



# News Release

## Nampa & Meridian Irrigation District

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Serving The Treasure Valley Since 1904

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### **Local Properties Risk Pennies-on-the-Dollar Auction Sale Due To Three Years of Unpaid Irrigation District Taxes**

For Immediate Release  
Nampa, Idaho – August 8, 2014

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

Nineteen properties in Ada and Canyon Counties with a total assessed value of almost \$2.6 million are scheduled to be sold at public auction August 19, because the owners have failed to pay irrigation taxes for the past three years, officials with the Nampa & Meridian Irrigation District announced today. The properties are those for which NMID tax assessments have not been paid for the years 2010 through 2013.

The properties include residences, agricultural land and common areas in residential subdivisions. The delinquent taxes on the 19 properties total \$34,934.74, 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. There are 7 properties in Boise, 19 in Meridian and 3 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 few properties actually being sold over the past several years, Coon said.

“These extreme cases represent just a tiny fraction of the more than 37,000 patrons in our District. But the failure to pay the annual assessments has put the properties in jeopardy. We go to great lengths to try to avoid these types of tax deed sale situations but it’s 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.

A certified letter warning of the pending tax deed action was mailed in June to the property owners in addition to several other written notices. Large legal notices listing the properties was also published for three consecutive days in the two local daily newspapers. Although it is not required, NMID officials also took the extra step of trying to find and personally notify the property owners by a final hand delivered notice.

The problem sometimes arises because property owners mistakenly believe they do not need to pay the annual NMID assessment because they do not receive or use irrigation water, Coon added.

“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](http://nmid.org). They can also check with the District office at 466-7861

Ada County Assessor and NMID records show the 16 Ada County properties have a total assessed value of \$2,355,700 with a total tax bill of \$7,606.10.

Canyon County Assessor data and NMID information shows the three Nampa properties have a total assessed value of \$226,890 with a total tax bill of \$27,328.64. One of the three, 101 acres of irrigated agricultural land with an assessed value of approximately \$82,500, has a tax bill of \$25,924.06 in back taxes. The other two are residential properties.

In one example, a Boise home, assessed at \$318,800 could be sold for \$699.54 in delinquent taxes. In another instance, a Meridian residence assessed at \$222,300 could be sold for just \$453.96 in taxes.

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 almost 15,000 residential and commercial lots including 367 residential subdivisions. For information about the District call 466-7861. Information is also available on its Internet website: [www.nmid.org](http://www.nmid.org).

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