

# Property Tax Changes:

## SB 542 and HB 231

- Property Change Counts by Class
- Estimates versus Actuals

**May - 2025**

Eric Dale-Tax Policy and Research



# Counts of Property Changes by Class TY 2024 to TY 2025

Tax Class	Description	Counts					Median Change in Taxes (\$)				Median Change in Taxes (%)			
		Decrease	No Change (±5%)	Increase	No Prior Data	Total	Decrease	No Change (±5%)	Increase	Total	Decrease	No Change (±5%)	Increase	Total
1	Mine Net Proceeds	2	3	2	3	10	(\$117,100)	(\$1,395)	\$28,847	(\$1,395)	-45%	-1%	20%	-1%
2	Gross Proceeds Metal Mines	1	1	2	2	6	(\$751)	(\$257,610)	\$742,823	\$603	-22%	-4%	65%	9%
3	Agricultural Land	16,944	93,590	158,513	3,095	272,142	(\$15)	\$1	\$14	\$6	-9%	1%	12%	7%
4	Residential	426,932	44,789	70,021	14,875	556,617	(\$402)	(\$6)	\$312	(\$268)	-23%	-1%	26%	-20%
4	Commercial	15,233	7,219	21,873	1,275	45,600	(\$305)	\$1	\$972	\$57	-17%	0%	24%	5%
5	Telecomm. & Electric Co-ops	12	27	59	9	107	(\$8,762)	\$104	\$13,383	\$3,079	-21%	2%	13%	9%
7	Non-Centrally Assessed Public Util.	1	2	1	1	5	(\$10)	\$63	\$1	\$30	-6%	2%	5%	2%
8	Business Personal Property	4,194	5,088	8,496	2,070	19,848	(\$22)	(\$0)	\$14	\$0	-19%	0%	24%	4%
9	Transmission and Pipelines	2	6	41	1	50	(\$77,870)	(\$253)	\$223,697	\$111,222	-25%	1%	15%	14%
10	Forest Land	6,973	3,985	30,863	560	42,381	(\$2)	(\$0)	\$4	\$2	-11%	-2%	23%	17%
12	Railroad and Airline Property	2	3	17	0	22	(\$5,817)	\$8,495	\$21,708	\$14,405	-21%	5%	12%	10%
13	Telecommunication & Electric Property	5	3	19	0	27	(\$138,609)	(\$533)	\$243,982	\$31,255	-12%	-2%	15%	10%
14	Commercial Wind Generation Facilities	2	6	8	0	16	(\$23,932)	\$3,499	\$45,930	\$6,321	-7%	2%	8%	5%
15	Carbon Dioxide and Liquid Pipeline	0	241	19	0	260		(\$2)	\$198	(\$2)		-2%	15%	-2%
17	Data Centers	1	0	1	0	2	(\$41,406)		\$9,394	(\$16,006)	-14%		20%	3%

# Estimated TY 2025 Values versus Actual TY 2025 Values

Property Type	TY 2025 Actual Values			TY 2025 Estimated Value			Difference-#			Difference-%		
	Taxable Value	Mills	Taxes	Taxable Value	Mills	Taxes	Taxable Value	Mills	Taxes	Taxable Value	Mills	Taxes
	Res.	\$2,828,678,714	469.71	\$1,328,669,568	\$2,820,920,628	472.06	\$1,331,633,028	-\$7,758,086	2.34	\$2,963,460	0%	0%
Comm.	\$687,868,059	616.49	\$424,061,819	\$629,500,986	632.44	\$398,118,505	-\$58,367,073	15.95	-\$25,943,314	-8%	3%	-6%
Ag./Timber	\$157,791,027	557.75	\$88,007,791	\$157,864,458	555.36	\$87,672,104	\$73,431	-2.39	-\$335,687	0%	0%	0%
Other	\$1,211,891,815	520.34	\$630,592,456	\$1,184,459,281	523.02	\$619,498,736	-\$27,432,534	2.69	-\$11,093,719	-2%	1%	-2%
<b>Total</b>	<b>\$4,886,229,615</b>	<b>505.77</b>	<b>\$2,471,331,634</b>	<b>\$4,792,745,353</b>	<b>508.46</b>	<b>\$2,436,922,373</b>	<b>-\$93,484,262</b>	<b>2.69</b>	<b>-\$34,409,261</b>	<b>-2%</b>	<b>1%</b>	<b>-1%</b>

