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Twin Falls County

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PROPOSALS TO MODIFY THE CURRENT PROPERTY TAX SYSTEM → Still Lacking a Solution



**Eliminating property taxes
would devastate crucial
local services**

HOMEOWNER'S EXEMPTION

IF YOU OWN AND OCCUPY A HOME IN TWIN FALLS COUNTY AS YOUR **PRIMARY RESIDENCE**, YOU MAY QUALIFY FOR THE **HOMEOWNER'S EXEMPTION**, WHICH REDUCES THE TAXABLE VALUE OF YOUR HOME.

APPLICATIONS ARE AVAILABLE ONLINE OR THROUGH OUR OFFICE.

DEADLINE: DECEMBER 31

IF YOU OCCUPY A **NEWLY BUILT HOME**, THE FILING DEADLINE WILL DIFFER. CONTACT YOUR COUNTY ASSESSOR UPON OCCUPANCY TO ENSURE ELIGIBILITY.

You may hear discussions about changing or even eliminating property taxes. While these ideas can sound appealing, they often come with trade-offs that are important to understand.

Currently, property taxes are the main way local services are funded. They help pay for schools, roads, emergency services, and other things our community relies on every day. Property taxes tend to be more efficient and better suited to a municipal finance system compared to the alternatives.

Some proposals—like limiting how property values are assessed or replacing property taxes with other taxes—can shift costs in ways that aren't always obvious. In some cases, they can create uneven tax burdens between property owners or make it harder for local governments to plan for long-term needs.

Before changes are made, it's important to consider how they would affect both property owners and the services our community depends on.

Requesting a Review of Your Assessment Value

Every property owner has the right to ask for a review of their Assessment Value and/or appeal to the Board of Equalization.

Appeal deadline: 5:00pm on the 4th Monday in June



AFFORDABLE HOUSING



2026 State Tax Competitiveness Index

Property Tax Component of the State Tax Competitiveness Index

In 2026, Idaho ranked third in the Tax Foundation's state tax competitiveness study (with #1 being the top ranking).

States that keep statewide property taxes low better position themselves to attract business investment.

-TaxFoundation.org

Affordable Housing: Are We Solving the Problem or Shifting the Cost?

The Challenge

Housing affordability is a real concern, and many families are feeling the impact of rising costs. People are entering the housing market later, and it's becoming harder for some to find homes they can afford.

At its core, housing prices are driven by supply and demand. When there aren't enough homes available, prices tend to rise. Increasing the number of homes is one way to help address affordability—but how we do that matters.

The Policy Debate

Some proposed solutions don't actually reduce costs—they shift them. For example, government subsidies are funded by taxpayers, and requirements for below-market housing can increase prices on other homes. The cost doesn't disappear—it's simply paid in a different way.

Other proposals focus on changing zoning rules or allowing different types of housing in established neighborhoods. These ideas are often described as removing barriers to housing, but they can also affect things like traffic, parking, infrastructure, and the character of existing neighborhoods.

Zoning rules and neighborhood covenants play a role in planning for growth—helping communities manage density, services, and long-term development. Broad, one-size-fits-all changes may increase the number of housing units on paper, but they can also create challenges if infrastructure and services don't keep pace.

The Path Forward

This doesn't mean communities should avoid growth. Additional housing options are clearly needed. The key question is how to expand housing in a way that is balanced, sustainable, and considers the needs of both current and future residents.

In many cases, real affordability comes from increasing housing supply in areas that are prepared for growth—by streamlining processes, encouraging appropriate development, and reducing unnecessary delays—while also maintaining infrastructure, property values, and community stability.