

October 2011

Tax Rates

In **2005** the Middleton School District tax rate was \$7.20 per \$1,000 of the home value. This was the lowest rate Middleton tax payers had experienced in several past years. Then for the next six years (**2006-2010**) the Middleton School Board / District Administration were successful at lowering and maintaining the school tax rate at \$4.45/\$1,000 of the home value.

Beginning with 2008 the market value of homes in the Middleton School District started to change drastically, dropping by 23% in 2009, 16% in 2010 and now another 11% in 2011 for a total drop of **50%** over the past three years.

This drop in market value, combined with an unchanged tax rate, has lowered the portion of a homeowner's taxes paid to the District (due to the lower value of homes). For example, a home whose taxable value in 2008 was \$100,000 paid a total annual tax of \$445. This same home's taxable value (assuming the decrease mentioned above) would have been \$77,050 in 2009 with a \$343 total annual tax, \$64,961 in 2010 with a \$289 total annual tax.

This continuing decline in property values and the resulting taxes paid to the Middleton School District has severely impacted the revenue that the Middleton School District receives from property taxes each year. As a result, and in an effort to maintain sufficient revenue to support our schools, there is a need for a slight tax rate adjustment from \$4.45/\$1,000 to \$4.95/\$1,000. Therefore, with the necessary tax rate adjustment of \$4.95/\$1,000, the home mentioned above would have a value of \$57,952 (assuming the 11% decrease in home value in 2011) with a \$287 total annual tax.

To illustrate how the Middleton School District compares with others, the 2010 tax rates for ten surrounding School Districts were as follows:

1. Wilder	\$5.94
2. Marsing	\$5.37
3. Caldwell	\$5.34
4. Parma	\$5.31
5. Homedale	\$5.23
6. Vallivue	\$5.05
7. Kuna	\$5.03
8. Melba	\$5.00
9. Middleton	\$4.95 (2011 Projected Tax Rate)
10. Notus	\$4.79
11. Middleton	\$4.45 (2010 Actual Tax Rate)
12. Nampa	\$3.77

The 2011 tax rates for these same School Districts have not yet been released by the Canyon County Treasurer.

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