

2019 MARKET VALUES AND PROPERTY TAXES

For 2019, the State Tax Commission approved property tax levies of \$2.035 billion based on budgets previously certified by taxing districts. This amount was \$125.1 million or 6.5% more than the net amount levied in 2018. 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 2007 in percentage terms and exceeds the long term average annual increase of 4.8% since 1995. In dollars, this year's increase was the highest ever, surpassing the 2006-7 increase of \$120 million. Among major types of taxing districts, this year's increase was more concentrated in county government and school districts, with a lower rate of increase for cities. Detail is found in both Table 4 in this report and Chart V in the appendix.

In terms of taxable value, this year's 14.3% overall increase is considerably larger than last year's 10.6% increase and is the largest increase since a 16.5% increase from 2006 - 2007. As was the case in 2018, the 2019 value gains were more concentrated in residential property sectors, indicating a continuing 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.

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 2019, with the 14.3% overall increase in value translating into a 6.5% overall increase in tax. As a result, statewide overall average tax rates dropped 6.7% 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 \$125.0 million can be attributed as shown in Table 1 found on the following page.

Table 1: Components of 2018 to 2019 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	\$41.9 million
Increase in Boise School District M&O	\$ 5.7 million
Increases <decreases> in non-school bonds and voter-approved and other exempt levies	\$<3.5> million
Additional dollars available due to new construction	\$38.6 million
Additional dollars available due to annexation	\$ 0.6 million
Increase <decrease> due to new levies in 2019 or existing districts not levying in 2019	\$ 0.5 million
Net tax increase <decrease> due to use <accumulation> of Forgone Amount	\$ 2.7 million
Tax decrease not eligible for accumulation as forgone amount	\$ <3.4> million

*Only potential increases can be calculated for the 3% cap, new construction, and annexation. In some cases, districts have accumulated indicated amounts as "forgone" amounts, which were not levied, but may be recaptured as future property tax increases. Overall available forgone amounts decreased by \$2.7 million in 2019 to \$104.1 million. This reflects 71 districts taking (ie: budgeting) \$9.5 million in 2019. 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 2019, two taxing districts permanently disclaimed \$0.4 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 2019. In 33 counties, overall average rates are lower than in 2018. Chart I shows average rates by major category of property and overall. Based on Chart I, the 2019 overall average levy rate is 1.163%, which is the lowest since 2009.

Table 2 beginning on the following page lists many of the notable changes in property tax portions of taxing district budgets for 2019 in comparison to 2018. 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. Additional information can be found in detailed budget reports available on request.

Table 2: Significant Property Tax Budget Changes in 2019

County	Taxing District	Description of Change	\$ Amount of Change
Ada	Ada County	Increased budget, including \$4.5 million of previous forgone amount	13,800,000
Ada / Boise	Boise School District #1	Increased Bond funds; increased M&O	8,400,000
Ada / Canyon	Meridian School #2	Increased Bond and various funds;	13,400,000
Ada / Canyon	Kuna School #3	Increased Bond fund and new Emergency fund;	2,300,000
Ada	North Ada Fire District	Increased budget, including use of \$376,000 of previous forgone amount	600,000
Ada	Whitney Fire District	Increased budget, including use of \$645,000 of previous forgone amount	800,000
Ada	Meridian Library District	New Plant Facilities fund	1,400,000
Ada	Western Ada Recreation District	Decreased budget	<280,000>
Ada	Harris Ranch Community Infrastructure District	Increased Bond fund	300,000
Adams	Meadows Valley School #11	Increased Supplemental fund	36,000
Adams	Council School #13	Decreased Bond fund	<37,000>
Adams	Bear Fire District	Dissolved District	<33,000>
Bannock	Pocatello School #25	Increased Plant Facilities fund	300,000
Bannock	North Bannock Fire District	New Override	500,000
Bear Lake	Bear Lake County	New Judicial Confirmation fund	174,000
Bear Lake	Bear Lake School #33	Decreased Supplemental fund	<100,000>
Bear Lake	Fish Haven Abatement District	Increased budget	20,000
Benewah / Kootenai	Plummer / Worley School #44	Increased Supplemental and New Emergency fund	260,000
Bingham	Blackfoot School #55	Increased Supplemental fund	125,000
Blaine	Sun Valley Water and Sewer District	Eliminated Bond fund	<317,000>

Table 2 (continued)

County	Taxing District	Description of Change	\$ Amount of Change
Boise	Garden Valley School #71	Increased Bond fund	150,000
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	4,000,000
Bonner	Bonner County Ambulance District	Decreased Budget	<900,000>
Bonner	West Side Fire District	New Permanent Override	152,000
Bonneville	County	Increased budget, including use of \$2.2 million of previous forgone amount	4,300,000
Bonneville	Idaho Falls City	Increased Budget	3,100,000
Bonneville	Swan Valley City	New levy	15,000
Bonneville	Idaho Falls #91	Increased Bond fund	1,800,000
Bonneville	Swan Valley School #92	Eliminated Plant Facilities fund	<40,000>
Bonneville / Bingham	Bonneville School #93	Increased Bond fund but Old Bond payoff; Increased Emergency fund	2,600,000
Bonneville / Jefferson	Ririe School #252	Increased Bond and Supplemental funds	261,000
Bonneville	Taylor Mountain Sewer District	Eliminated Levy	<53,000>
Boundary	Boundary County	Eliminated Override (net decrease shown)	<185,000>
Butte / Custer	Butte School #111	Increased Plant Facilities fund	35,000
Butte	Lost River Fire District	Eliminated Bond fund	<11,000>
Camas	Camas County Library District	Decreased property tax budget	<10,000>
Canyon	Middleton City	Increased budget, including use of \$ 131 of previous forgone amount	412,000
Canyon	Nampa School #131	Increased Bond fund; Eliminated Emergency fund	2,400,000
Canyon	Wilder School #133	New COSA fund; Reduced Bond fund	106,000
Canyon	Middleton School #134	Increased Bond and Eliminated Emergency fund;	567,000

