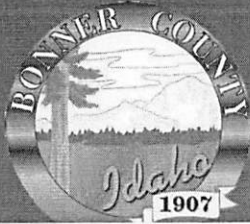


BONNER COUNTY
ASSESSOR



Bonner County

June 2025

Home Sales and Prices Are down, Mostly

Although not as much of a destination as previous years Bonner County's scenic beauty and outdoor recreational opportunities, still garner considerable attention. Generally, sales and prices seem to be taking a slight downward trend except for those areas that offer unique recreational opportunities. For a better understanding of these trends please contact one of the many real estate professionals that do business in Bonner County.

The Assessor's parcel count for 2025 is 47,574 with an assessed value of \$21,706,422,743 before exemptions and the addition of business personal property, this is an increase over last year. Changes in the market will continue, with influences from the FED's rate impact on mortgage loan costs to local ordinances, but it is difficult to predict how substantial these influences will be weighed against the desire to partake in the North Idaho experience.

The Assessor's Office has updated their website to a far more user-friendly format with substantially more information to include state links, informational videos, printable forms and even end of month budget statements. Please visit us at; <https://www.bonnercountyid.gov/county-assessor>

The number of building location permits issued can provide some additional insight if viewed cautiously. As of the end of April 2025 the number of building location permits issued was 465 or only 37.6% of the total issued last year. However, the months of May through October generally see greater activity.

Idaho's status as the second most desirable state to move out of the top ten has changed. Looking at the statistics of two of the leading moving van companies, Idaho is now fifth or not on the list.

Atlas Van Lines	United Van lines
1. Arkansas	1. West Virginia
2. Rhode Island	2. Delaware
3. North Carolina	3. South Carolina
4. Washington, D.C.	4. District of Columbia
5. Idaho	5. North Carolina
6. Tennessee	6. Alabama
7. Maine	7. Rhode Island
8. Connecticut	8. Oregon
9. Washington	9. Arkansas
10. Alaska	10. Arizona

2025 Legislation that affects property taxes:

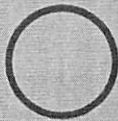
Bill 304 - The bill would transfer \$50 million to a state fund to reduce property taxes for Idaho homeowners and another \$50 million to a state fund that helps pay off school districts' bond issues and levies.

Bill 354 - Provides for the prorations of the applicable homeowner's exemption (HOE) amount based on the date of eligibility. *(If your HOE is in place on January 1st, you get the full value of the exemption as it applies to your situation. If you don't get your exemption until sometime later in the year your exemption will be prorated from that date forward.)*

CONTACT US



Assessor's Office
1500 Hwy 2,
Suite 205
Sandpoint, ID
83864



208 265-1440
Fax:208 265-1451

assessors@
bonnercountyid.gov

Find information
and forms at:
bonnercountyid.gov
/assessor

APPEALING YOUR ASSESSMENT VALUE

Every property owner has the right to appeal their Assessed Value to the Assessor's Office and/or the Board of Equalization (BOE).

The first Monday of June through 5 pm on the 4th Monday of June is Appeal Season.

Remember: Only assessment values can be discussed and appealed. If you have concerns with your taxes or the levy rates, please contact the Taxing Districts. Their phone numbers and hearing dates are listed at the bottom of your Assessment Notice.

HOMEOWNER'S EXEMPTIONS

Homeowners that own and occupy their property as their primary residence are eligible to receive a reduction in taxable value up to \$125,000.

One way to know if you have your Homeowner's Exemption is to simply check your Assessment Notice. If you don't see the exemption listed, it is NOT too late! Contact our office ASAP and we can help.



OCCUPANCY TAX ON NEW HOMES

If you are the first occupant of a newly constructed home and moved in after January 1st of this year, your Assessment Notice will look different than what you are used to receiving.

Since parcels are assessed as of January 1st, your new dwelling value will not be listed on this notice.

The Assessment Notice you received today will only list the assessed value of your land and any existing improvements. The assessed value of your dwelling has not been determined. Once it is set, you will receive a secondary Assessment Notice letter that is mailed in December.

You will still have 28 days to appeal your assessed dwelling value to our office and the Board of Equalization (BOE). This deadline date is printed on the front of your notice.

Once your value is set, the tax bill you receive will be pro-rated to include the time your home was occupied.

Don't forget to apply for your Homeowner's Exemption

2024 Property Tax Reduction Program

You might qualify for this program if **all** the following apply:

Your 2024 income, less medical expenses, was \$37,000 or less.

You were 65 or older, blind, widowed, disabled, a former POW or hostage, or a motherless or fatherless child under 18 years old.

You owned and lived in a home, or mobile home, in Idaho that was your primary residence before April 15, 2025, with a current homeowner's exemption.

April 15 of each year is the deadline to file for a PTR benefit.

County Assessors and the State Tax Commission manage this program. If you have questions, contact us using one of the methods on the front of this letter. Or call the ISTC at: (208) 334-7736.

Additional Exemptions

Hardship Exemption

Forest Land Exemption

Agricultural Exemption

Residential Business Inventory Exemption

100% Service-Connected Disabled Veterans Exemption

Again, contact the Assessor's Office if you think you might qualify for or have questions about any exemption.