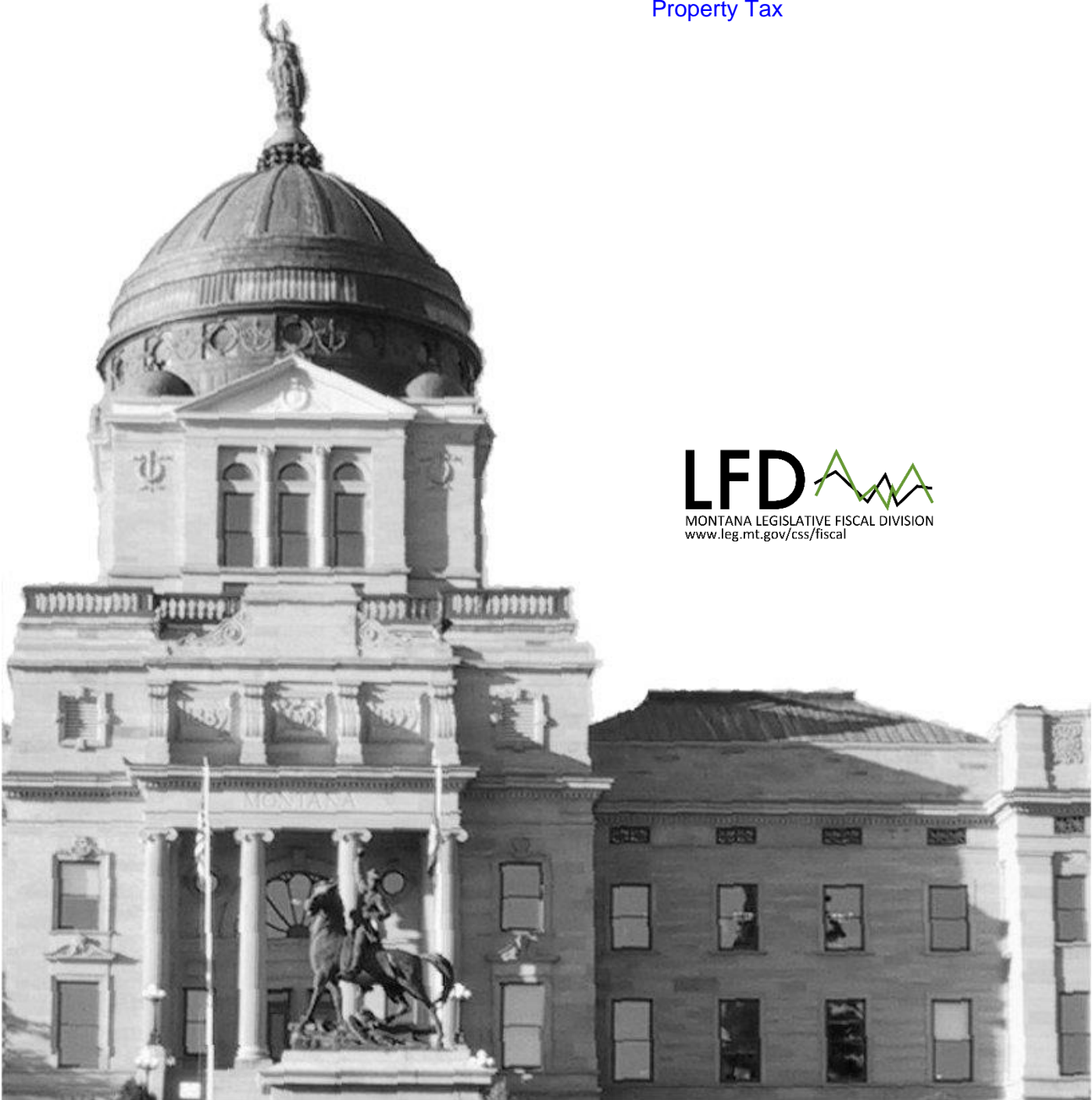


# PROPERTY TAXES

Property Tax  
Overview 55 Mill  
Property Tax 40 Mill  
Property Tax 6 Mill  
Property Tax 1.5 Mill  
Property Tax



**LFD**   
MONTANA LEGISLATIVE FISCAL DIVISION  
[www.leg.mt.gov/css/fiscal](http://www.leg.mt.gov/css/fiscal)

## Property Tax and Non-Levy Revenue

### Revenue Description

Montana law requires counties to levy a county equalization levy of 55 mills, a state equalization levy of 40 mills (often referred to together as the 95 mills) for K-12 schools, and 6 mills for the university system against all taxable value in each county. A mill levy of 1.5 mills is also applied against all property in the five counties with a vo-tech college. Taxable value is the market value of statutorily defined property multiplied by a statutory tax rate.