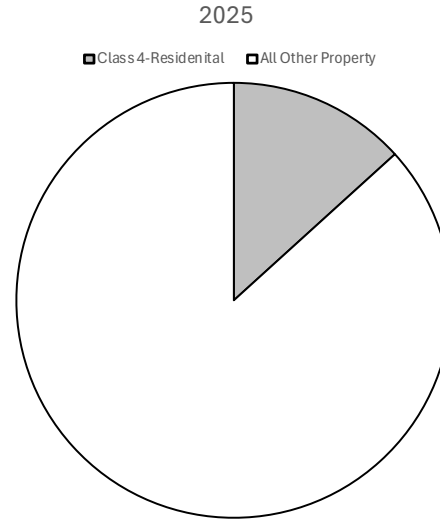
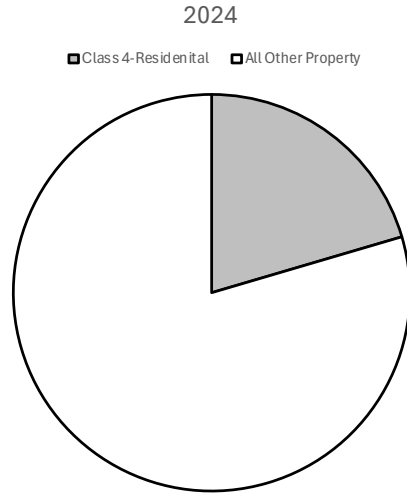
Property Type
Res.
Comm.
Ag./Timber
Other
<b>Total</b>

TY 2024-TY2025 Actual		
Taxable Value	Mills	Taxes
1%	-4%	-2%
9%	8%	18%
0%	7%	7%
7%	8%	15%
<b>4%</b>	<b>2%</b>	<b>5%</b>

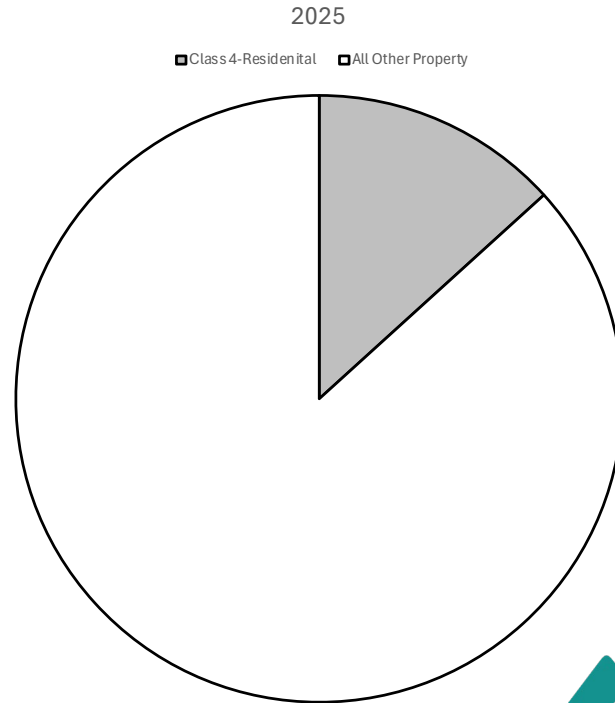
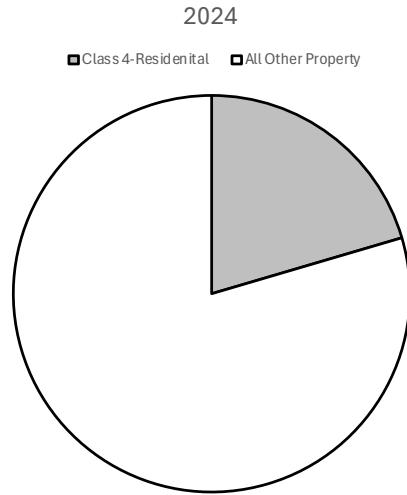
TY 2024-TY2025 Estimated		
Taxable Value	Mills	Taxes
1%	-3%	-2%
0%	11%	11%
0%	7%	7%
4%	9%	13%
<b>2%</b>	<b>2%</b>	<b>4%</b>

