

News Release

Nampa & Meridian Irrigation District

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Serving The Treasure Valley Since 1904

Nampa Meridian Begins Tax Deed Action Against Properties with Unpaid Irrigation Taxes

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Legal tax deed action has started against 48 Ada and Canyon county properties because the owners have failed to pay irrigation taxes that have accumulated over the past four, officials with the Nampa & Meridian Irrigation District announced today.

Tax deed action means the properties could be sold at public auction in August 2013 to pay for the amount of irrigation taxes owing, plus legal and administrative fees if they are not paid prior to the auction. The 48 properties have a total assessed value of \$5,548,720 while the total taxes owing on all 48 properties is \$29,946, just one-half of one percent (0.005%) of their total assessed value.

The property owners can avoid these issues by paying the taxes prior to the auction next summer, officials said. Most delinquent property owners pay prior to the auction in the summer but each year some properties do end up being sold at auction.

What is most troubling to NMID officials is that in most cases the actual tax bill is a few hundred dollars on properties that have assessed values many hundreds of times the amount of the bill. The property owners facing tax deed action on their property are those who have failed to pay District irrigation tax assessments for the years 2009 through 2012.

“Tax deed action is probably the most unpleasant duty we must take and is truly a last ditch measure the District goes to great length to avoid but which it cannot avoid if the taxes are not paid,” according to Daren Coon, NMID Secretary Treasurer. “Fortunately these properties represent just a tiny percentage of our 37,000 property owners in the District.

NMID will now begin a process of issuing final warnings to property owners that their property is at risk of being sold at public auction. That process includes certified letters and legal notices published in local newspapers.

Of the 31 Ada County properties, 19 are located in Meridian and 12 in Boise. All 17 of the Canyon County properties have Nampa addresses.

Coon says 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.

“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 believe the payment is part of their escrow tax payment being made by the mortgage company when it is not,” 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 officials stress that individuals who own property inside the District and have questions about their tax assessment payment or the Nampa & Meridian Irrigation District should call the District office at 466-7861. Residents also can check to see whether their NMID taxes are paid by visiting the District's web site: www.nmid.org.

The Nampa & Meridian Irrigation District is a water storage, conveyance and distribution system founded in 1904. The District supplies irrigation water to some 69,000 acres of farmland, residential and commercial lands including pressurized irrigation for more than 15,000 individual parcels of land in Ada and Canyon counties

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