Under the "Rate-Driven System," if values increase, taxes increase and vice versa. But under a "Budget System," regardless of values, the levies will be set to attain the dollar amount needed to fund a taxing district’s budget. Most commonly, if assessed values remain flat, your taxes could stay flat, your taxes could decrease.

Ada County Assessor Robert McQuade likes the budget-driven property tax system because he says a boom market doesn’t mean a windfall to taxing authorities. “When we have rapidly rising values, we know taxing authorities are still spending responsibly because their levies are capped under a budget-driven property tax system.”

In a levy-driven system, McQuade said taxing districts would receive “unearned budget increases because of the increase in property values. In a budget-system, taxes are a function of budgets...leaving the budget amount, and subsequently the tax amount, up to policy makers bound to operating with just a small annual increase.”

Did you know that your property assessment notices (mailed to you at the end of May) show the value of your house as of January 1, - these notices reflect the market value of LAST YEAR’S sales

Important Dates To Remember

- May 1 is when the Ada County Assessor must notify Circuit Breaker applicants when a claim is denied or changed.
- The Assessor mails property assessment notices by the 1st Monday of June.
- The fourth Monday in June is the last day taxpayers can appeal assessed value for any property on the roll. The convenes to hear appeals and decide exemptions on property.