% of Tax in Cat.	Changes in 2018 Taxes if NO Homeowner's Exemption	
							% change:	\$ change:
Primary Residential: (Homeowner's Exemption)								
Urban owner-occupied	62,568,349,562	33.2%	13.3%	1.184%	\$740,992,950	38.8%	28.7%	165,180,045
Rural owner-occupied	34,259,794,764	18.2%	10.5%	0.790%	\$270,708,801	14.2%	22.6%	49,991,790
Subtotal	96,828,144,326	51.4%	12.3%	1.045%	\$1,011,701,751	53.0%	27.0%	215,171,836
Other Residential: (No Homeowner's Exemption)								
Urban non owner occupied	21,869,809,827	11.6%	9.8%	1.075%	\$235,209,545	12.3%	-18.9%	(54,799,220)
Rural non owner occupied	20,150,912,112	10.7%	7.9%	0.703%	\$141,673,092	7.4%	-15.9%	(26,815,961)
Subtotal	42,020,721,939	22.3%	8.9%	0.897%	\$376,882,636	19.7%	-17.8%	(81,615,181)
Residential subtotal	138,848,866,265	73.7%	11.2%	1.000%	1,388,584,387	72.7%	10.6%	133,556,655
Commercial:								
Urban	28,550,660,197	15.2%	7.3%	1.200%	\$342,479,107	17.9%	-21.1%	(91,578,326)
Rural	8,314,730,813	4.4%	6.0%	0.837%	\$69,604,612	3.6%	-19.3%	(16,593,469)
Subtotal	36,865,391,010	19.6%	7.0%	1.118%	\$412,083,719	21.6%	-20.8%	(108,171,794)
Agricultural:	4,775,000,834	2.5%	5.2%	0.842%	\$40,196,575	2.1%	-19.1%	(9,508,486)
Timber:	850,896,296	0.5%	4.8%	0.858%	\$7,302,123	0.4%	-17.5%	(1,547,723)
Mining:	471,554,084	0.3%	11.4%	0.793%	\$3,739,832	0.2%	-12.0%	(509,541)
Real & Personal								
Subtotal	181,811,708,489	96.6%	10.2%	1.019%	\$1,851,906,638	97.0%	0.8%	13,819,110
Operating:								
Urban	1,453,420,354	0.8%	6.5%	1.215%	\$17,655,341	0.9%	-21.4%	(4,799,543)
Rural	5,015,470,140	2.7%	4.6%	0.809%	\$40,580,401	2.1%	-18.2%	(9,019,567)
Subtotal	6,468,890,494	3.4%	5.0%	0.900%	\$58,235,742	3.0%	-19.2%	(13,819,110)
Total Urban	114,442,239,940	60.8%	11.0%	1.168%	\$1,336,336,944	70.0%	1.1%	14,002,957
Total Rural	73,838,359,043	39.2%	8.4%	0.777%	\$573,805,436	30.0%	-2.4%	(14,002,957)
Grand Total	188,280,598,983	100.0%	10.0%	1.015%	\$1,910,142,380	100.0%	0.0%	0

Values and rates do not include urban renewal increments.

**Chart III - Corrected for OOC Values
Comparison of 2017 & 2018 Property Taxes and
Effects of 2018 Homeowner's Exemption on Individual Property**

12/5/2019

Location	Type of Property	2017 Property Taxes (\$)	2018 Property Taxes (\$)	% Change 2017 - 2018	2018 Tax Without Homeowner's Exempt. (\$)	% Change in 2018 Tax if NO Home. Exempt
Urban	Primary Residential (Homeowner's Exemption)	939	953	1.5%	1,531	60.7%
Urban	Commercial	2,337	2,255	-3.5%	1,780	-21.1%
Rural	Primary Residential (Homeowner's Exemption)	613	630	2.7%	1,021	62.1%
Rural	Commercial	1,581	1,538	-2.7%	1,242	-19.3%
Rural	Farm	3,403	3,448	1.3%	3,332	-3.4%