Table 2 (continued)

County	Taxing District	Description of Change	\$ Amount of Change
Canyon	Notus School #135	Increased Plant Facilities, Bond, and COSA funds	98,000
Ada / Canyon / Owyhee	Melba School #136	Increased Bond fund	65,000
Canyon	Parma School #137	Increased Supplemental, COSA, and Bond funds	165,000
Canyon	Vallivue School #139	Increased Bond fund	2,200,000
Canyon	Pest Control	Decreased property tax budget	<107,000>
Canyon	Upper Deer Flat Fire District	Decreased property tax budget	<80,000>
Bear Lake / Bonneville / Caribou	Soda Springs School #150	Decreased Bond fund and New Emergency fund	167,000
Cassia / Oneida / Twin Falls	Cassia School #151	Increased Bond fund and Increased Plant Facilities fund	768,000
Cassia	Oakley Recreation	New Permanent Override	73,000
Elmore / Owyhee	Glenns Ferry School #192	Eliminated Bond fund	<200,000>
Fremont / Madison	Fremont School #215	Increased Plant Facilities fund	148,000
Fremont / Madison	Sugar Salem School #322	Increased Bond fund	280,000
Boise / Gem	Emmett School #221	Increased Supplemental fund	100,000
Gooding / Lincoln	Gooding School #231	Increased Plant Facilities fund	110,000
Gooding	Wendell School #232	Increased Bond fund and Decreased Supplemental fund	129,000
Gooding	Gooding Public Library District	New District	300,000
Idaho / Lewis	Kamiah School #304	Eliminated Supplemental fund	<500,000>
Idaho	Mountain View School #244	Increased Supplemental fund	427,000
Jefferson / Madison	Jefferson School #251	Increased Bond and Emergency funds	874,000
Jefferson	West Jefferson School #253	Decreased Bond fund	<165,000>
Jefferson	Midway Abatement District	Decreased Property Tax budget	<36,000>

Table 2 (continued)

County	Taxing District	Description of Change	\$ Amount of Change
Jerome / Lincoln / Gooding	Jerome School #261	Increased Bond fund and Supplemental fund	600,000
Kootenai	Coeur d'Alene School #271	Decreased Bond fund, Eliminated Emergency fund and Increased Supplemental fund	377,000
Kootenai / Bonner	Lakeland School #272	Increased Bond and Decreased Emergency funds	<85,000>
Kootenai	Post Falls School #273	Increased Bond fund and New Emergency fund	1,480,000
Latah	Moscow City	New Bond fund and Increased Budget by using \$200,000 in forgone	1,194,000
Latah	Moscow School #281	Increased Permanent Supplemental fund and Eliminated Bond fund	1,100,000
Madison	Madison School #321	New Emergency fund	778,000
Minidoka / Jerome / Lincoln /Cassia	Minidoka School #331	Increased Bond fund	240,000
Nez Perce	Lewiston School #340	Increased Supplemental funds and Bond fund	175,000
Nez Perce	Lapwai School #341	Decreased Bond fund	<38,000>
Owyhee / Elmore	Bruneau-Grandview School #365	Decreased Bond and Supplemental funds	<97,000>
Owyhee / Canyon	Homedale School #370	Increased COSA and Plant Facilities funds	123,000
Payette	New Plymouth School #372	New Supplemental fund	350,000
Payette	Fruitland School #373	Eliminated Supplemental fund	<295,000>
Payette	Payette Abatement District	Increased Budget including 178,000 forgone amount	209,000
Power / Cassia	American Falls School #381	Increased Supplemental fund and New Emergency fund	488,000
Power	Power County Abatement District	New levy	202,000
Shoshone	Clarkia Highway District	Did not levy	<73,000>
Shoshone	Kingston Water district	New levy	7,000

Table 2 (continued)

County	Taxing District	Description of Change	\$ Amount of Change
Teton	Teton School #401	Increased Bond and Plant Facilities funds and decreased Emergency and Supplemental funds	329,000
Twin Falls	Twin Falls School #411	Decreased Emergency fund; Increased Bond fund; Increased Supplemental fund	<381,000>
Twin Falls / Gooding	Buhl School #412	Increased Bond fund	74,000
Twin Falls	Filer School #413	Increased Bond funds	86,000
Twin Falls	Kimberly School #414	Increased Bond and Emergency funds	192,000
Twin Falls	Hansen School #415	Eliminated Bond fund	<280,000>
Twin Falls / Cassia	Murtaugh School #418	Increased Bond fund	422,000
Twin Falls	Filer Cemetery district	New district levy	80,000
Valley	Cascade School #422	Increased Supplemental fund	150,000
Valley	Donnelly Fire district	Increased budget	164,000
Valley	McCall Hospital	Eliminated Special Reserve fund	<333,000>
Valley	Donnelly Library	New District	54,000
Washington / Adams	Cambridge School #432	Decreased Bond fund and New Plant Facilities fund	<219,000>
Washington	Weiser Valley Hospital	Increased Bond fund	92,000

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
2011-2019	654.6	47.4	+ 5.0

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 property tax rates to decrease.