In addition to the tax on property, this revenue component includes collections from "non-levy" sources that are distributed based on mills levied by taxing jurisdictions. These non-levy sources include the state share of coal gross proceeds taxes, federal forest revenues, and other smaller revenue sources.

This source also includes the state's share of protested taxes paid by centrally assessed companies. Fifty percent of taxes paid under protest by centrally assessed firms are deposited in the general fund and the rest were deposited in a state special account until the protests are resolved. Should the state fail in its defense of the taxation of these companies, the protested taxes must be returned to the taxpayer. If the state prevails in the case, the money in the special revenue account is transferred to the general fund.

### Non-Levy Revenue

This source includes federal forest receipts, coal gross proceeds revenue, and other revenue which is distributed to statewide and local mills in each county. The mills to which non-levy revenue is distributed are unique for each county and each non-levy revenue source. The state's portion of non-levy revenue is remitted to the state as a portion of the appropriate property tax.

### Federal Forest Receipts

#### Revenue Description

Federal forest receipts are payments from the federal government in lieu of revenues from the sale of forest products of federal land. The federal government authorizes logging operations on forest lands located within the borders of Montana. The sale of timber generates revenue that the federal government shares with the state in the following year. The state sends the money to the county treasurer of the county in which the receipts were generated. Within thirty days, the county treasurer distributes the money to various county and state accounts.

#### Statutory References

Distribution – [17-3-211, MCA](#); [17-3-212, MCA](#)

Date Due – The state treasurer distributes the funds within 30 days after receiving full payment

#### Distribution

The county treasurer apportions federal forest receipts in the following manner. Not more than 20% and not less than 15% is distributed to county government for special projects on federal land. Of the remainder:

- 66 2/3% goes to the road fund of the county
- 33 1/3% goes to the following countywide accounts, based on the mill ratios of each to total mills in the prior year: county equalization accounts (55 mills), county transportation account, county retirement accounts

### Coal Gross Proceeds Tax

#### Revenue Description

The state imposes a gross proceeds tax of 5% on the gross value of coal produced by all the coal mines in the state. The gross value of coal is computed as the tonnage of coal produced and sold times the contract sales price. The tax on the gross proceeds for coal is estimated in conjunction with the coal severance tax. Of the total gross proceeds revenue, a state share is distributed to the elementary and high school county equalization levies as they existed in FY 1990.

**Statutory References**

Tax Rate – [15-23-703\(1\), MCA](#)

Tax Distribution – [15-23-703\(3\), MCA](#)

**Applicable Tax Rates**

The amount of tax due is 5% of the value of production as measured by the contract sales price for production in the preceding calendar year. There are some exceptions, such as new underground mines which are taxed at 2.5% for the first 10 years, as well as certain county-granted tax abatements.

**Distribution**

The county treasurer distributes the coal gross proceeds tax based on the relative proportions of mill levies for the state, counties, and school districts as these existed in FY 1990. However, coal gross proceeds from mines started after 1988 are distributed across mill levies in the same fashion as property taxes were distributed in the previous fiscal year.

Other Revenue

The county equalization account receives other revenue in addition to the types listed elsewhere. These include penalties and interest, back taxes, investment earnings, recreational fees, tax title and property sales, various state grants and fees, district court fines, county rents and lease income, and various revenue from federal sources such as PILT, Taylor Grazing and Bankhead Jones.

**Forecast Risks**

- Property tax class growth rates
- Tax Increment Financing (TIF) property values
- Abated property values
- Non-levy revenue

**Revenue Estimate Methodology**Data

The data required to produce forecasts of property tax received by the state are historical data on assessed and taxable value by class of property, the amount of property in tax increment financing (TIF) districts, the amount of local abatements conferred by local governments, and future growth rates for these variables. Also required are historical and estimated data on the non-levy components of property tax. These are gross proceeds revenue, federal forest revenue, and miscellaneous revenue allocated to the various state mill levies. The historical data on assessed and taxable value by property tax class, TIF taxable value, and abated taxable value are provided to the LFD and OBPP by DOR on an annual basis.