Difference-#		
Taxable Value	Mills	Taxes
0%	0%	0%
-9%	3%	-7%
0%	0%	0%
-2%	1%	-2%
<b>-2%</b>	<b>1%</b>	<b>-1%</b>

# Reasons for Changing Taxes-Size of the Pie and Share of the Pie



# Reasons for Changing Taxes-Size of the Pie and Share of the Pie



# Estimated TY 2025 Values versus Actual TY 2025 Values

		Education	Countywide Education	County	City	Other	State Equalization and MUS	TIF	Total
Statewide	Est	\$717,192,100	\$98,896,891	\$675,884,740	\$282,355,709	\$115,470,094	\$476,028,807	\$71,094,033	\$2,436,922,373
Statewide	Act	\$699,837,573	\$97,698,815	\$711,358,082	\$282,389,259	\$110,016,907	\$484,482,531	\$85,548,470	\$2,471,331,634
Statewide	Diff	2.5%	1.2%	-5.0%	0.0%	5.0%	-1.7%	-16.9%	-1.4%
Statewide	Diff	\$17,354,528	\$1,198,076	(\$35,473,342)	(\$33,550)	\$5,453,187	(\$8,453,724)	(\$14,454,437)	(\$34,409,261)

Beaverhead	Est	\$6,047,920	\$646,553	\$5,469,442	\$1,557,600	\$550,051	\$3,266,159	\$0	\$17,537,725
Beaverhead	Act	\$5,327,411	\$909,160	\$5,685,839	\$1,192,508	\$488,474	\$3,152,253	(\$0)	\$16,755,644
Beaverhead	Diff	13.5%	-28.9%	-3.8%	30.6%	12.6%	3.6%		4.7%
Beaverhead	Diff	\$720,509	(\$262,607)	(\$216,397)	\$365,092	\$61,577	\$113,907	\$0	\$782,081

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Yellowstone	Est	\$103,149,368	\$11,696,936	\$70,153,704	\$61,354,561	\$2,662,770	\$44,293,974	\$9,946,831	\$303,258,145
Yellowstone	Act	\$98,481,350	\$10,192,506	\$71,622,411	\$59,067,112	\$1,056,353	\$44,703,973	\$11,684,439	\$296,808,143
Yellowstone	Diff	4.7%	14.8%	-2.1%	3.9%	152.1%	-0.9%	-14.9%	2.2%
Yellowstone	Diff	\$4,668,018	\$1,504,430	(\$1,468,707)	\$2,287,449	\$1,606,417	(\$409,999)	(\$1,737,607)	\$6,450,002

# Counts of Property Changes by Class

## TY 2024 to TY 2025

Tax Class	Description	Counts					Median Change in Taxes (\$)				Median Change in Taxes (%)			
		Decrease	No Change (±5%)	Increase	No Prior Data	Total	Decrease	No Change (±5%)	Increase	Total	Decrease	No Change (±5%)	Increase	Total
1	Mine Net Proceeds	2	3	2	3	10	(\$117,100)	(\$1,395)	\$28,847	(\$1,395)	-45%	-1%	20%	-1%
2	Gross Proceeds Metal Mines	1	1	2	2	6	(\$751)	(\$257,610)	\$742,823	\$603	-22%	-4%	65%	9%
3	Agricultural Land	16,944	93,590	158,513	3,095	272,142	(\$15)	\$1	\$14	\$6	-9%	1%	12%	7%
4	Residential	426,932	44,789	70,021	14,875	556,617	(\$402)	(\$6)	\$312	(\$268)	-23%	-1%	26%	-20%
4	Commercial	15,233	7,219	21,873	1,275	45,600	(\$305)	\$1	\$972	\$57	-17%	0%	24%	5%
5	Telecomm. & Electric Co-ops	12	27	59	9	107	(\$8,762)	\$104	\$13,383	\$3,079	-21%	2%	13%	9%
7	Non-Centrally Assessed Public Util.	1	2	1	1	5	(\$10)	\$63	\$1	\$30	-6%	2%	5%	2%
8	Business Personal Property	4,194	5,088	8,496	2,070	19,848	(\$22)	(\$0)	\$14	\$0	-19%	0%	24%	4%
9	Transmission and Pipelines	2	6	41	1	50	(\$77,870)	(\$253)	\$223,697	\$111,222	-25%	1%	15%	14%
10	Forest Land	6,973	3,985	30,863	560	42,381	(\$2)	(\$0)	\$4	\$2	-11%	-2%	23%	17%
12	Railroad and Airline Property	2	3	17	0	22	(\$5,817)	\$8,495	\$21,708	\$14,405	-21%	5%	12%	10%
13	Telecommunication & Electric Property	5	3	19	0	27	(\$138,609)	(\$533)	\$243,982	\$31,255	-12%	-2%	15%	10%
14	Commercial Wind Generation Facilities	2	6	8	0	16	(\$23,932)	\$3,499	\$45,930	\$6,321	-7%	2%	8%	5%
15	Carbon Dioxide and Liquid Pipeline	0	241	19	0	260		(\$2)	\$198	(\$2)		-2%	15%	-2%
17	Data Centers	1	0	1	0	2	(\$41,406)		\$9,394	(\$16,006)	-14%		20%	3%