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

Unit of Government	2015 Taxes Mill. \$	2016 Taxes Mill. \$	2017 Taxes Mill. \$	2018 Taxes Mill. \$	2019 Taxes Mill. \$	% Ch. 18 – 19
County	428.1	451.2	480.2	507.4	543.1	+ 7.0
City	434.4	455.8	483.3	513.9	538.5	+ 4.8
School	488.5	505.4	533.9	571.9	619.8	+ 8.4
Highway	102.1	105.1	108.9	115.1	119.0	+ 3.4
All Other	171.5	179.2	189.2	201.8	214.8	+ 6.4
TOTAL	1,624.6	1,696.7	1,795.5	1,910.1	2,035.2	+ 6.5

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 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 2.837%. The lowest rate is in one area of rural Idaho County, where the rate is 0.236%, primarily as a result of a failed school supplemental levy.

Charts (and notes regarding corrections)

Charts containing property tax budget and market value information follow the narrative portion of this report. The attachment entitled "2019 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 2019 amounts with those submitted in 2018. 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. In addition, comparisons stated in the current report are between the corrected 2018 charts and the 2019 charts, which retain the same corrected methodology. It is important to note that there is less long term comparability in this one area of the report, as the previous versions (back to 2017) slightly overstated the proportion of residential property and taxes that was owner-occupied. 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.

Analysis – effects of tax and value changes

Tax and value changes shown in the attached charts reflect cumulative overall changes of all types. For example, the total taxable value of primary residential property, defined as owner-occupied property eligible for and receiving the homeowner's exemption, increased 21.7% in 2019. This was considerably higher than the 13.3% rate of increase in 2018 and higher than any previous year studied, with the series breaking out owner-occupied property beginning in 1994. For comparison, although overall values (all property types) grew faster in 2007 (16.5% in 2007 v. 14.3% in 2019), owner-occupied residential values increased only 15.2% that year, with more of the increase concentrated in other, non-owner-occupied, residential property. In 2019, non-owner-occupied residential property values increased 12.3%, compared to 25.2% in 2007. The overall proportion of value now concentrated in the residential sector as a whole is the highest since 2007. In terms of taxes, 2007 showed a 15.1% increase for the residential sector as a whole. The comparable figure is 10.2% in 2019 (12.9% for owner-occupied residential).

In summary, comparing 2007 and 2019, 2007 provides a close analog in terms of value growth. However, the rate of value increase in 2007 exceeded the rate in 2019 in all commercial and residential categories, except owner-occupied residential. In addition, property taxes increased at a faster pace in 2007 than in 2019.

Adjusting for new construction, existing primary residential property typically increased by 17.5% in taxable value from 2018 to 2019 as opposed to a 10.6% increase between 2017 and 2018. Taxable values of other existing residential property increased 10.3% in 2019. This year existing commercial property values increased 5.7%, as opposed to 4% between 2017 and 2018. These three sectors constitute 92.7% of all taxable value. Since primary residential property tended to increase in overall value more than any other sector, primary residential taxes increased more rapidly (12.9%) than overall property taxes (6.5%). Some of this increase was absorbed by new construction, so existing primary residential property taxes increased about 8.9%, while existing other residential property taxes increased 3.5% and existing commercial property taxes decreased 2.1% on average.

Overall, the proportion of property taxes paid by residential property increased from 65.7% in 2018 to 67.9% in 2019 and is now at its highest proportion since this analysis was begun in 1980. 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 2018 to 2019. 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: 2018 – 2019 tax changes on existing property

Type of Property	2018 Taxable Value (\$ Millions)	2019 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)	61,724	75,118	2,638.4	+21.7%	+ 17.5%	+ 8.9%
Other Residential	42,004	47,171	814.1	+12.3%	+ 10.3%	+ 3.5%
Commercial and Industrial	36,865	39,885	905.3	+ 8.2%	+ 5.7%	- 2.1%

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 88% 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.

Revisions between the November 21 version of this report and the current version are related to correction of an error in the process used to allocate residential property value between owner (primary) occupied and other residential sectors. The error primarily affected figures originally computed in Table 5 (above) and in Charts I and IV (following). Some verbiage in the analysis section of this report was changed as well. The general trends noted throughout this report are unaltered.

Alan S. Dornfest
 Property Tax Policy Bureau Chief
 November 21, 2019
 Revised December 6, 2019

2019 Property Tax Analysis Charts

Chart	Title
I	Comparison of 2018 and 2019 Taxable Market Value and Estimated Property Tax Collections by Category of Property.
II	Effects of 2019 Homeowner's Exemption
III	Comparison of 2018 and 2019 Property Taxes and Effects of 2019 Homeowner's Exemption on Individual Property
IV	Percent of Total 2019 Property Taxes Paid by Each Major Category of Property
V	Comparison of 2018 – 2019 Property Tax by District Type
VI	School Property Taxes by Fund 2018 – 2019
VII	Comparison of Property Tax Budget 2018 – 2019 by Type of Taxing District (exempt & non-exempt funds)
VIII	2019 Average Property Tax Rates