Farm property is assumed to be valued as follows:

	2017	2018	Taxable Value: (after Home. Ex.) 2018
	Agricultural land	\$253,547	\$266,605
House	\$102,337	\$108,580	
Residential land	\$19,494	\$20,683	
Total	\$375,378	\$395,867	\$331,236

Commercial property is valued as follows:

	2017	2018
Commercial real and personal property	\$148,061	\$148,357

Primary Residential property is valued as follows:

Primary Residential (Homeowner's Exemption)	2017	2018	Taxable Value: (after Home. Ex.) 2018
	House	\$102,337	\$108,580
Residential land	\$19,494	\$20,683	
Total	\$121,831	\$129,263	\$64,631

Value Adjustments

Primary Residential (Homeowner's Exemption) values increased 6.1% in 2018;
Commercial values increased by 0.2% in 2018.
The remainder of residential and commercial value change is attributed to new construction.
Farm land values have been increased by 5.2% in 2018.

Chart IV - Corrected for OOC Values
Percent of Total 2018 Property Taxes Paid by Each Major Category of Property

12/5/2019

County	Residential Property:						Commercial			Agriculture	Timber	Mining	Real & Persnl	Operating Property:		
	OOO Urban	OOO Rural	OOO Total	NOOC Urban	NOOC Rural	NOOC Total	Urban	Rural	Total	Total	Total	Total	Subtotal	Urban	Rural	Total
ADA	46.3%	6.5%	52.7%	15.1%	2.1%	17.2%	27.5%	0.7%	28.1%	0.2%	0	0.0%	98.2%	1.2%	0.6%	1.8%
ADAMS	3.6%	22.0%	25.6%	5.7%	35.4%	41.1%	4.1%	8.6%	12.8%	5.8%	1.9%	0.0%	87.1%	0.5%	12.3%	12.9%
BANNOCK	33.6%	5.6%	39.2%	14.5%	2.4%	17.0%	35.2%	1.0%	36.2%	0.8%	0.0%	0.0%	93.2%	2.9%	3.9%	6.8%
BEAR LAKE	4.7%	10.7%	15.4%	17.2%	38.7%	55.9%	6.0%	2.2%	8.2%	5.9%	0.0%	0.0%	85.4%	1.0%	13.6%	14.6%
BENEWAH	8.4%	21.9%	30.3%	7.2%	18.9%	26.2%	12.6%	10.0%	22.6%	5.3%	11.9%	0.2%	96.4%	0.4%	3.3%	3.6%
BINGHAM	18.7%	23.7%	42.4%	4.8%	6.1%	10.8%	17.7%	11.9%	29.6%	9.5%	0	0	92.4%	1.2%	6.4%	7.6%
BLAINE	17.7%	7.6%	25.3%	44.7%	19.3%	64.1%	8.3%	1.0%	9.4%	0.4%	0.0%	0.0%	99.1%	0.2%	0.7%	0.9%
BOISE	3.3%	35.9%	39.3%	4.2%	44.9%	49.1%	3.4%	4.0%	7.4%	0.9%	0.8%	0.0%	97.4%	0.5%	2.1%	2.6%
BONNER	6.4%	21.9%	28.4%	10.7%	36.6%	47.3%	12.3%	5.0%	17.3%	0.5%	1.4%	0.0%	94.9%	1.2%	3.9%	5.1%
BONNEVILLE	31.8%	10.8%	42.5%	12.7%	4.3%	17.1%	31.7%	6.2%	37.9%	1.1%	0.0%	0.0%	98.6%	0.6%	0.8%	1.4%
BOUNDARY	8.0%	26.0%	34.0%	5.2%	16.9%	22.1%	7.7%	9.6%	17.3%	7.1%	4.0%	0.0%	84.5%	1.6%	13.9%	15.5%
BUTTE	9.3%	15.5%	24.8%	5.7%	9.5%	15.2%	9.7%	7.9%	17.7%	33.9%	0	0.0%	91.6%	0.6%	7.8%	8.4%
CAMAS	4.0%	12.2%	16.2%	9.8%	30.1%	39.9%	7.0%	6.1%	13.1%	24.8%	0	0.0%	93.9%	0.6%	5.6%	6.1%
CANYON	30.5%	13.1%	43.6%	15.3%	6.6%	21.9%	23.8%	6.5%	30.2%	2.2%	0	0	98.0%	1.0%	1.0%	2.0%
CARIBOU	10.1%	6.7%	16.8%	5.8%	3.9%	9.7%	6.4%	14.6%	21.0%	8.7%	0	26.1%	82.4%	2.3%	15.4%	17.6%
