



Mike McDowell
Kootenai County Assessor

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Assessment Notice Information

Enclosed is your ASSESSMENT NOTICE. Its primary purpose is to let you know the estimated value of your property as of January 1, 2016. If you have been approved for the Homeowner's Exemption, that amount will be reflected on your Assessment Notice. Please make note that the State Tax Commission audits our records and considers the declaration of primary residency on the Homeowner's Exemption to also apply to your State income tax responsibilities.

Your Timber, Grazing, and Agriculture exemptions are not displayed on the Assessment Notice; however, your net taxable value reflects these exemptions. (Market value minus exemption equals net taxable value.) **Note:** The "Circuit Breaker" Property Tax Reduction **does not** appear on the Assessment Notice but will be seen on your 2016 tax bill.

Please review your Assessment Notice carefully. Important information is contained on both the front and back of the notice. If you have any questions about your assessed values or your exemptions, you may call, email or write to our office, at the address listed above before **Monday, June 27, 2016.** The prior year's property value is listed on your notice so you can compare it to your current value estimate.

We have analyzed sales from the last calendar year (calendar year 2015) to establish assessments as of the statutory January 1st appraisal date. We've made every effort to reflect conservative value estimates for our statutory January 1st valuations. Our appraisal guidelines discourage us and the Board of Equalization from looking at 2016 transactions until next year. Please understand that we are watching the market carefully, and the 2017 assessments will reflect the outcome of this year's activities.

It is important for you to know that we have successfully passed our annual ratio analysis performed by the State Tax Commission. This analysis reassures that our assessment level falls within the statutorily required parameters. The Assessor's Office is proud to share this information with our property owners as it reflects the dedicated hard work of our staff and leadership in an ever changing market place.

Homeowner's Exemption / Property Tax Relief (Circuit Breaker) / Property Tax Deferral

These programs are administered by the Assessor's Office. Homeowner's Exemption reduces taxable value of your primary residence by one-half the value up to \$94,745 for 2016. Next year the Homeowners Exemption will be capped at \$100,000. This is due to legislation that was just passed. The state realtors association along with IACI and the Ag Industry successfully persuaded our legislator's representatives Barbieri, Cheatham, Mendive, Redman, Malek, and Senator Vick to vote for this change. What this means to you is that the Homeowners Exemption amount will no longer be adjusted. Therefore, those properties that exceed the \$200,000 value threshold will no longer receive the potential benefit of an increased Homeowners Exemption.

Property Tax Relief (funded by the State of Idaho) and Property Tax Deferral apply to homeowners on a limited income who are age 65 or older, widowed, or disabled and are not affected by this change.

The Assessor's Staff is pleased to provide efficient, courteous service to the people of Kootenai County; **THE PHONE NUMBER FOR THE ASSESSOR'S OFFICE IS 208-446-1500.** Our phone lines can be very busy at this time of year, so you may reach a recording.

(Please read the back of this letter for IMPORTANT information)