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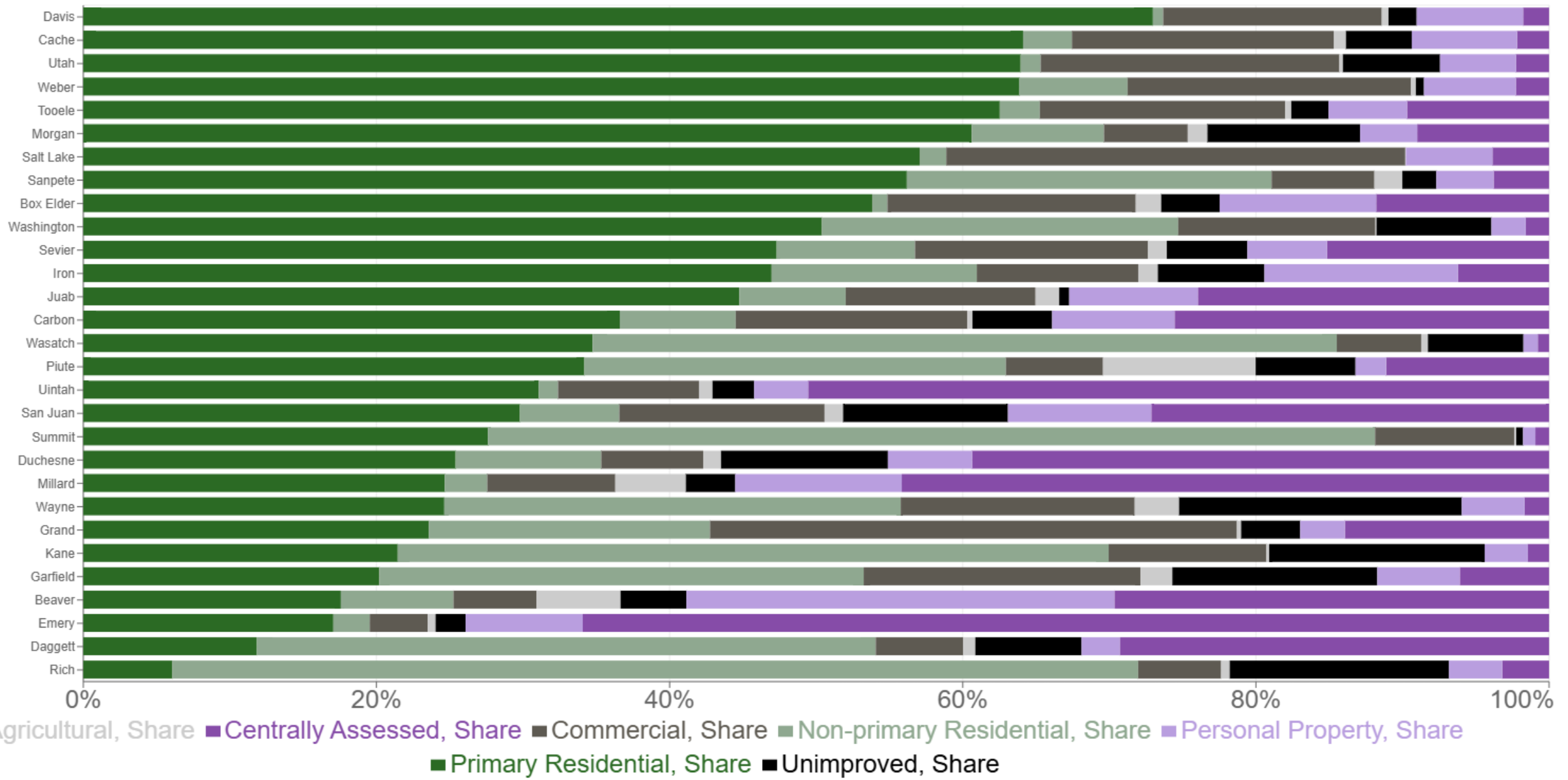
# Property Tax Shift

