

# UNDERSTANDING YOUR COUNTY PROPERTY TAXES



## MARKET VALUE – Estimated by the Montana Department of Revenue

The Montana Department of Revenue, in accordance with the Montana State Constitution, Article VIII, Sections 3 and 4, completes a uniform valuation of similar properties throughout the state through an appraisal process.

Appraisals for 100% of the market value\* for all taxable residential, commercial, and industrial land and improvements must be performed every two years; 100% of productivity value for all taxable agricultural land every two years; and 100% of productivity value for all taxable forest land every six years. Once your market value is set, you should receive a mailed appraisal notice of the value, which includes how your property is classified and valued for property assessment and tax billing. The mills listed are for the prior year and not the amount of your upcoming tax bill.

\**Market value* is the value at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of relevant facts (15-8-111(2)(a), MCA). *Productivity value* is the value of agricultural or forest land based on the productive capacity per acre.

It is the taxpayer's responsibility to review his/her appraisal notice. An appeal to challenge your market value must be made with the Department of Revenue within 30 days of the receipt of your assessment (not your tax bill). For more information, please visit the Department of Revenue's website at [mtrevenue.gov/property](https://mtrevenue.gov/property) or call your local office at (406) 582-3400.

## TAXABLE VALUE – Based on laws passed by the Montana Legislature

The Montana Department of Revenue calculates each property's taxable value based on the tax rate set for each type of classification by the Montana Legislature. The taxable value for your property value is also listed on your appraisal notice.



## MILL RATE – Approved by Gallatin County voters, and from budgets of local schools, cities, county, and special districts.



Gallatin County voters have approved spending measures for local services such as schools, city and county governments, open lands, public safety, and fire. All of these items are reflected in the mill rate. Each year, after more than 100 hours of presentations and deliberations, including several publicly noticed meetings and opportunity for input from the public, governing agencies, district boards, cities, towns, and the Gallatin County Commissioners approve their budgets and set their fees or mills according to the amount needed using a mill levy calculator that takes into consideration, among other things, the total certified taxable valuation of the parcels in their districts.

## CALCULATING YOUR TAXES – Property Tax = (Mill Rate x Taxable Value)/1000

The mills on your classification and appraisal notice are specific to your property's location. There may be additional taxes or fees on your bill for approved special districts or improvements (e.g., Rural Improvement, lighting, water and sewer, etc.) A total tax bill calculation includes all taxing jurisdictions and amounts assessed by each district.

### EXAMPLE OF A PROPERTY TAX CALCULATION FOR A GALLATIN COUNTY HOME

Market Value: \$343,559

Taxable Value: \$4,638

Gallatin County Mill Rate Fiscal Year 2020: 91.17

*Property Tax = (Mill Rate x Taxable Value)/1000*

Using the valuation above:

Property Tax = (91.17 x \$4638)/1000 = \$422.85 per year for County Government Taxes. (Other mills and/or fees will be added according to the district that your property is in.)



## TAX BILL – Sent by Gallatin County on behalf of all taxing jurisdictions

With the exception of special assessments taxed separately by the City of Bozeman and a few districts, Gallatin County sends property tax bills to all taxpayers on the schedule according to their property types.

## ADDITIONAL RESOURCES

Montana Department of Revenue: <https://mtrevenue.gov/>

Property Appraisal Notices: <https://mtrevenue.gov/property/property-appraisal-notice/>

Gallatin County Treasurer's Office: [www.gallatin.mt.gov](http://www.gallatin.mt.gov) (See Property Tax Information link under Residents)