## Estimated Counts During Session

1	Mine Net Proceeds	2	1	7	0	10	(\$35,071)	(\$12,215)	\$16,830	\$6,133	-10%	-5%	6%	6%
2	Gross Proceeds Metal Mines	0	0	4	0	4			\$484,457	\$484,457			30%	30%
3	Agricultural Land	6,078	93,364	171,879	0	271,321	(\$5)	\$3	\$13	\$8	-13%	3%	10%	6%
4	Residential	453,675	69,317	22,350	0	545,342	(\$363)	(\$3)	\$668	(\$294)	-22%	-1%	12%	-20%
4	Commercial	1,434	34,237	10,437	0	46,108	(\$75)	\$23	\$126	\$37	-9%	2%	10%	2%
5	Telecomm. & Electric Co-ops	0	6	97	0	103		\$481	\$9,109	\$5,821		4%	13%	13%
7	Non-Centrally Assessed Public Util.	0	3	1	0	4		(\$6)	\$1	(\$5)		-4%	7%	-2%
8	Business Personal Property	48	208	19,360	0	19,616	(\$8)	\$1	\$7	\$7	-12%	2%	18%	17%
9	Transmission and Pipelines	0	4	48	0	52		\$52,551	\$82,131	\$65,470		4%	12%	11%
10	Forest Land	1,562	13,050	27,540	0	42,152	(\$1)	\$0	\$2	\$1	-6%	2%	13%	8%
12	Railroad and Airline Property	0	0	22	0	22			\$22,372	\$22,372			13%	13%
13	Telecommunication & Electric Property	0	9	21	0	30		\$4,268	\$95,061	\$18,366		2%	9%	8%
14	Commercial Wind Generation Facilities	0	3	13	0	16		\$10,489	\$34,598	\$24,488		4%	7%	7%
15	Carbon Dioxide and Liquid Pipeline	0	260	0	0	260		\$3		\$3		4%		4%
17	Data Centers	0	0	2	0	2			\$20,088	\$20,088			12%	12%