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8/15/2025

# Share of Tax Base by Property Type (%), 2024





Part 1

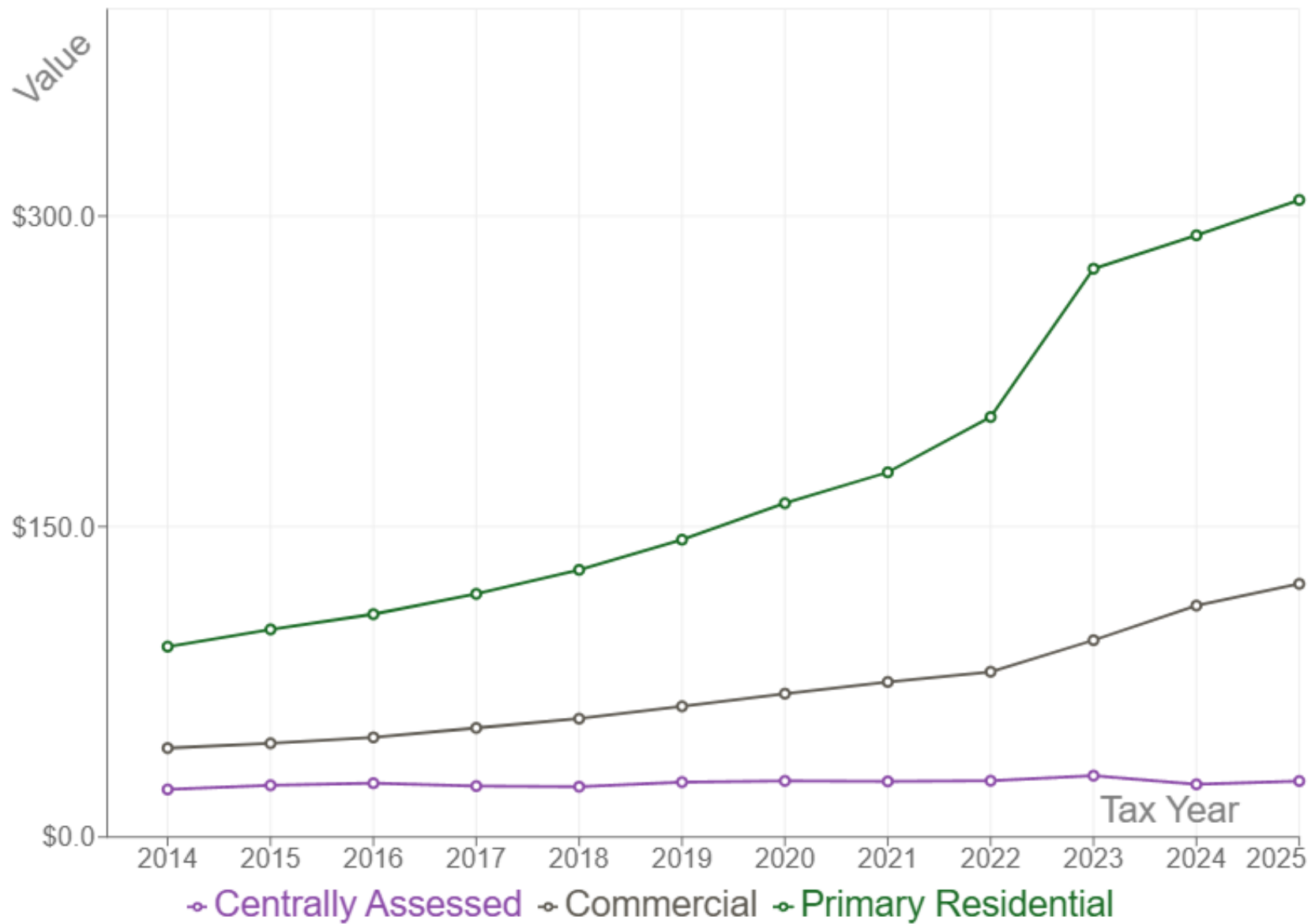
# Truth in Tax in Practice

# Truth in Taxation basics

- Revenues are held constant year-to-year
- Entities can increase revenue via the Truth in Taxation process
- There exist some complications:
  - new growth
  - collection rates
  - and more...
  - These can be held aside for our purposes here