CASSIA	19.0%	20.5%	39.5%	2.4%	2.6%	5.0%	12.7%	23.4%	36.1%	14.3%	0	0.0%	94.9%	0.7%	4.4%	5.1%
CLARK	3.3%	3.0%	6.4%	6.4%	5.8%	12.2%	4.8%	10.5%	15.3%	32.7%	0	0.0%	66.6%	2.8%	30.6%	33.4%
CLEARWATER	13.9%	16.5%	30.3%	9.4%	11.2%	20.6%	14.6%	3.8%	18.5%	2.5%	25.4%	0.0%	97.3%	0.8%	1.9%	2.7%
CUSTER	4.9%	11.6%	16.4%	11.6%	27.6%	39.2%	9.2%	11.4%	20.6%	5.2%	0.0%	16.2%	97.7%	0.5%	1.8%	2.3%
ELMORE	21.4%	9.9%	31.3%	18.9%	8.7%	27.6%	10.5%	5.1%	15.6%	4.6%	0.0%	0.0%	79.1%	4.1%	16.8%	20.9%
FRANKLIN	26.0%	19.8%	45.8%	9.3%	7.1%	16.4%	13.3%	4.9%	18.3%	6.7%	0	0.3%	87.4%	3.0%	9.5%	12.6%
FREMONT	4.2%	14.3%	18.5%	14.5%	50.0%	64.5%	4.7%	5.0%	9.6%	4.2%	0.0%	0	96.9%	0.5%	2.6%	3.1%
GEM	18.7%	32.2%	50.9%	9.3%	15.9%	25.2%	11.1%	5.0%	16.1%	5.3%	0.0%	0.0%	97.5%	0.5%	2.0%	2.5%
GOODING	12.9%	14.9%	27.7%	6.8%	7.8%	14.6%	10.9%	23.9%	34.9%	10.0%	0	0	87.2%	1.1%	11.7%	12.8%
IDAHO	10.4%	24.0%	34.4%	9.4%	21.6%	31.0%	11.4%	9.8%	21.1%	8.2%	2.4%	0.0%	97.2%	0.6%	2.2%	2.8%
JEFFERSON	12.0%	39.8%	51.8%	3.2%	10.5%	13.7%	6.3%	13.2%	19.6%	9.6%	0.0%	0	94.6%	0.6%	4.8%	5.4%
JEROME	12.7%	14.6%	27.3%	10.0%	11.5%	21.5%	26.1%	6.8%	32.9%	11.5%	0	0.0%	93.3%	0.6%	6.2%	6.7%
KOOTENAI	23.9%	17.0%	40.9%	20.1%	14.3%	34.5%	18.6%	2.3%	20.9%	0.3%	0.5%	0.0%	97.0%	1.4%	1.6%	3.0%
LATAH	30.6%	13.9%	44.5%	12.4%	5.7%	18.1%	22.1%	3.3%	25.5%	6.8%	2.9%	0.0%	97.8%	0.9%	1.4%	2.2%
LEMHI	10.2%	21.5%	31.7%	9.7%	20.5%	30.1%	17.2%	5.6%	22.8%	9.1%	0	2.2%	96.0%	0.4%	3.6%	4.0%
LEWIS	14.5%	8.2%	22.7%	11.5%	6.5%	18.0%	13.3%	5.5%	18.8%	35.3%	1.6%	0.0%	96.5%	1.0%	2.5%	3.5%
LINCOLN	9.9%	8.3%	18.2%	9.4%	7.9%	17.3%	5.5%	19.0%	24.5%	10.2%	0	0.1%	70.3%	2.6%	27.1%	29.7%
MADISON	17.6%	12.9%	30.5%	6.7%	4.9%	11.6%	43.9%	6.9%	50.8%	5.2%	0.0%	0.0%	98.2%	0.6%	1.3%	1.8%
MINIDOKA	14.4%	14.8%	29.1%	9.3%	9.6%	18.9%	21.6%	10.0%	31.7%	15.4%	0	0	95.2%	0.8%	4.1%	4.8%
NEZ PERCE	33.2%	5.4%	38.6%	11.2%	1.8%	13.0%	29.1%	14.2%	43.3%	2.3%	0.1%	0	97.4%	1.6%	1.0%	2.6%
ONEIDA	19.5%	13.5%	33.0%	7.8%	5.4%	13.3%	9.8%	7.7%	17.6%	17.1%	0	0.1%	81.0%	1.7%	17.3%	19.0%
OWYHEE	9.3%	20.9%	30.2%	5.9%	13.3%	19.2%	7.4%	16.5%	23.9%	12.0%	0.0%	0.1%	85.4%	0.5%	14.1%	14.6%
PAYETTE	23.1%	13.9%	37.0%	11.4%	6.9%	18.3%	19.1%	9.1%	28.2%	3.9%	0	0.1%	87.6%	1.5%	10.9%	12.4%
POWER	8.6%	6.5%	15.1%	4.0%	3.0%	7.0%	6.2%	36.2%	42.4%	14.7%	0	0	79.2%	0.9%	19.9%	20.8%
SHOSHONE	13.5%	9.8%	23.3%	16.3%	11.8%	28.1%	15.6%	8.4%	24.0%	0.3%	11.1%	3.9%	90.7%	2.3%	7.0%	9.3%
TETON	6.5%	19.8%	26.2%	14.4%	44.2%	58.6%	7.6%	4.0%	11.6%	2.8%	0	0.0%	99.3%	0.1%	0.6%	0.7%
TWIN FALLS	27.6%	12.9%	40.5%	13.6%	6.3%	19.9%	26.1%	3.7%	29.8%	5.9%	0	0.0%	96.2%	1.0%	2.8%	3.8%
VALLEY	6.8%	8.5%	15.3%	31.6%	40.0%	71.6%	9.1%	2.0%	11.1%	0.4%	0.3%	0.0%	98.7%	0.4%	0.9%	1.3%
WASHINGTON	16.3%	12.5%	28.9%	10.1%	7.8%	17.9%	10.1%	5.1%	15.1%	11.7%	0	0.0%	73.6%	1.6%	24.8%	26.4%