The TIF taxable value is required because state law allows a TIF district to apply the state 95 mills and 1.5 vo-tech mills to the increment in property value that occurred since the TIF was created, but allows the TIF district to keep the revenue associated with these mill levies. Thus, the taxable value of the state must be adjusted downward by the increment value of TIF property for the 95 mills and the 1.5-mill levy. The 6-mill levy revenue derived from incremental TIF property does flow to the state special account for university operations, and thus the tax base for the 6-mill levy is not adjusted for the incremental taxable value in a TIF.

Montana law allows local governments (usually counties) to temporarily reduce the tax rate applied to the assessed value of property. This is called abated property. For instance, in tax year 2010, an electrical generation plant outside Hardin and another in Silver Bow County were granted a 10-year exemption on all personal and real estate property. The abatement applies to all local mills for those jurisdictions in which the properties are located. However, the tax rate reduction and the resulting partial exemption from property taxes does not apply to state mills. For the first time in tax year 2010, abated taxable values were available by class of property and were added back to each class of taxable value to form the tax base for the state mills. Previously these values had been added back without respect to class of property.

## Property Tax

## Property Tax

Assessed and taxable values are measured on January 1 of the tax year. The taxes are due to the state in the following November and May, i.e. in the fiscal year following the calendar year in which the values are measured. Coal gross proceeds are due to the state in the fiscal year two years after the calendar year in which the coal was produced. Federal forest receipts are received by the federal government in December of each year, and miscellaneous non-levy revenue (primarily interest) is deposited as earned.

### Analysis

The latest year for which taxable value by class is available is the base from which future taxable values are derived. Growth rates are applied to the taxable value in each class of property. For the most part, growth rates are based on historical growth and on expected changes in tax rates in upcoming fiscal years. The table below shows growth rates for each class of property, for TIF and the resulting growth rates in net taxable value. Rates reflect both reappraisal and assumed growth rates for classes 3, 4, and 10.

Statewide Taxable Value by Fiscal Year						
Class of Property	Taxable Value (\$ Millions)			Growth Rates		
	2021	2022	2023	2021	2022	2023
1 Mine Net Proceeds	\$4.745	\$5.747	\$5.014	-15.0%	21.1%	-12.8%
2 Gross Proceeds Metal Mines	31.695	30.409	26.528	22.0%	-4.1%	-12.8%
3 Ag Land	157.219	162.025	161.889	-0.1%	3.1%	-0.1%
4 Residential and Commercial Real Estate	1,987.610	2,196.052	2,236.569	1.8%	10.5%	1.8%
5 Pollution Control Equipment	50.769	51.877	53.009	7.2%	2.2%	2.2%
7 Non Centrally Assed Utilities	0.003	0.003	0.003	-1.1%	-1.1%	-1.1%
8 Business Personal Property	163.006	163.657	164.311	-2.6%	0.4%	0.4%
9 Electrical Utilities	535.254	567.495	601.677	6.0%	6.0%	6.0%
10 Forest Land	4.870	4.858	4.846	-0.7%	-0.3%	-0.3%
12 Railroads and Airlines	101.163	106.077	110.907	16.2%	4.9%	4.6%
13 Telecomm and Electric Generation	162.733	158.349	154.082	-4.8%	-2.7%	-2.7%
14 Wind Generation	17.567	17.693	17.819	-9.4%	0.7%	0.7%
15 C02/Qualifying Liquid Pipeline	1.830	1.751	1.675	-4.3%	-4.3%	-4.3%
16 High Voltage DC Converter	-	-	-	NA	NA	NA
Total Taxable Value	3,218.465	3,465.993	3,538.329	2.3%	7.7%	2.1%
Tax Increment Financing Values	49.924	52.985	53.311	-4.1%	6.1%	0.6%
Net Taxable Value	\$3,168.541	\$3,413.008	\$3,485.018	2.5%	7.7%	2.1%
Net Vo-tech Taxable Value	1,081.425	1,164.596	1,188.901	2.3%	7.7%	2.1%
Net 6-Mill Taxable Value	\$3,218.465	\$3,465.993	\$3,538.329	2.3%	7.7%	2.1%