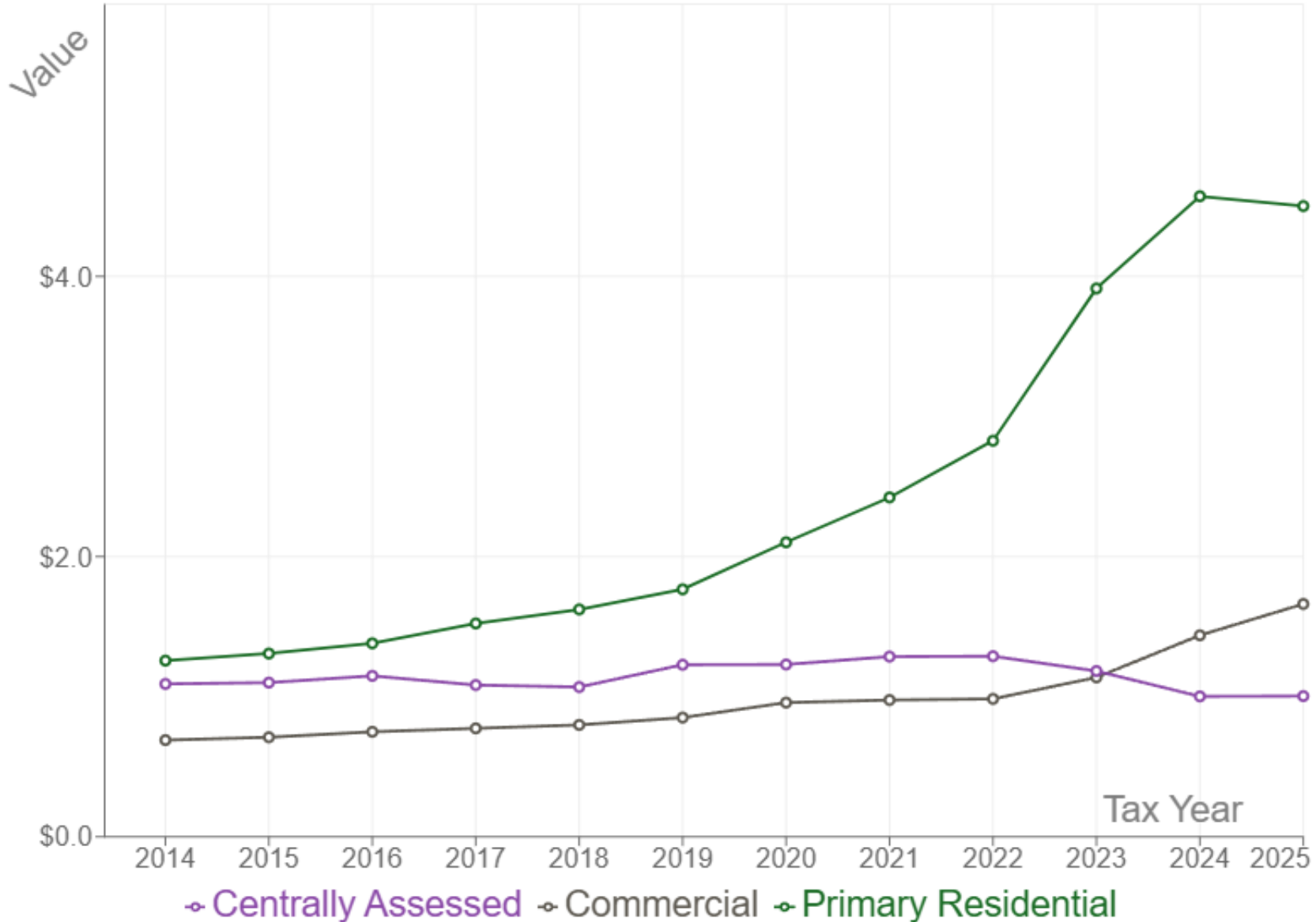
## Taxable Value (\$B): Statewide



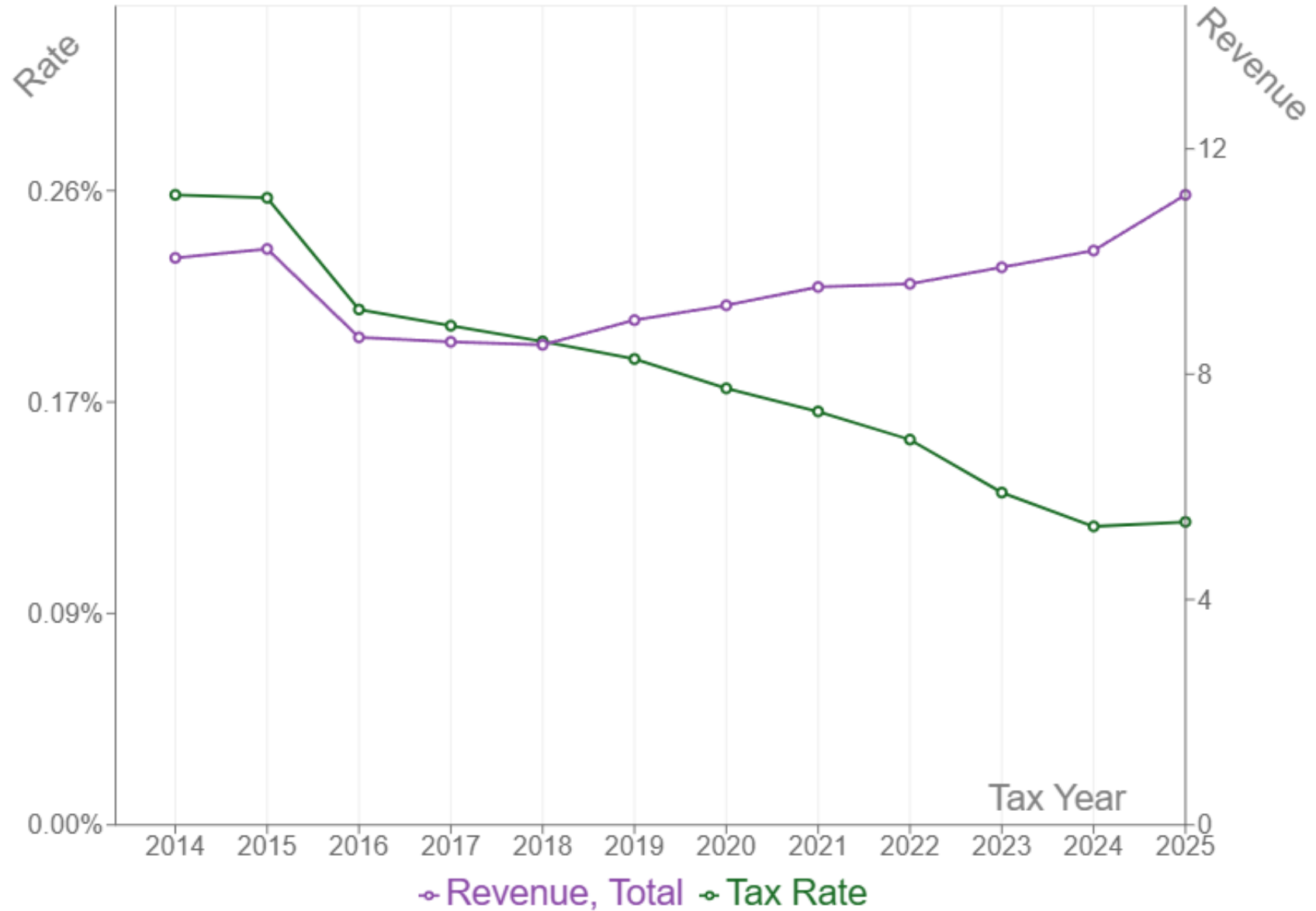
### Tax Rate & Revenue (\$M): Statewide



# Taxable Value (\$B): Box Elder



# Tax Rate & Revenue (\$M): Box Elder





Part 2

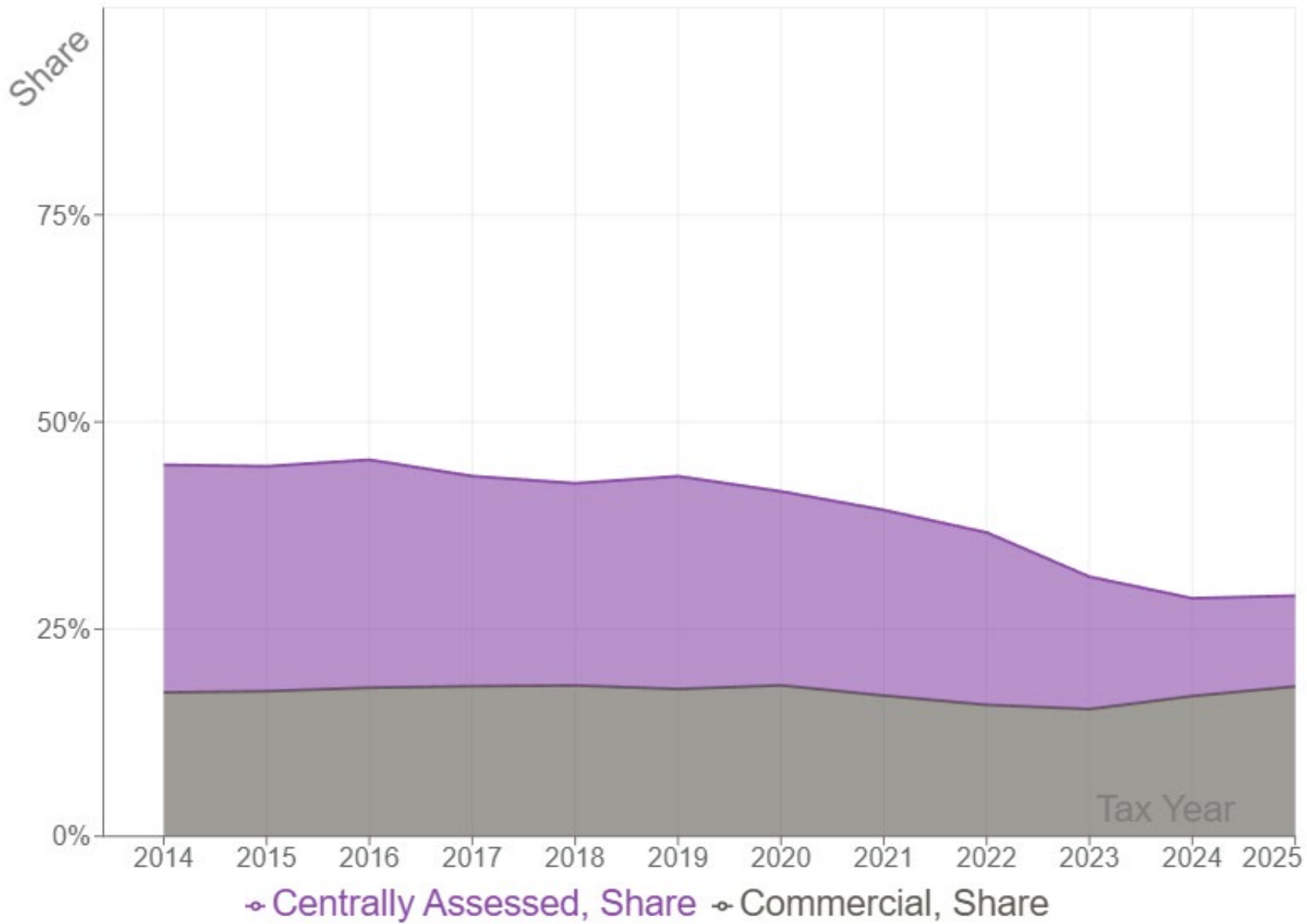
# Residential Shift

# Residential Shift, Conceptually

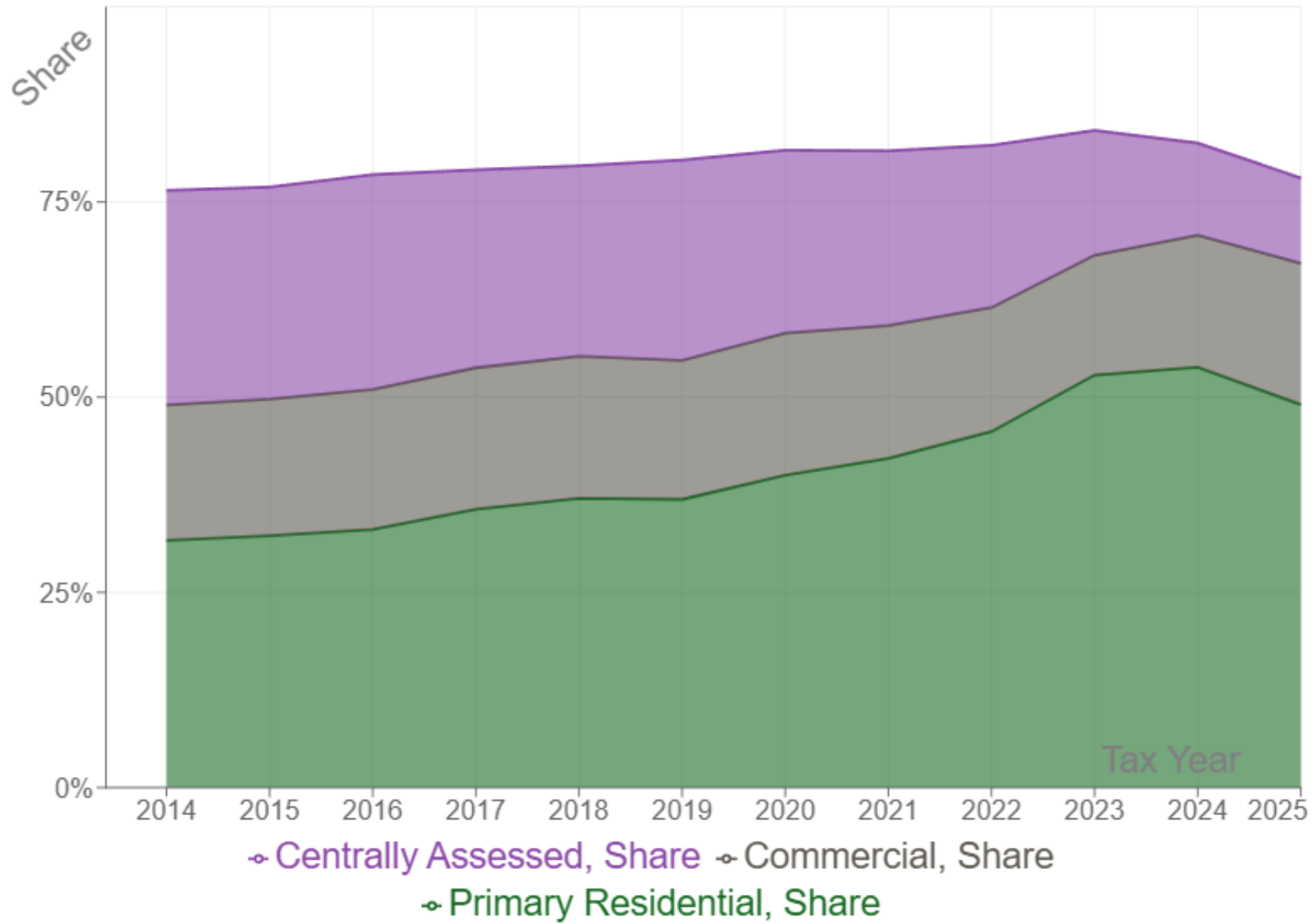
- Truth in Taxation holds **total** revenue constant year-to-year
- If the base changes, Taxpayer liability can increase without a taxing entity collection more revenue
- The result is that tax burden shifts from one type of taxable property onto another