Chart I
Comparison of 2019 and 2018 Taxable Value and
Final Property Tax Collections by Category of Property

12/5/2019

Category of Property	2019 Taxable Value Including 2018 Sub. Roll	% of Taxable Value in Category	% Change in Taxable Value 2018/2019	Estimated 2019 Tax Rate	Estimated 2019 Tax (\$)	% of Tax in Category	% Change in Taxes 2018/2019
Primary Residential: (Homeowner's Exemption)							
Urban owner-occupied	48,256,441,884	27.6%	23.5%	1.353%	\$652,768,940	32.1%	13.4%
Rural owner-occupied	26,861,745,804	15.3%	18.6%	0.919%	\$246,740,764	12.1%	11.8%
Subtotal	75,118,187,688	42.9%	21.7%	1.197%	\$899,509,704	44.2%	12.9%
Other Residential: (No Homeowner's Exemption)							
Urban non owner occupied	25,009,443,932	14.3%	14.4%	1.232%	\$308,101,346	15.1%	6.2%
Rural non owner occupied	22,161,391,051	12.7%	10.0%	0.790%	\$175,024,443	8.6%	3.9%
Subtotal	47,170,834,983	27.0%	12.3%	1.024%	\$483,125,789	23.7%	5.4%
Residential subtotal	122,289,022,671	69.9%	17.9%	1.131%	1,382,635,494	67.9%	10.2%
Commercial:							
Urban	30,734,450,604	17.6%	7.6%	1.396%	\$429,066,746	21.1%	-1.1%
Rural	9,150,108,015	5.2%	10.0%	1.005%	\$91,974,411	4.5%	6.7%
Subtotal	39,884,558,619	22.8%	8.2%	1.306%	\$521,041,157	25.6%	0.2%
Agricultural:							
	4,906,510,288	2.8%	2.8%	1.006%	\$49,365,409	2.4%	-0.7%
Timber:							
	883,248,954	0.5%	3.8%	0.989%	\$8,736,417	0.4%	-1.3%
Mining:							
	480,590,852	0.3%	1.9%	0.899%	\$4,321,728	0.2%	1.7%
Real & Personal:							
Subtotal	168,443,931,384	96.3%	14.8%	1.167%	\$1,966,100,204	96.6%	7.0%
Operating:							
Urban	1,477,525,573	0.8%	1.7%	1.423%	\$21,021,647	1.0%	-6.4%
Rural	5,078,158,148	2.9%	1.2%	0.946%	\$48,053,822	2.4%	-3.1%
Subtotal	6,555,683,721	3.7%	1.3%	1.054%	\$69,075,469	3.4%	-4.1%
Total Urban	105,477,861,993	60.3%	16.0%	1.338%	\$1,410,958,679	69.3%	6.7%
Total Rural	69,521,753,112	39.7%	11.7%	0.898%	\$624,216,994	30.7%	6.2%
Grand Total	174,999,615,105	100.0%	14.3%	1.163%	\$2,035,175,673	100.0%	6.5%

Values do not include urban renewal increments.

Chart II
Effects of the 2019 Homeowner's Exemption
Values and Taxes Assuming NO Homeowner's Exemption

12/5/2019

Category of Property	2019 Taxable Value Plus Homeowner's Exemption (\$)	% of Market Value in Category	% Change in total Market Value 2018/2019	Estimated 2019 Tax Rate w/o Homeowner's Exemption	Estimated 2019 Tax w/o Homeowner's Exemption (\$)	% of Tax in Cat.	Changes in 2019 Taxes if NO Homeowner's Exemption	
							% change:	\$ change:
Primary Residential: (Homeowner's Exemption)								
Urban owner-occupied	73,850,267,122	34.7%	18.0%	1.104%	\$815,331,069	40.1%	24.9%	162,562,128
Rural owner-occupied	39,176,455,394	18.4%	14.4%	0.752%	\$294,660,308	14.5%	19.4%	47,919,544
Subtotal	113,026,722,516	53.1%	16.7%	0.982%	\$1,109,991,377	54.5%	23.4%	210,481,673
Other Residential: (No Homeowner's Exemption)								
Urban non owner occupied	25,009,443,932	11.7%	14.4%	1.008%	\$252,137,839	12.4%	-18.2%	(55,963,508)
Rural non owner occupied	22,161,391,051	10.4%	10.0%	0.668%	\$147,945,792	7.3%	-15.5%	(27,078,651)
Subtotal	47,170,834,983	22.2%	12.3%	0.848%	\$400,083,631	19.7%	-17.2%	(83,042,158)
Residential subtotal	160,197,557,499	75.2%	15.4%	0.943%	1,510,075,008	74.2%	9.2%	127,439,514
Commercial:								
Urban	30,734,450,604	14.4%	7.6%	1.116%	\$343,110,062	16.9%	-20.0%	(85,956,683)
Rural	9,150,108,015	4.3%	10.0%	0.817%	\$74,797,112	3.7%	-18.7%	(17,177,299)
Subtotal	39,884,558,619	18.7%	8.2%	1.048%	\$417,907,174	20.5%	-19.8%	(103,133,983)
Agricultural:	4,906,510,288	2.3%	2.8%	0.819%	\$40,166,435	2.0%	-18.6%	(9,198,975)
Timber:	883,248,954	0.4%	3.8%	0.812%	\$7,172,407	0.4%	-17.9%	(1,564,010)
Mining:	480,590,852	0.2%	1.9%	0.783%	\$3,763,083	0.2%	-12.9%	(558,644)
Real & Personal								
Subtotal	206,352,466,212	96.9%	13.5%	0.959%	\$1,979,084,107	97.2%	0.7%	12,983,903
Operating:								
Urban	1,477,525,573	0.7%	1.7%	1.130%	\$16,695,452	0.8%	-20.6%	(4,326,195)
Rural	5,078,158,148	2.4%	1.2%	0.776%	\$39,396,114	1.9%	-18.0%	(8,657,708)
Subtotal	6,555,683,721	3.1%	1.3%	0.856%	\$56,091,566	2.8%	-18.8%	(12,983,903)
Total Urban	131,071,687,231	61.6%	14.5%	1.089%	\$1,427,274,421	70.1%	1.2%	16,315,742
Total Rural	81,836,462,702	38.4%	10.8%	0.743%	\$607,901,252	29.9%	-2.6%	(16,315,742)
Grand Total	212,908,149,933	100.0%	13.1%	0.956%	\$2,035,175,673	100.0%	0.0%	0

