



News Release

Nampa & Meridian Irrigation District

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Treasure Valley Properties Risk Auction Sale Due To Unpaid Irrigation Taxes

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Twelve properties in Ada and Canyon Counties, with a total assessed value of almost \$1 million face being sold at a tax deed public auction August 19 for less than one percent of their assessed value, because the owners have failed to pay irrigation taxes for the past three years, officials with the Nampa & Meridian Irrigation District announced today.

The delinquent taxes on the 12 properties total just \$6,488.40, NMID officials said. The tax deed sale, mandated under Idaho law, sets the minimum bid for each property at the amount of taxes owed plus expenses related to the delinquency.

Ada County Assessor and NMID records show the Ada County properties have a total assessed value of \$438,600. The total tax due is \$2,057.59. Canyon County Assessor data and NMID information shows the seven Nampa properties have a total assessed value of \$542,390 with a total tax bill owing of \$4,426.81

In one example, a Boise home, assessed at \$163,300 could be sold for \$356.75 in delinquent taxes. In another instance, a Meridian residence assessed at \$138,700 could be sold for just \$438.25 in taxes.

The properties are those for which NMID tax assessments have not been paid in the years 2009 through 2012. There are two properties in Boise, three in Meridian and seven in Nampa.

The property owners can avoid their property being sold by paying the taxes due prior to the opening of the bids, according to Daren Coon, NMID Secretary/Treasurer. Most property owners do pay with just a couple of properties actually being sold over the past several years, Coon said.

“We fully understand how difficult things can be financially for people right now and really don’t like to have to move forward with tax deed sales for people’s properties. We go to great lengths to avoid these types of tax deed sale situations for our patrons. But it’s out of our hands because Idaho law is very specific about what steps the District is required to take to recover the tax money owed on the property,” said Daren Coon, NMID Secretary Treasurer.

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A certified letter warning of the pending tax deed action was mailed June 22 to the property owners in addition to several other written notices. The final warning will come with large advertisements run for three consecutive days in the two local daily newspapers. Although it is not required, NMID officials also typically take the extra step of trying to find and personally notify the property owners.

The Irrigation District is also cautioning other people who own property inside the District's boundaries to make sure their tax bills are paid to avoid facing similar action. Residents can check to see whether their NMID taxes are paid by visiting the District's web site: www.nmid.org, or by calling the NMID office at 466-7861.

The tax deed auction represents a miniscule percentage of the more than 37,000 property owners who received annual tax assessment notices. The problem sometimes grows out of a mistaken belief by property owners that they do not need to pay the annual assessment because they do not receive or use irrigation water, Coon explained.

“Our experience is that many newcomers mistakenly believe the District's tax assessment need only be paid if they actually use irrigation water. But that is just not the case. Idaho law specifies that all property owners in the district are to help pay the costs of maintaining the irrigation system, whether they use water or not. In addition some property owners wrongly believe the irrigation tax payment is part of their escrow tax payment being made by the mortgage company” Coon said.

The taxes are used to pay for operation and maintenance of the canals, laterals, drains and dams that make up the District's water delivery system. Levies also are assessed against individual subdivision parcels using pressurized irrigation systems in subdivisions around the valley.

NMID delivers irrigation water to 69,000 acres of farm, residential and commercial land in the Treasure Valley including pressurized irrigation to more than 15,200 residential and commercial lots including 343 residential subdivisions. For information about the District call 466-7861. Information is also available on its Internet website: www.nmid.org.

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