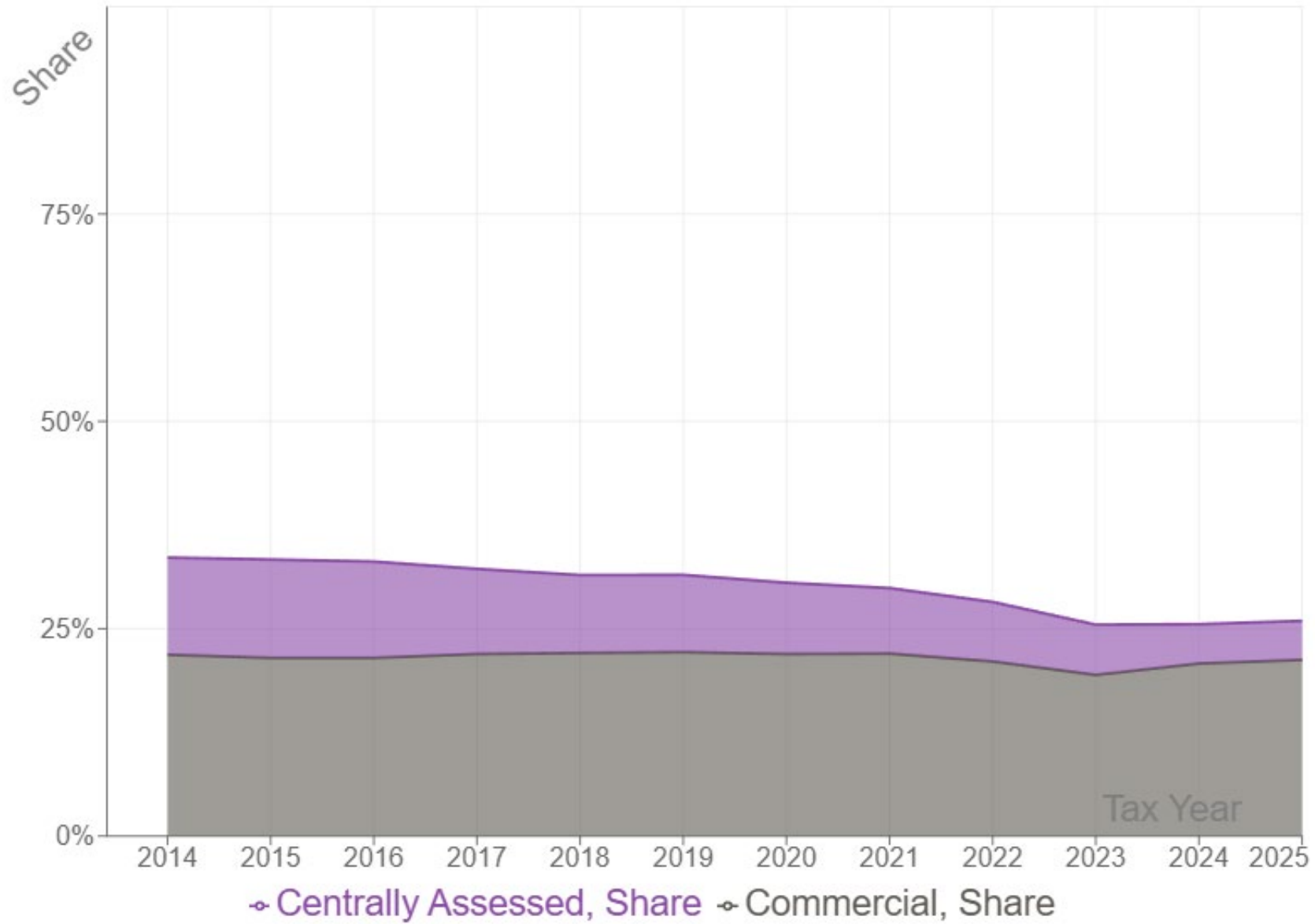
# Share of Taxable Value (%): Box Elder



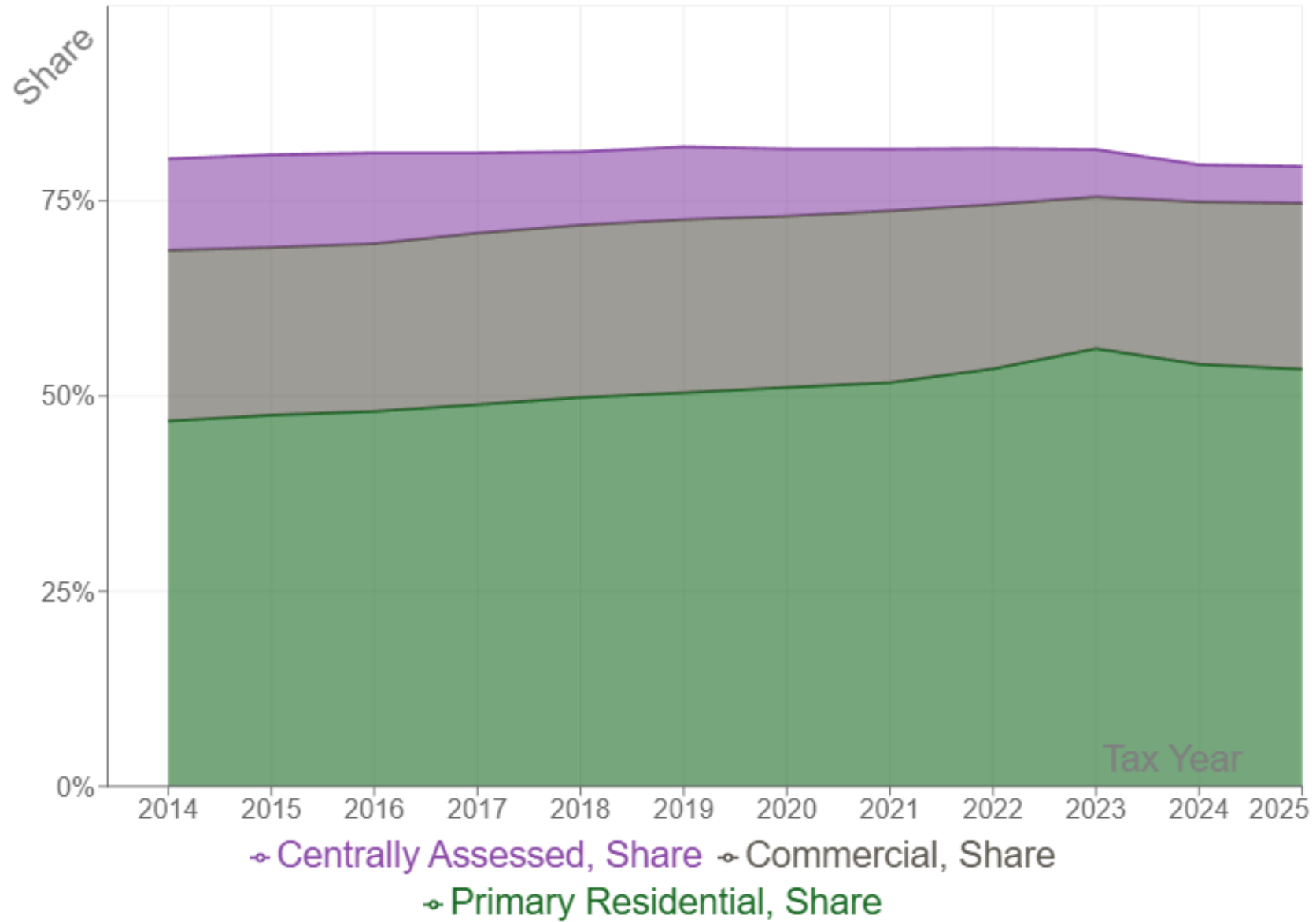
# Share of Taxable Value (%): Box Elder



# Share of Taxable Value (%): Statewide



## Share of Taxable Value (%): Statewide





Part 3

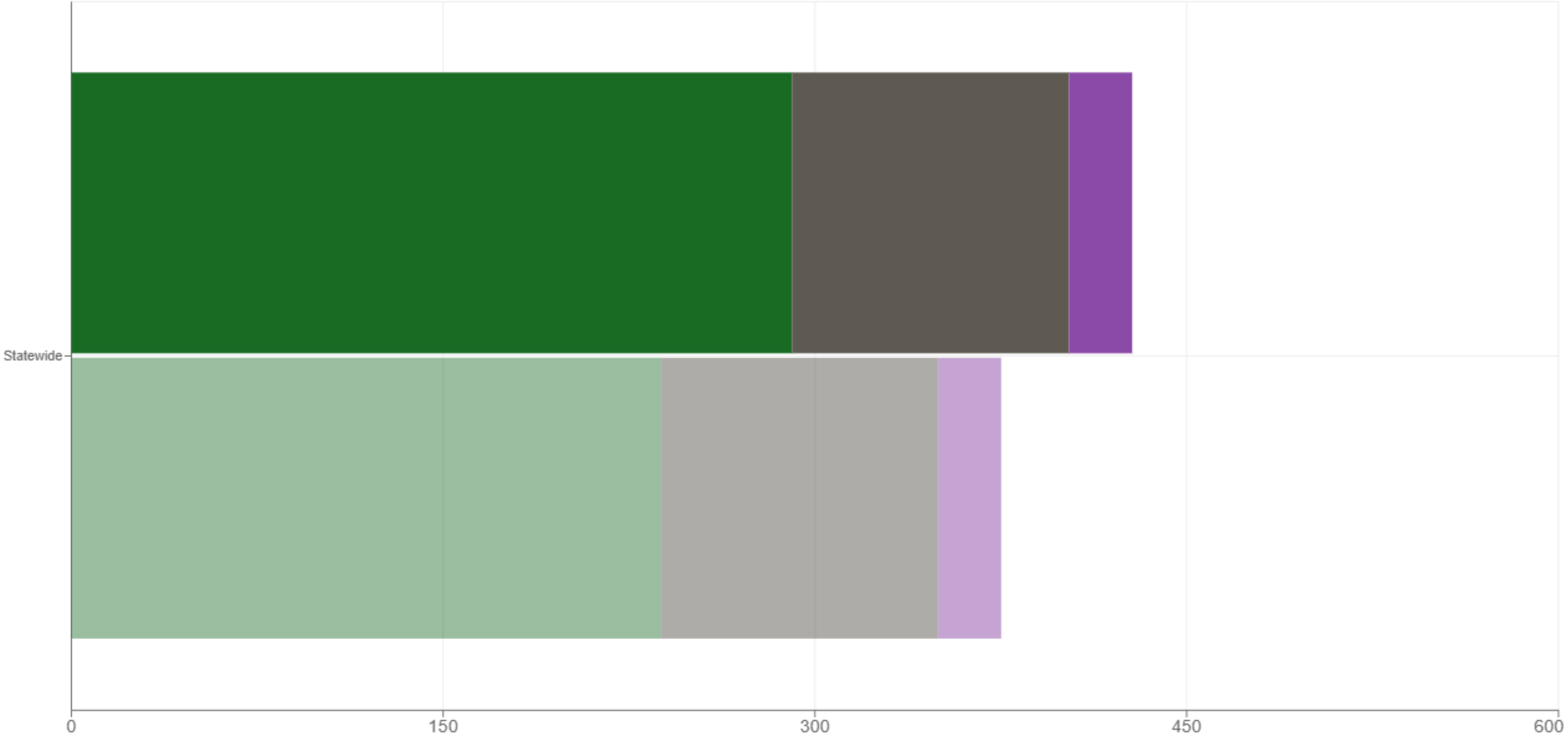