Values do not include urban renewal increments.

Chart III
Comparison of 2018 & 2019 Property Taxes and
Effects of 2019 Homeowner's Exemption on Individual Property

12/5/2019

Location	Type of Property	2018 Property Taxes (\$)	2019 Property Taxes (\$)	% Change 2018 - 2019	2019 Tax Without Homeowner's Exempt. (\$)	% Change in 2019 Tax if NO Home. Exempt
Urban	Primary Residential (Homeowner's Exemption)	919	1,005	9.3%	1,640	63.2%
Urban	Commercial	2,255	2,195	-2.6%	1,756	-20.0%
Rural	Primary Residential (Homeowner's Exemption)	560	682	21.8%	1,117	63.8%
Rural	Commercial	1,538	1,581	2.8%	1,286	-18.7%
Rural	Farm	3,448	3,503	1.6%	3,458	-1.3%

Farm property is assumed to be valued as follows:

			Taxable Value: (after Home. Ex.)
	2018	2019	2019
Agricultural land	\$266,605	\$273,947	\$273,947
House	\$108,580	\$124,758	
Residential land	\$20,683	\$23,765	
Total	\$395,867	\$422,470	\$348,209

Commercial property is valued as follows:

	2018	2019
Commercial real and personal property	\$148,357	\$157,259

Primary Residential property is valued as follows:

Primary Residential (Homeowner's Exemption)			Taxable Value: (after Home. Ex.)
	2018	2019	2019
House	\$108,580	\$124,758	
Residential land	\$20,683	\$23,765	
Total	\$129,263	\$148,523	\$74,261

Value Adjustments

Primary Residential (Homeowner's Exemption) values increased 14.9% in 2019;
Commercial values increased by 6.0% in 2019.
The remainder of residential and commercial value change is attributed to new construction.
Farm land values have been increased by 2.8% in 2019.

