

June 2025



# TWIN FALLS COUNTY

**Bradford Wills • County Assessor**

630 Addison Ave. W Ste 1300 • Twin Falls, Idaho 83301

## Why Did My Assessed Value Go Up Again?

**Each year**, Twin Falls County property owners receive a notice showing the current market value of their property. One of the most common questions is:

**“Why did my value go up even though I didn’t make any changes?”**

Idaho law (§63-205) requires property to be assessed at **100% of market value**. Even without improvements, values can rise when **similar properties nearby sell for more**.

### **We Don’t Set the Market — We Measure It**

Our team studies sales data, trends, and uses aerial imagery to estimate fair market value.

### **Higher Value ≠ Higher Taxes**

Taxes depend on local government budgets, not just assessed value. These budgets set the **levy rate**, which is applied to your value.

### **Have Questions?**

We’re here to help. Call us if you think your value is incorrect—we’ll review your data and correct any errors. You can also appeal, but only **before the deadline on your notice**.

### *Contact Us*



208-736-4010



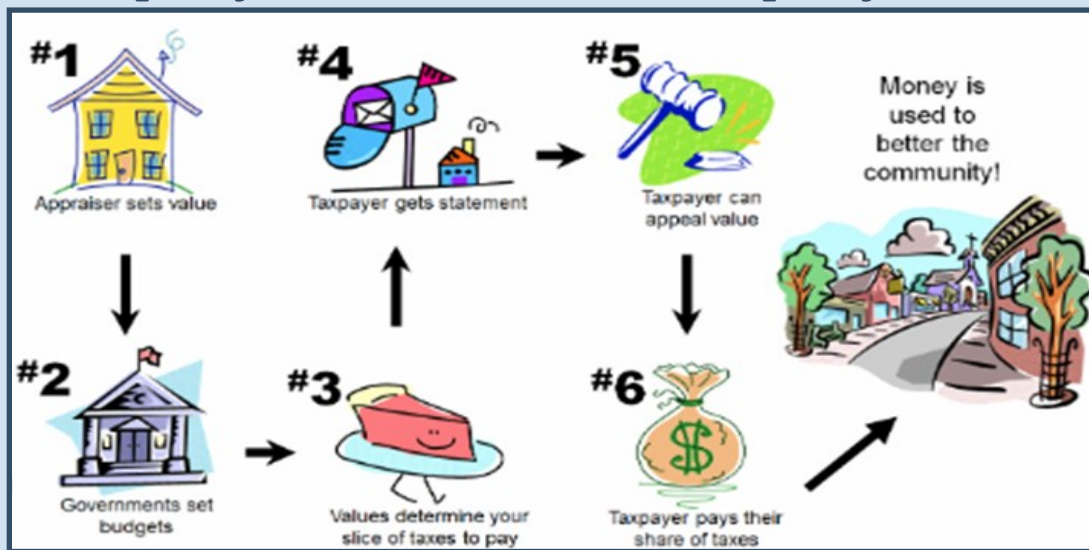
[tfassessor@tfco.org](mailto:tfassessor@tfco.org)

### *Forms & Info*



[TwinFallsCounty.org/assessor](http://TwinFallsCounty.org/assessor)

## Property Values’ Effect on Property Taxes



## Requesting a Review of Your Assessment Value

Every property owner has the right to ask for a review of their Assessment Value from the Assessor's Office and/or appeal to the Board of Equalization (BOE).

Appeal Season is from the first Monday in June and ends at 5 pm on the 4th Monday in June.

© Randy Glazerman  
glazerman.com



"If I find happiness in my own back yard,  
will it increase my property taxes?"



## Homestead Exemption & New Legislative Change

The Homeowner's Exemptions (HOEX) is a reduction in taxable value for property owners who own and occupy a property as their primary dwelling. The exemption cannot be claimed on secondary homes, income properties or short term rentals.

Improperly claiming exemptions can result in penalty fees and tax recovery.

During the 2025 Idaho Legislative session, House Bill 316 was passed and signed into law and retroactive to the beginning of 2025. The bill makes providing your Idaho Identification or Driver's License number required on the Homeowner's Exemption application.

Remember, check your Assessment Notice to confirm whether you HOEX has been applied to your valuation.

## Twin Falls County Assessor's Office Mission Statement

**We are committed to delivering fair and equitable property assessments while responsibly managing resources and fostering public trust through transparency and outreach.**

**Within our office, we uphold professionalism, accuracy, and integrity, working as a team with respect and accountability. We value a safe and supportive workplace that prioritizes the well-being of our staff and the community we serve. Together, we strive for excellence in service, ensuring that every property owner is treated fairly, consistently, and with respect.**

## Why is There a Deadline to Appeal my Property Value?

**Property taxes fund essential community services**, including law enforcement, emergency response, highway districts, and schools. The assessment of property provides the foundation for this tax system.

To ensure tax bills can be generated on time, the County Assessor must finalize and submit property values to the Idaho State Tax Commission in July. To meet this deadline, Idaho law requires that assessment notices be mailed to property owners no later than the first Monday in June. Property owners then have until the fourth Monday in June to discuss their valuation with the Assessor's Office or file an appeal with the Board of Equalization.

These deadlines help prevent tax shortfalls and ensure adequate funding for local services.