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

Chart V

Comparison of 2017 - 2018 Property Tax by District Type				
District Category 11/6/2018	Property Tax		%	\$
	2017	2018	Inc/Dec	Inc/Dec
County	480,168,308	507,423,651	5.7%	27,255,343
City	483,311,768	513,902,797	6.3%	30,591,029
School	533,874,341	571,899,420	7.1%	38,025,079
Ambulance	26,648,975	28,144,365	5.6%	1,495,390
Auditorium	16,042	15,815	-1.4%	(227)
Cemetery	6,262,229	6,577,071	5.0%	314,842
Extermination	970,961	1,071,220	10.3%	100,259
Fire	72,880,411	78,482,253	7.7%	5,601,842
Flood Control	703,110	744,434	5.9%	41,324
Roads & Highways	108,881,200	115,126,723	5.7%	6,245,523
Hospital	9,548,637	9,002,417	-5.7%	(546,220)
Junior College	29,175,079	31,347,267	7.4%	2,172,188
Library	25,565,817	27,066,697	5.9%	1,500,880
Mosquito Abatement	7,674,664	8,254,310	7.6%	579,646
Port	405,000	405,000	0.0%	-
Recreation	5,771,622	6,207,140	7.5%	435,518
Sewer Incl Rec Sewer	465,930	486,553	4.4%	20,623
Sewer & Water	2,635,122	3,088,577	17.2%	453,455
Water	177,384	177,282	-0.1%	(102)
Watershed	130,029	129,939	-0.1%	(90)
Community Infrastructure	438,652	589,448	34.4%	150,796
Total:	1,795,705,281	1,910,142,379	6.4%	114,437,098