Chart IV Percent of Total 2019 Property Taxes Paid by Each Major Category of Property																
County	Residential Property:						Commercial			Agriculture	Timber	Mining	Real & Persnl	Operating Property:		
	OOB Urban	OOB Rural	OOB Total	NOOC Urban	NOOC Rural	NOOC Total	Urban	Rural	Total	Total	Total	Total	Subtotal	Urban	Rural	Total
ADA	48.7%	6.8%	55.5%	15.0%	2.1%	17.1%	25.4%	0.4%	25.8%	0.1%	0	0.0%	98.5%	1.0%	0.5%	1.5%
ADAMS	4.0%	24.0%	28.1%	6.1%	36.2%	42.3%	3.8%	7.5%	11.4%	5.2%	1.9%	0.0%	88.8%	0.5%	10.7%	11.2%
BANNOCK	36.3%	6.3%	42.6%	15.7%	2.7%	18.4%	31.5%	0.9%	32.3%	0.8%	0.0%	0.0%	94.1%	2.5%	3.4%	5.9%
BEAR LAKE	5.0%	11.0%	16.0%	17.6%	39.0%	56.6%	5.9%	2.3%	8.2%	5.3%	0.0%	0.0%	86.1%	0.9%	12.9%	13.9%
BENEWAH	7.9%	22.5%	30.4%	6.8%	19.4%	26.2%	12.7%	10.5%	23.3%	4.9%	11.5%	0.2%	96.5%	0.4%	3.1%	3.5%
BINGHAM	20.5%	26.2%	46.7%	4.7%	6.1%	10.8%	16.0%	10.6%	26.7%	8.6%	0	0	92.8%	1.1%	6.1%	7.2%
BLAINE	18.2%	7.7%	25.9%	44.8%	19.0%	63.8%	8.2%	1.0%	9.1%	0.3%	0.0%	0.0%	99.2%	0.2%	0.6%	0.8%
BOISE	3.5%	36.9%	40.4%	4.2%	44.0%	48.2%	3.3%	4.1%	7.4%	0.8%	0.8%	0.0%	97.6%	0.5%	1.9%	2.4%
BONNER	6.9%	23.4%	30.3%	10.7%	36.1%	46.8%	10.9%	5.4%	16.3%	0.4%	1.3%	0.0%	95.2%	1.2%	3.7%	4.8%
BONNEVILLE	32.7%	11.1%	43.9%	12.4%	4.2%	16.6%	31.5%	5.7%	37.2%	1.1%	0	0.0%	98.8%	0.6%	0.7%	1.2%
BOUNDARY	8.5%	27.4%	35.9%	5.1%	16.4%	21.5%	7.3%	9.7%	17.0%	6.2%	3.4%	0.0%	83.9%	1.7%	14.4%	16.1%
BUTTE	9.5%	16.0%	25.5%	5.5%	9.3%	14.8%	9.8%	8.5%	18.3%	33.1%	0	0.0%	91.7%	0.7%	7.7%	8.3%
CAMAS	4.4%	12.6%	17.0%	10.7%	30.6%	41.3%	7.1%	4.9%	11.9%	24.0%	0	0.1%	94.2%	0.5%	5.2%	5.8%
CANYON	32.5%	14.0%	46.5%	15.2%	6.6%	21.8%	22.7%	5.5%	28.2%	1.9%	0	0	98.3%	0.8%	0.9%	1.7%
CARIBOU	10.6%	7.1%	17.7%	5.8%	3.9%	9.7%	7.1%	13.4%	20.5%	9.3%	0	26.2%	83.4%	2.2%	14.5%	16.6%
CASSIA	18.7%	20.9%	39.6%	2.4%	2.7%	5.1%	13.2%	22.9%	36.1%	14.3%	0	0.0%	95.0%	0.7%	4.3%	5.0%
CLARK	3.1%	2.7%	5.8%	5.9%	5.2%	11.1%	5.5%	9.8%	15.3%	34.1%	0	0.0%	66.4%	2.9%	30.8%	33.6%
CLEARWATER	13.9%	16.3%	30.2%	9.6%	11.3%	20.9%	14.6%	3.6%	18.2%	2.5%	25.5%	0.0%	97.3%	0.8%	1.9%	2.7%
CUSTER	5.0%	12.0%	17.0%	11.4%	27.2%	38.6%	8.4%	11.3%	19.7%	5.3%	0.0%	17.0%	97.5%	0.6%	1.9%	2.5%
ELMORE	23.9%	10.6%	34.4%	19.8%	8.8%	28.6%	9.5%	4.5%	14.0%	4.5%	0.0%	0.0%	81.5%	3.5%	15.0%	18.5%
FRANKLIN	26.6%	19.7%	46.3%	9.9%	7.3%	17.2%	12.4%	4.6%	17.0%	7.6%	0	0.3%	88.4%	2.8%	8.8%	11.6%
FREMONT	4.2%	14.5%	18.7%	14.6%	49.8%	64.3%	4.1%	4.7%	8.9%	5.4%	0.0%	0	97.3%	0.4%	2.2%	2.7%
GEM	20.4%	34.1%	54.6%	9.1%	15.2%	24.3%	9.3%	5.1%	14.4%	4.6%	0.1%	0.0%	97.9%	0.4%	1.7%	2.1%
GOODING	13.1%	15.3%	28.4%	6.4%	7.5%	14.0%	9.5%	23.6%	33.2%	12.4%	0	0	87.9%	1.0%	11.1%	12.1%
IDAHO	11.1%	24.8%	35.9%	9.6%	21.5%	31.1%	11.0%	9.5%	20.5%	7.6%	2.3%	0	97.5%	0.5%	2.0%	2.5%
JEFFERSON	12.8%	42.7%	55.5%	3.1%	10.2%	13.2%	5.7%	12.2%	17.8%	8.4%	0.0%	0	95.0%	0.5%	4.5%	5.0%
JEROME	13.4%	16.1%	29.5%	9.4%	11.3%	20.7%	25.6%	6.8%	32.4%	10.9%	0	0.0%	93.6%	0.5%	5.9%	6.4%
KOOTENAI	25.9%	17.5%	43.4%	19.7%	13.4%	33.1%	18.1%	2.1%	20.2%	0.2%	0.4%	0.0%	97.3%	1.2%	1.5%	2.7%
LATAH	32.0%	14.5%	46.4%	12.2%	5.5%	17.7%	21.4%	3.0%	24.5%	6.5%	2.7%	0.0%	97.9%	0.9%	1.3%	2.1%
LEMIH	10.5%	22.8%	33.3%	9.9%	21.5%	31.4%	16.0%	5.9%	21.9%	8.2%	0	1.2%	96.0%	0.6%	3.4%	4.0%
LEWIS	15.8%	8.9%	24.6%	11.3%	6.4%	17.7%	13.5%	5.5%	18.9%	33.7%	1.7%	0.0%	96.6%	1.0%	2.5%	3.4%
LINCOLN	10.0%	8.2%	18.1%	9.0%	7.4%	16.4%	5.3%	17.6%	22.9%	15.1%	0	0.1%	72.6%	2.5%	24.8%	27.4%
MADISON	17.9%	13.0%	30.9%	6.9%	5.0%	11.9%	44.3%	6.1%	50.4%	4.9%	0.0%	0.0%	98.2%	0.5%	1.3%	1.8%
MINIDOKA	15.5%	16.0%	31.6%	9.7%	10.0%	19.8%	20.5%	10.5%	31.0%	13.2%	0	0	95.5%	0.8%	3.7%	4.5%
NEZ PERCE	33.6%	5.6%	39.1%	11.1%	1.8%	12.9%	31.1%	11.8%	43.0%	2.2%	0.2%	0	97.5%	1.6%	1.0%	2.5%
ONEIDA	20.6%	15.2%	35.8%	7.6%	5.6%	13.2%	9.6%	7.2%	16.9%	16.1%	0	0.0%	82.0%	1.8%	16.2%	18.0%
OWYHEE	9.5%	22.7%	32.1%	6.0%	14.4%	20.4%	7.3%	15.3%	22.6%	11.3%	0.0%	0.1%	86.6%	0.5%	12.9%	13.4%
PAYETTE	25.9%	15.1%	41.0%	11.3%	6.6%	18.0%	18.0%	8.8%	26.8%	3.2%	0	0.1%	89.1%	1.4%	9.5%	10.9%
POWER	8.5%	7.2%	15.7%	3.8%	3.2%	7.0%	6.5%	36.2%	42.6%	14.2%	0	0	79.6%	0.9%	19.5%	20.4%
SHOSHONE	16.2%	10.8%	27.0%	18.1%	12.0%	30.1%	13.9%	7.6%	21.5%	0.2%	10.0%	3.2%	91.9%	2.0%	6.1%	8.1%
TETON	6.6%	21.4%	28.1%	13.6%	44.1%	57.7%	7.1%	4.0%	11.1%	2.7%	0	0.0%	99.6%	0.1%	0.3%	0.4%
TWIN FALLS	30.8%	13.3%	44.1%	14.7%	6.3%	21.0%	12.0%	13.4%	25.4%	5.7%	0	0.0%	96.2%	1.0%	2.8%	3.8%
VALLEY	7.2%	9.0%	16.2%	31.5%	39.4%	70.9%	9.4%	1.8%	11.2%	0.4%	0.3%	0.0%	98.9%	0.3%	0.8%	1.1%
WASHINGTON	17.7%	13.9%	31.6%	9.9%	7.8%	17.8%	9.5%	4.8%	14.3%	10.6%	0	0.0%	74.2%	1.5%	24.3%	25.8%

