



News Release

Nampa & Meridian Irrigation District

1503 First Street South, Nampa, Idaho 83651

Tel: (208) 466-7861 -- Fax: (208) 463-0092

Serving The Treasure Valley Since 1904

Local Properties Risk Sale At Public Auction **Due To Unpaid Irrigation District Taxes**

For Immediate Release
Nampa, Idaho – Nov. 14, 2019

For Media Information Contact:
Daren Coon - (208) 466-7861

Twenty Ada County residential properties with a combined assessed value of \$6,232,800 could eventually be sold at public auction because their owners have not paid 2016 delinquent irrigation taxes owed to the Nampa & Meridian Irrigation District, NMID officials said today.

The District warned it will start tax deed action against the 20 properties in January if the delinquent taxes are not paid by December 31 of this year.

The total delinquent tax bill for the 20 properties is \$4,015.41, an average of about \$200 per property. The tax bills range from \$124.85 to \$429.42.

State law requires irrigation districts to take tax deed action against properties that are three years in arrears. The law then allows irrigation districts the right to sell the delinquent properties at public auction for the amount of taxes owed plus expenses not for the actual market value of the property.

There are 8 Boise and 12 Meridian homes included in the tax deed action. That means one Meridian property assessed at a value of \$450,000 by the Ada County Assessor's office could be sold for the \$370.51 in unpaid taxes. A Boise property on the list is valued by the Assessor's Office at \$347,900 but could be sold at auction for \$250.98 in unpaid taxes.

Property owners can avoid the tax deed action if they pay the delinquent taxes by December 31 which most property owners do, according to Daren Coon, NMID Secretary/Treasurer.

"These sales are extreme cases that represent just a tiny fraction of the more than 41,000 patrons in our District. Still, the irrigation taxes are three years in arrears and that puts their properties in jeopardy. We go to great lengths to try to avoid these types of tax deed sale situations but it is out of our hands. Idaho law is very specific about what steps the District is required to take to recover the tax money owed on the property," according to Coon.

Several efforts have been made to let the property owners know about the issue. A certified letter outlining the debt was mailed to the property owners in July and August. This month a legal notice is being published four times in the local newspaper detailing the tax deed warning. The District will begin the tax deed legal process January 1, 2020 against those property owners who have not paid.

Occasionally the delinquent tax problem arises when the property is sold but the new owner information is not provided to NMID. That results in the annual tax assessment bill being wrongly sent to the previous owners. In other cases property owners mistakenly believe they do not need to pay the annual NMID assessment because they do not receive or use irrigation water.

"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. Also, some property owners wrongly believe the irrigation tax payment is part of their escrow tax payment being made by the mortgage company" Coon said.

Local residents can find out if they have unpaid NMID irrigation taxes by visiting the District website at nmid.org. They can also check with the District office at (208) 466-7861.

NMID has since 1904 delivered irrigation water to 69,000 acres of farm, residential and commercial land in the Treasure Valley including pressurized irrigation to more than 17,000 residential and commercial lots. For information about the District call (208) 466-7861 or visit its internet website: www.nmid.org.