**Questions?**

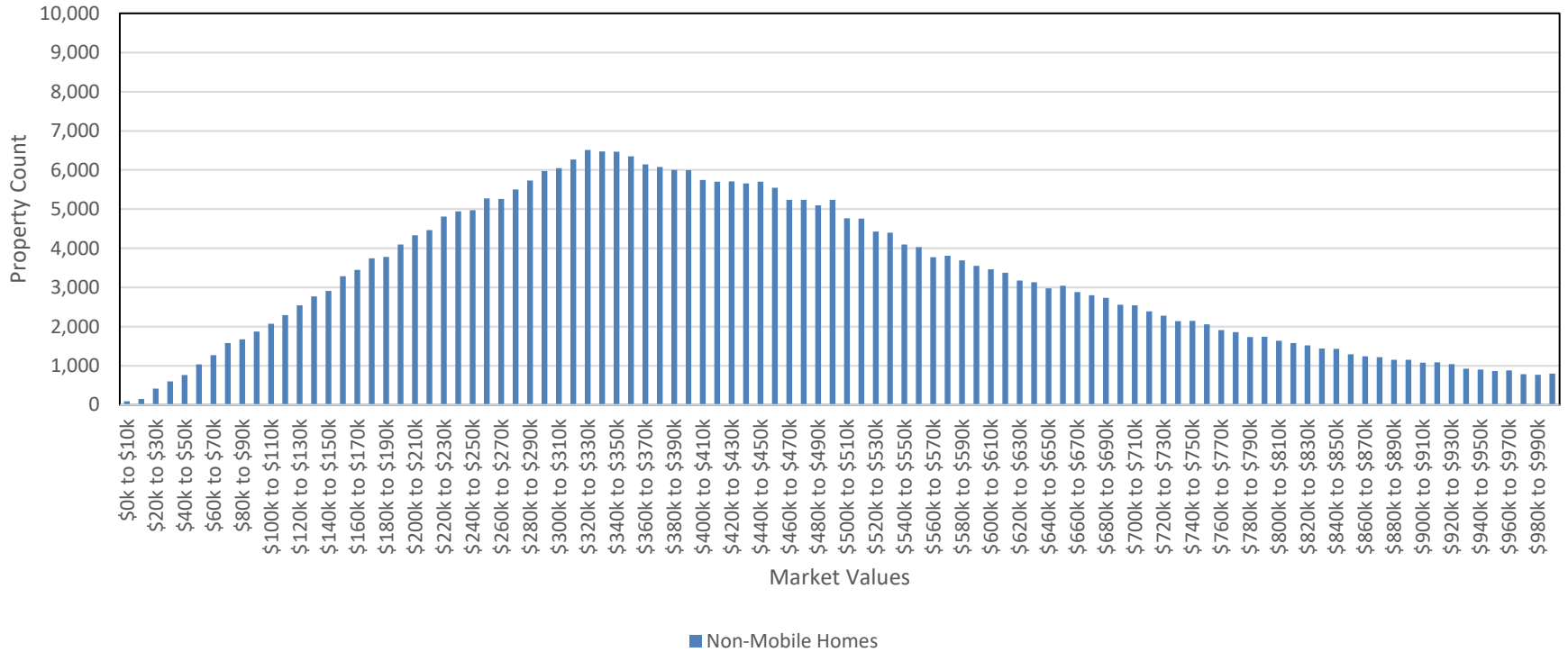
# Mobile Home Property Taxes

**May - 2025**

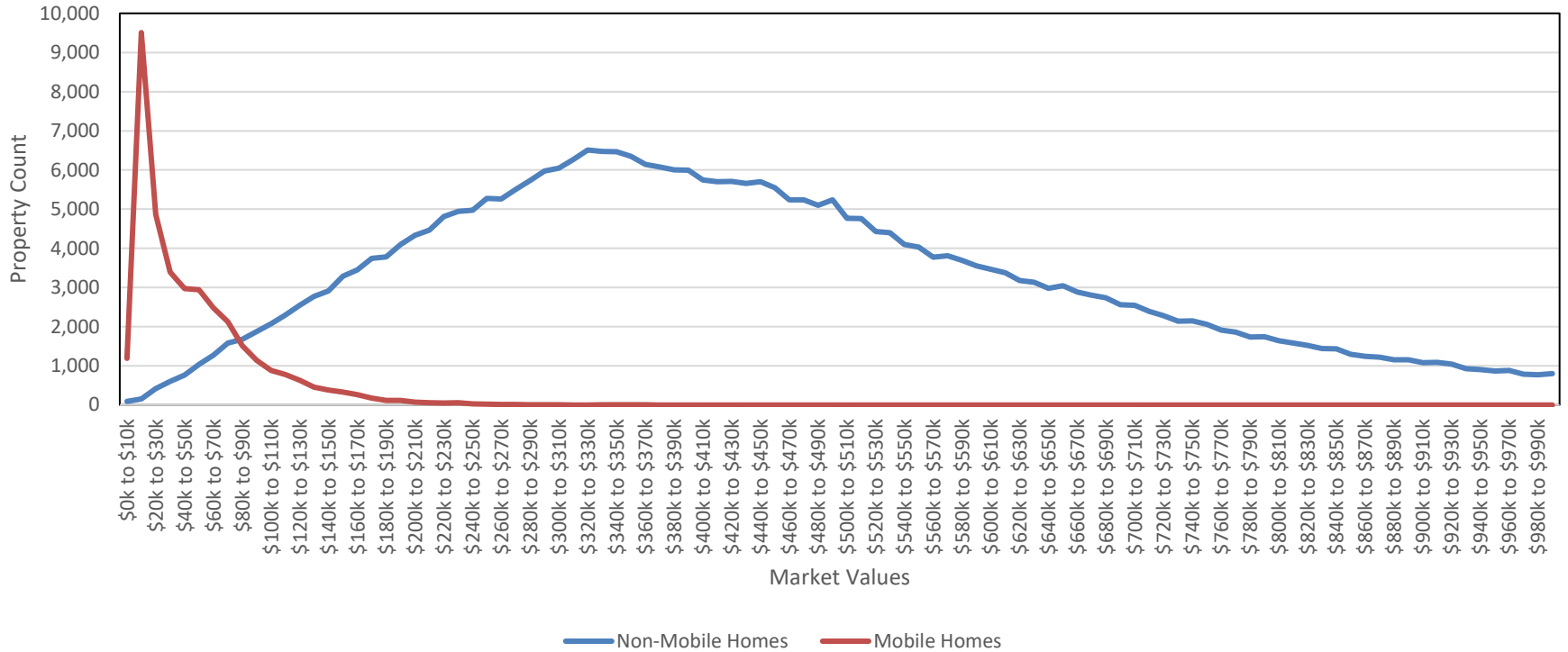
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# Market Value Distribution (Non-Mobile Home)