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

Chart V

Comparison of 2018 - 2019 Property Tax by District Type				
District Category 11/12/2019	Property Tax		%	\$
	2018	2019	Inc/Dec	Inc/Dec
County	507,423,651	543,112,316	7.0%	35,688,665
City	513,902,797	538,502,163	4.8%	24,599,366
School	571,899,420	619,787,910	8.4%	47,888,490
Ambulance	28,144,365	28,899,502	2.7%	755,137
Auditorium	15,815	18,271	15.5%	2,456
Cemetery	6,577,071	6,966,975	5.9%	389,904
Extermination	1,071,220	986,773	-7.9%	(84,447)
Fire	78,482,253	84,428,749	7.6%	5,946,496
Flood Control	744,434	791,435	6.3%	47,001
Roads & Highways	115,126,723	119,024,008	3.4%	3,897,285
Hospital	9,002,417	8,976,454	-0.3%	(25,963)
Junior College	31,347,267	33,040,040	5.4%	1,692,773
Library	27,066,697	30,510,272	12.7%	3,443,575
Abatement	8,254,310	8,846,445	7.2%	592,135
Port	405,000	405,000	0.0%	-
Recreation	6,207,140	6,306,899	1.6%	99,759
Sewer Incl Rec Sewer	486,553	507,699	4.3%	21,146
Sewer & Water	3,088,577	2,853,640	-7.6%	(234,937)
Water	177,282	192,805	8.8%	15,523
Watershed	129,939	130,000	0.0%	61
Community Infrastructure	589,448	888,407	50.7%	298,959
Total:	1,910,142,379	2,035,175,763	6.5%	125,033,384

Chart VI:

2019 School Property Taxes by Fund Comparison of 2018 - 2019 School Property Taxes					
Fund	2018 \$ AMOUNT	2019 \$ AMOUNT	% of Total	\$ CHANGE 2018 - 2019	% Difference
11/12/2019					
General M&O*	78,930,520	84,635,481	13.66%	5,704,961	7.23%
Budget Stabilization	35,431,084	35,431,084	5.72%	0	0.00%
Tort	2,882,378	3,137,851	0.51%	255,473	8.86%
Tuition	178,669	178,684	0.03%	15	0.01%
Bonds	183,022,782	210,992,693	34.04%	27,969,911	15.28%
Cosa	1,096,950	1,483,479	0.24%	386,529	35.24%
Cosa Plant Facilities			0.00%	0	
State Authorized P.F.	949,660	992,325	0.16%	42,665	4.49%
Emergency	11,808,079	12,758,199	2.06%	950,120	8.05%
63-1305 Judgment	128,942	0	0.00%	(128,942)	-100.00%
Supplemental	202,229,409	213,974,222	34.52%	11,744,813	5.81%
Plant Facility	55,240,947	56,203,892	9.07%	962,945	1.74%
TOTALS:	571,899,420	619,787,910	100.00%	47,888,490	8.37%

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

2018 - 2019 Comparison of M&O and Voter Approved Exempt Funds used by Schools		
Fund	2018	2019
M&O	1	1
Budget Stabilization	4	4
Bond	70	66
Plant Facility	53	55
Supplemental	90	87

Chart VII:

Comparison of Property Tax Budgets 2018 - 2019 by Type of Taxing District					
11/12/2019					
District	2018 Dollars	2019 Dollars	2018 - 2019 Change		% Total 2019 Property Tax
			Dollars	Percent	
County	507,423,651	543,112,316	35,688,665	7.03%	26.69%
City	513,902,797	538,502,163	24,599,366	4.79%	26.46%
School (all funds)	571,899,420	619,787,910	47,888,490	8.37%	30.45%
Cemetery	6,577,071	6,966,975	389,904	5.93%	0.34%
Fire	78,482,253	84,428,749	5,946,496	7.58%	4.15%
Highway	115,126,723	119,024,008	3,897,285	3.39%	5.85%
Hospital	9,002,417	8,976,454	(25,963)	-0.29%	0.44%
Junior College	31,347,267	33,040,040	1,692,773	5.40%	1.62%
Library	27,066,697	30,510,272	3,443,575	12.72%	1.50%
Other	49,314,083	50,826,876	1,512,793	3.07%	2.50%
Totals:	1,910,142,379	2,035,175,763	125,033,384	6.55%	100.00%

Comparison of Property Tax Budgets 2018 - 2019 by Type of Taxing District Exempt - Non Exempt Fund Comparison Only								
District	Exempt Property Tax Funds				Non Exempt Property Tax Funds			
	2018 Dollars	2019 Dollars	2018 - 2019 Change		2018 Dollars	2019 Dollars	2018 - 2019 Change	
			Dollars	Percent			Dollars	Percent
County	3,241,544	3,049,303	(192,241)	-5.93%	504,182,107	540,063,013	35,880,906	7.12%
City	12,112,468	7,671,894	(4,440,574)	-36.66%	501,790,329	530,830,269	29,039,940	5.79%
School (Less M&O + Budget Stabilization)	454,655,438	496,583,494	41,928,056	9.22%	2,882,378	3,137,851	255,473	8.86%
School M&O	78,930,520	84,635,481	5,704,961	7.23%				
School Budget Stabilization	35,431,084	35,431,084	0	0.00%				
Cemetery	129,971	15,572	(114,399)	-88.02%	6,447,100	6,951,403	504,303	7.82%
Fire	1,516,755	1,507,326	(9,429)	-0.62%	76,965,498	82,921,423	5,955,925	7.74%
Highway	1,250,000	1,250,000	0	0.00%	113,876,723	117,774,008	3,897,285	3.42%
Hospital	1,419,424	1,509,780	90,356	6.37%	7,582,993	7,466,674	(116,319)	-1.53%
Junior College	7,563	5,377	(2,186)	-28.90%	31,339,704	33,034,663	1,694,959	5.41%
Library	1,177,991	2,571,917	1,393,926	118.33%	25,888,706	27,938,355	2,049,649	7.92%
Other	1,252,403	1,202,447	(49,956)	-3.99%	48,061,680	49,624,429	1,562,749	3.25%
Totals:	591,125,161	635,433,675	44,308,514	7.50%	1,319,017,218	1,399,742,088	80,724,870	6.12%

Chart VIII

2019 AVERAGE PROPERTY TAX RATES			
11/12/19			
COUNTY	AVERAGE URBAN %	AVERAGE RURAL %	OVERALL AVERAGE PROP. TAX %
ADA	1.213%	1.035%	1.193%
ADAMS	1.216%	0.654%	0.701%
BANNOCK	1.880%	0.981%	1.665%
BEAR LAKE	0.987%	0.603%	0.681%
BENEWAH	1.516%	0.976%	1.085%
BINGHAM	2.095%	1.234%	1.493%
BLAINE	0.690%	0.569%	0.650%
BOISE	0.981%	0.734%	0.756%
BONNER	1.141%	0.695%	0.786%
BONNEVILLE	1.666%	1.034%	1.462%
BOUNDARY	1.342%	0.968%	1.033%
BUTTE	1.934%	1.133%	1.263%
CAMAS	1.672%	0.927%	1.031%
CANYON	1.646%	1.063%	1.422%
CARIBOU	2.007%	1.045%	1.194%
CASSIA	1.415%	0.870%	1.011%
CLARK	1.078%	0.730%	0.772%
CLEARWATER	1.905%	1.106%	1.318%
CUSTER	0.795%	0.516%	0.566%
ELMORE	1.850%	0.932%	1.296%
FRANKLIN	1.169%	0.822%	0.973%
FREMONT	1.130%	0.793%	0.853%
GEM	1.078%	0.616%	0.741%
GOODING	1.615%	0.944%	1.080%
IDAHO	1.129%	0.570%	0.678%
JEFFERSON	1.665%	0.974%	1.073%
JEROME	2.012%	1.188%	1.486%
KOOTENAI	1.102%	0.756%	0.949%
LATAH	1.827%	1.356%	1.637%
LEMHI	1.064%	0.526%	0.647%
LEWIS	1.674%	1.106%	1.288%
LINCOLN	1.748%	0.878%	1.013%
MADISON	1.622%	1.343%	1.525%
MINIDOKA	1.420%	0.858%	1.053%
NEZ PERCE	2.151%	1.203%	1.826%
ONEIDA	1.465%	0.691%	0.874%
OWYHEE	1.381%	0.937%	1.013%
PAYETTE	1.478%	0.790%	1.073%
POWER	2.410%	1.456%	1.579%
SHOSHONE	1.740%	1.170%	1.400%
TETON	0.981%	0.781%	0.827%
TWIN FALLS	1.798%	1.174%	1.549%
VALLEY	0.909%	0.518%	0.654%
WASHINGTON	1.681%	0.904%	1.100%
Statewide:	1.327%	0.893%	1.156%