Chart VI:

2018 School Property Taxes by Fund Comparison of 2017 - 2018 School Property Taxes					
Fund	2017 \$ AMOUNT	2018 \$ AMOUNT	% of Total	\$ CHANGE 2016 - 2017	% Difference
11/6/2018					
General M&O*	67,759,619	78,930,520	13.80%	11,170,901	16.49%
Budget Stabilization	35,431,455	35,431,084	6.20%	(371)	0.00%
Tort	2,609,590	2,882,378	0.50%	272,788	10.45%
Tuition	176,652	178,669	0.03%	2,017	1.14%
Bonds	165,928,768	183,022,782	32.00%	17,094,014	10.30%
Cosa	1,137,262	1,096,950	0.19%	(40,312)	-3.54%
Cosa Plant Facilities	0	0	0.00%	0	
State Authorized P.F.	874,920	949,660	0.17%	74,740	8.54%
Emergency	11,053,512	11,808,079	2.06%	754,567	6.83%
63-1305 Judgment	62,082	128,942	0.02%	66,860	107.70%
Supplemental	194,719,780	202,229,409	35.36%	7,509,629	3.86%
Plant Facility	54,120,701	55,240,947	9.66%	1,120,246	2.07%
TOTALS:	533,874,341	571,899,420	100.00%	38,025,079	7.12%

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

2017 - 2018 Comparison of M&O and Voter Approved Exempt Funds used by Schools		
Fund	2017	2018
M&O	1	1
Budget Stabilization	4	4
Bond	72	70
Plant Facility	56	53
Supplemental	91	90

Chart VII:

Comparison of Property Tax Budgets 2017 - 2018 by Type of Taxing District					
11/6/2018					
District	2017 Dollars	2018 Dollars	2016 - 2017 Change		% Total 2017 Property Tax
			Dollars	Percent	
County	480,168,308	507,423,651	27,255,343	5.68%	26.56%
City	483,311,768	513,902,797	30,591,029	6.33%	26.90%
School (all funds)	533,874,341	571,899,420	38,025,079	7.12%	29.94%
Cemetery	6,262,229	6,577,071	314,842	5.03%	0.34%
Fire	72,880,411	78,482,253	5,601,842	7.69%	4.11%
Highway	108,881,200	115,126,723	6,245,523	5.74%	6.03%
Hospital	9,548,637	9,002,417	(546,220)	-5.72%	0.47%
Junior College	29,175,079	31,347,267	2,172,188	7.45%	1.64%
Library	25,565,817	27,066,697	1,500,880	5.87%	1.42%
Other	46,037,491	49,314,083	3,276,592	7.12%	2.58%
Totals:	1,795,705,281	1,910,142,379	114,437,098	6.37%	100.00%