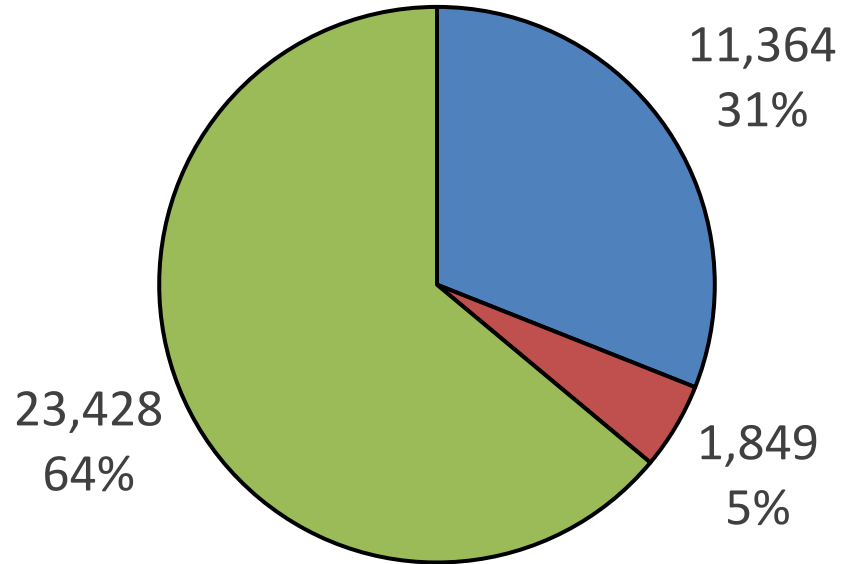
# Market Value Distribution



# Mobile Home\* Properties

(\*Mobile Homes Not Attached to Real Property)

■ Primary Residence ■ Long-Term Rental ■ Other



# Mobile Home\* Properties Annual Change in Taxes

(\*Mobile Homes Not Attached to Real Property)

Type	Median TY 2026 Value	Count				Median Tax (TY 2026)	Median Change (\$)	Median Change (%)
		Decrease	No Change (+ 5%)	Increase	Total			
Primary Residence	\$53,810	465	1,844	9,055	11,364	\$175.05	\$13.99	10.9%
Long-Term Rental	\$41,270	15	352	1,482	1,849	\$185.67	\$13.82	10.8%
Other	\$30,815	56	2	23,370	23,428	\$358.19	\$228.14	176.9%
Total	\$37,980	536	2,198	33,907	36,641	\$278.63	\$109.46	162.8%

## TY 2024-TY 2025 Annual Changes

Type	Count				Median Tax (TY 2025)	Median Change (\$)	Median Change (%)
	Decrease	No Change (+ 5%)	Increase	Total			
Primary Residence	9,087	615	955	10,657	\$159.12	(\$53.13)	(28.2%)
Long-Term Rental	1,415	98	166	1,679	\$167.99	(\$52.02)	(26.7%)
Other	17,093	1,070	2,103	20,266	\$128.36	(\$49.56)	(28.7%)
Total	27,595	1,783	3,224	32,602	\$137.89	(\$50.64)	(28.4%)

# Questions?



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