# The Residential Exemption

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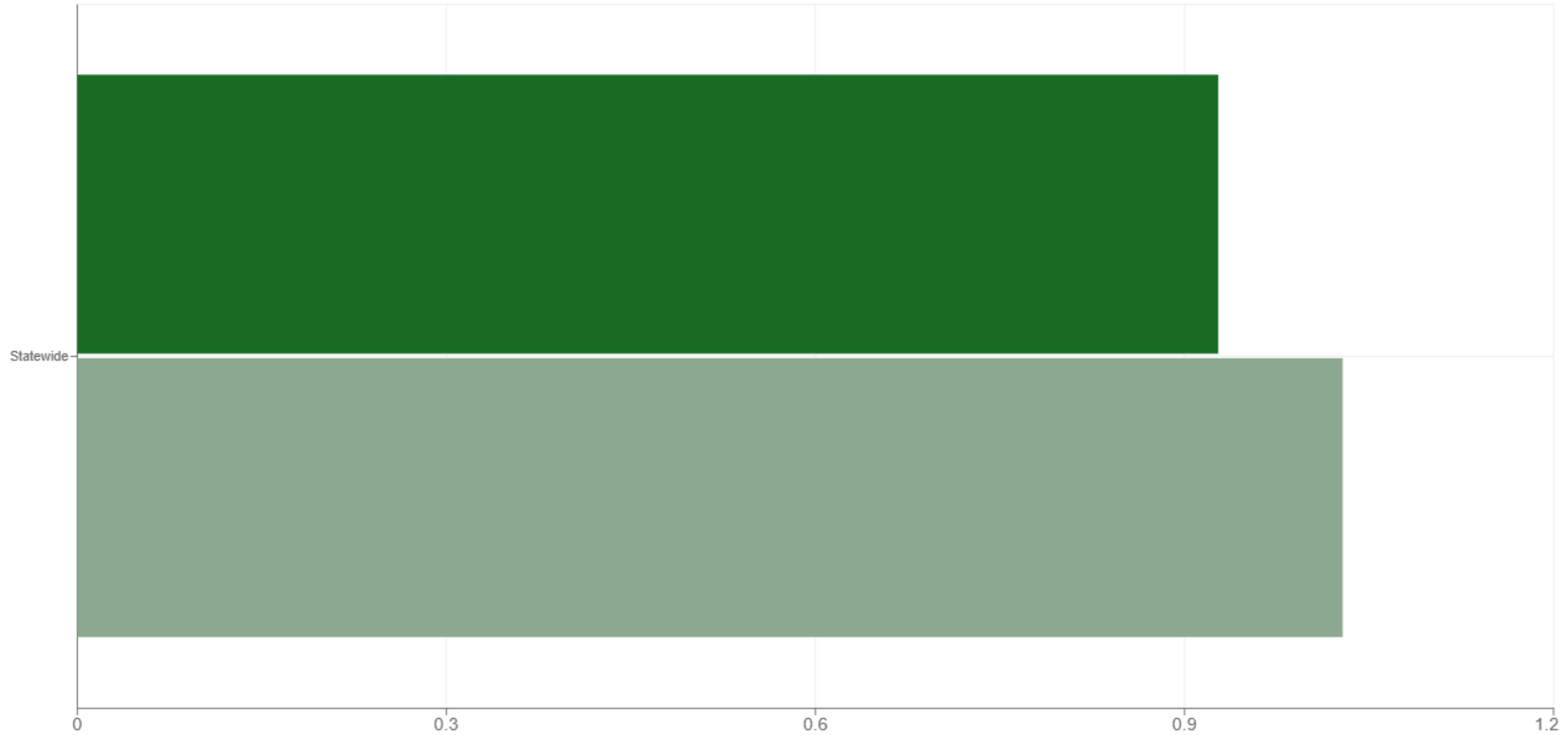
- The state constitution allows some portion of residential property to be exempted from taxation ([XIII §3](#))
- Currently, the portion is 45%. ([59-2-103](#))
- Consequently, homeowners are taxed on 55% of market value