Comparison of Property Tax Budgets 2017 - 2018 by Type of Taxing District Exempt - Non Exempt Fund Comparison Only								
District	Exempt Property Tax Funds				Non Exempt Property Tax Funds			
	2017 Dollars	2018 Dollars	2017 - 2018 Change		2017 Dollars	2018 Dollars	2017 - 2018 Change	
			Dollars	Percent			Dollars	Percent
County	3,842,679	3,241,544	(601,135)	-15.64%	476,325,629	504,182,107	27,856,478	5.85%
City	11,365,257	12,112,468	747,211	6.57%	471,946,511	501,790,329	29,843,818	6.32%
School (Less M&O + Budget Stabilization)	428,073,677	454,655,438	26,581,761	6.21%	2,609,590	2,882,378	272,788	10.45%
School M&O	67,759,619	78,930,520	11,170,901	16.49%				
School Budget Stabilization	35,431,455	35,431,084	(371)	0.00%				
Cemetery	57,628	129,971	72,343	125.53%	6,204,601	6,447,100	242,499	3.91%
Fire	1,251,316	1,516,755	265,439	21.21%	71,629,095	76,965,498	5,336,403	7.45%
Highway	1,149,928	1,250,000	100,072	8.70%	107,731,272	113,876,723	6,145,451	5.70%
Hospital	1,460,031	1,419,424	(40,607)	-2.78%	8,088,606	7,582,993	(505,613)	-6.25%
Junior College	0	7,563	7,563	N/A	29,175,079	31,339,704	2,164,625	7.42%
Library	1,140,370	1,177,991	37,621	3.30%	24,425,447	25,888,706	1,463,259	5.99%
Other	1,131,460	1,252,403	120,943	10.69%	44,906,031	48,061,680	3,155,649	7.03%
Totals:	552,663,420	591,125,161	38,461,741	6.96%	1,243,041,861	1,319,017,218	75,975,357	6.11%

Chart VIII

2018 AVERAGE PROPERTY TAX RATES			
11/06/18			
COUNTY	AVERAGE URBAN %	AVERAGE RURAL %	OVERALL AVERAGE PROP. TAX %
ADA	1.350%	1.123%	1.324%
ADAMS	1.370%	0.746%	0.797%
BANNOCK	2.147%	1.072%	1.886%
BEAR LAKE	0.993%	0.594%	0.673%
BENEWAH	1.561%	0.989%	1.107%
BINGHAM	2.238%	1.322%	1.597%
BLAINE	0.730%	0.602%	0.688%
BOISE	1.065%	0.800%	0.823%
BONNER	1.191%	0.722%	0.820%
BONNEVILLE	1.742%	1.060%	1.514%
BOUNDARY	1.408%	1.030%	1.096%
BUTTE	1.887%	1.094%	1.220%
CAMAS	1.808%	0.958%	1.064%
CANYON	1.821%	1.175%	1.571%
CARIBOU	2.008%	1.033%	1.181%
CASSIA	1.404%	0.859%	1.004%
CLARK	1.150%	0.789%	0.835%
CLEARWATER	1.929%	1.141%	1.354%
CUSTER	0.800%	0.514%	0.566%
ELMORE	2.098%	1.036%	1.436%
FRANKLIN	1.227%	0.867%	1.024%
FREMONT	1.193%	0.835%	0.899%
GEM	1.234%	0.706%	0.849%
GOODING	1.623%	0.914%	1.059%
IDAHO	1.183%	0.602%	0.714%
JEFFERSON	1.791%	1.036%	1.144%
JEROME	2.120%	1.251%	1.568%
KOOTENAI	1.227%	0.838%	1.051%
LATAH	1.760%	1.357%	1.599%
LEMHI	1.090%	0.536%	0.661%
LEWIS	1.773%	1.180%	1.364%
LINCOLN	1.778%	0.920%	1.062%
MADISON	1.618%	1.340%	1.520%
MINIDOKA	1.486%	0.891%	1.095%
NEZ PERCE	2.168%	1.228%	1.851%
ONEIDA	1.474%	0.682%	0.861%
OWYHEE	1.446%	0.947%	1.031%
PAYETTE	1.630%	0.845%	1.151%
POWER	2.290%	1.355%	1.475%
SHOSHONE	2.007%	1.327%	1.581%
TETON	1.062%	0.847%	0.897%
TWIN FALLS	1.869%	1.205%	1.591%
VALLEY	0.989%	0.560%	0.708%
WASHINGTON	1.759%	0.938%	1.141%
Statewide:	1.438%	0.951%	1.241%