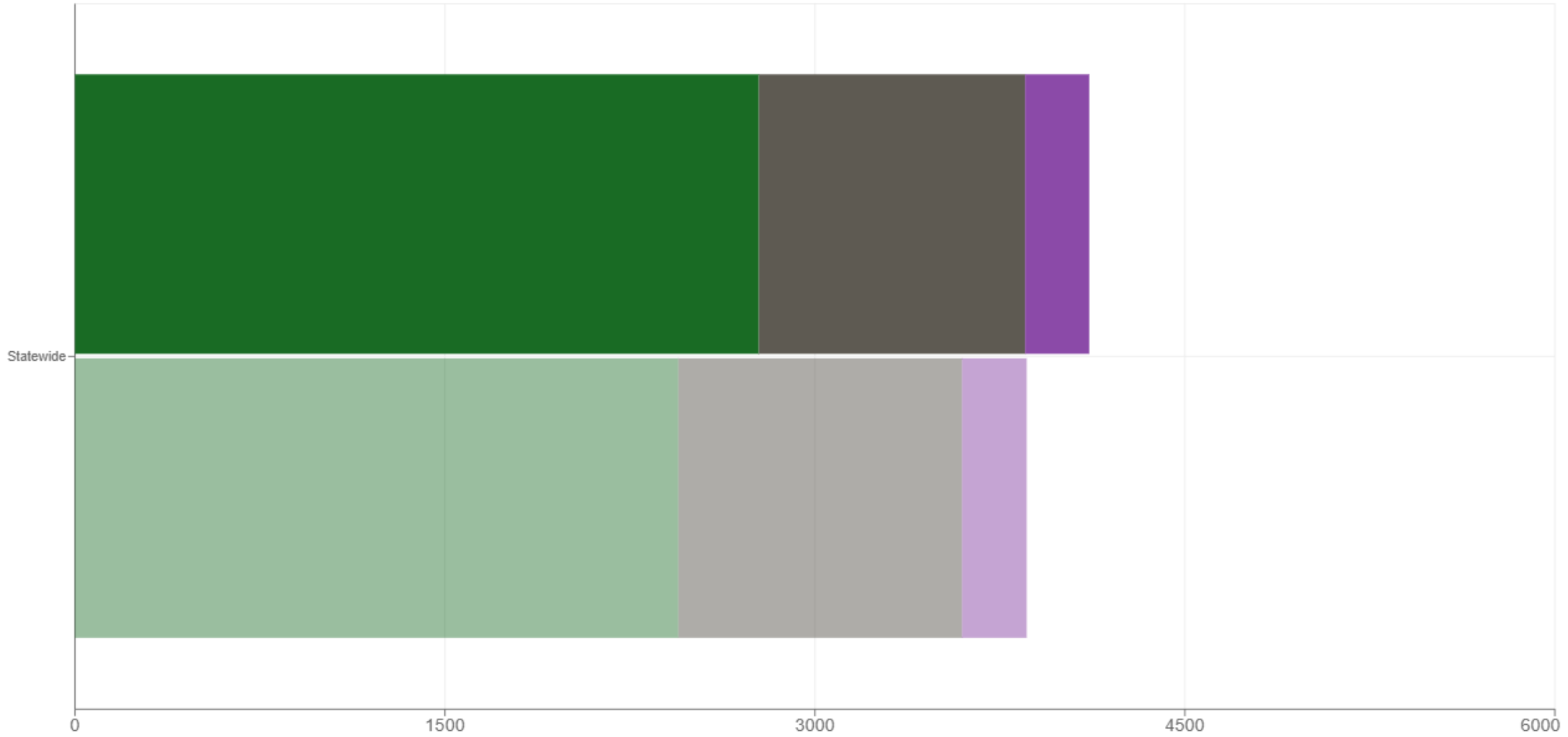
### Observed vs Simulated Taxable Value (\$B)



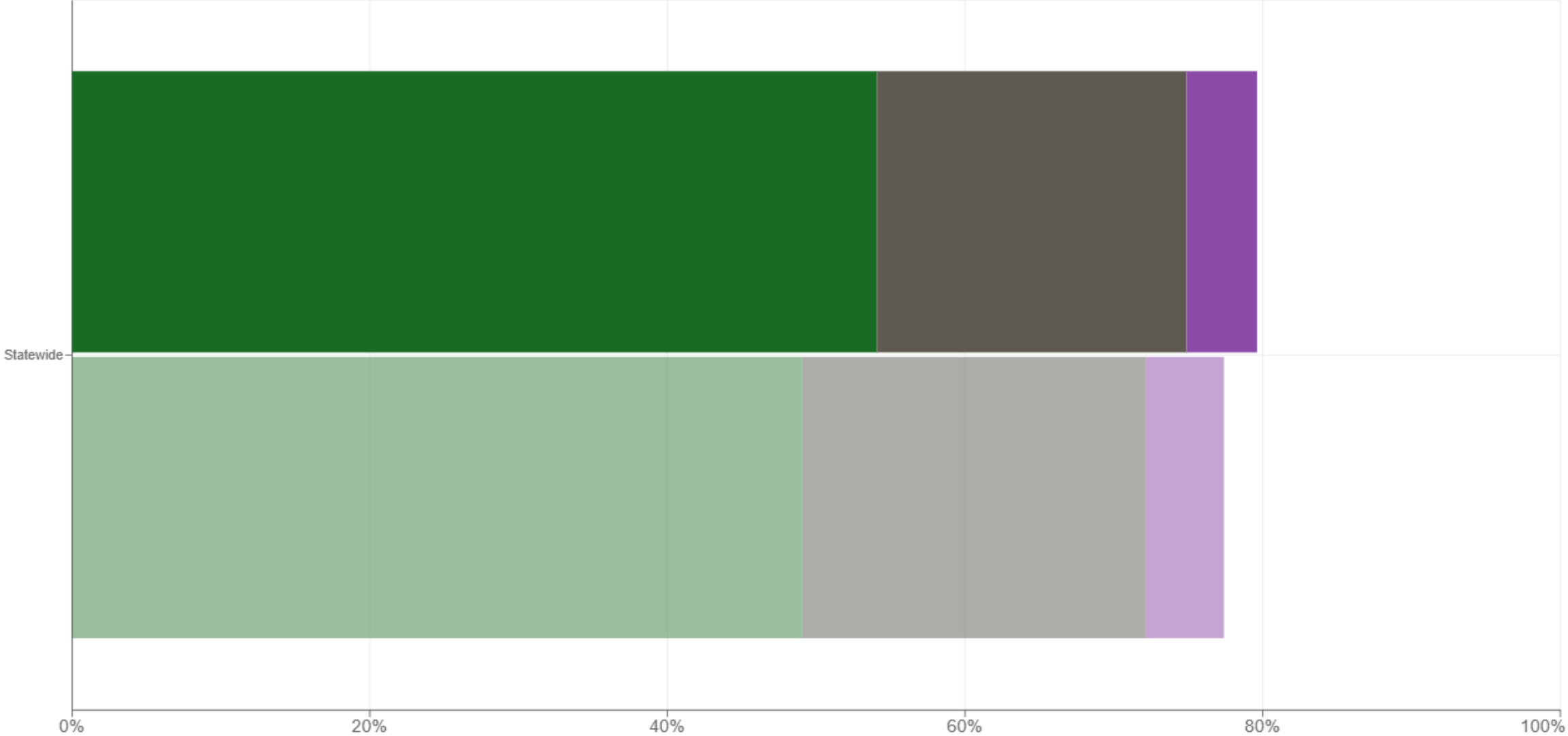
### Observed vs Simulated Tax Rates (%)



### Observed vs Simulated Revenue (\$M)



### Observed vs Simulated Share (%)



# Questions?



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