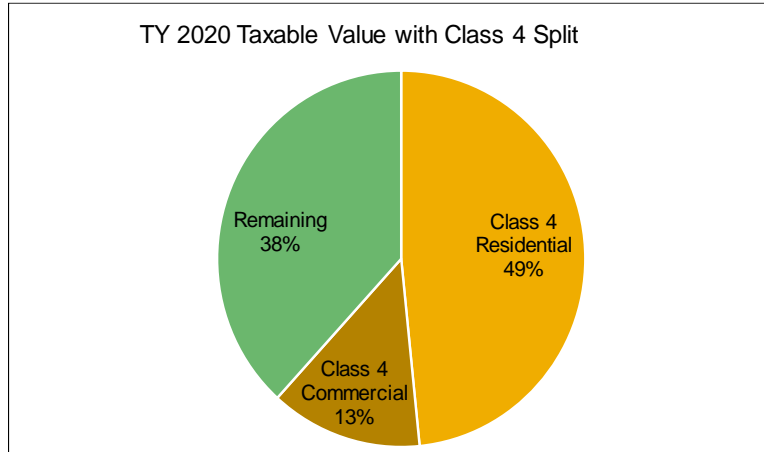
FY 2021 taxable values are tax year 2020 taxable values. The property was valued on January 1, 2020, and the revenue from these values is collected by the state in November and May of the following fiscal year. FY 2021 values are known, although subject to revision.

The figure below shows the tax rates for all classes of property.

Tax Rates and Exemptions by Property Tax Class			
Class of Property	Tax Rates		
	2021	2022	2023
Mine Net Proceeds	100.00%	100.00%	100.00%
Gross Proceeds Metal Mines	3.00%	3.00%	3.00%
Ag Land	2.16%	2.16%	2.16%
Residential Real Estate	1.35%	1.35%	1.35%
Commercial Real Estate*	1.89%	1.89%	1.89%
Pollution Control Equipment	3.00%	3.00%	3.00%
Non Centrally Assed Utilities	8.00%	8.00%	8.00%
Business Personal Property, above threshold	3.00%	3.00%	3.00%
Business Personal Property, below threshold	1.50%	1.50%	1.50%
Electrical Utilities	12.00%	12.00%	12.00%
Forest Land	0.37%	0.37%	0.37%
Railroads and Airlines**	3.08%	3.03%	3.06%
Telecomm and Electric Generation	6.00%	6.00%	6.00%
Wind Generation	3.00%	3.00%	3.00%
C02/Qualifying Liquid Pipeline	3.00%	3.00%	3.00%
High Voltage DC Converter	2.25%	2.25%	2.25%

\*Effective Tax Rate; Actual Rate is 1.35% multiplied by 1.4  
 \*\*Estimated Rate: This rate is calculated annually

Class 4 is by far the largest property tax class, representing 62% of taxable value in TY 2020.



The following table shows a breakout of non-levy revenue as well as protested taxes by the 95 and 1.5 mills as well as the 6-mill university account.

Property Tax Revenue in General Fund and University Account (\$ Millions)			
Revenue Type	2021	2022	2023
95 Mill Revenue	\$290.445	\$321.204	\$327.904
1.5 Mill Revenue	1.550	1.668	1.698
Mill Property Tax in the General Fund	291.995	322.872	329.602
Non-Levy - Coal Gross Proceeds	7.950	6.420	6.341
Non-Levy - Federal Forest Receipts	13.111	3.760	3.917
Non-Levy - Miscellaneous Revenue	0.500	0.500	0.500
Protested Taxes	(0.535)	(0.535)	(0.535)
Property Taxes - 95 Mills and 1.5 Mills	\$313.021	\$333.017	\$339.825
6-Mill Property Tax Revenue - University Account	\$19.311	\$20.796	\$21.230
Nonlevy Revenue Associated with 6-Mills	1.060	0.856	0.845
Protested Taxes in Protest account	(0.068)	(0.068)	(0.068)
Property Taxes in University Account	20.303	21.584	22.007

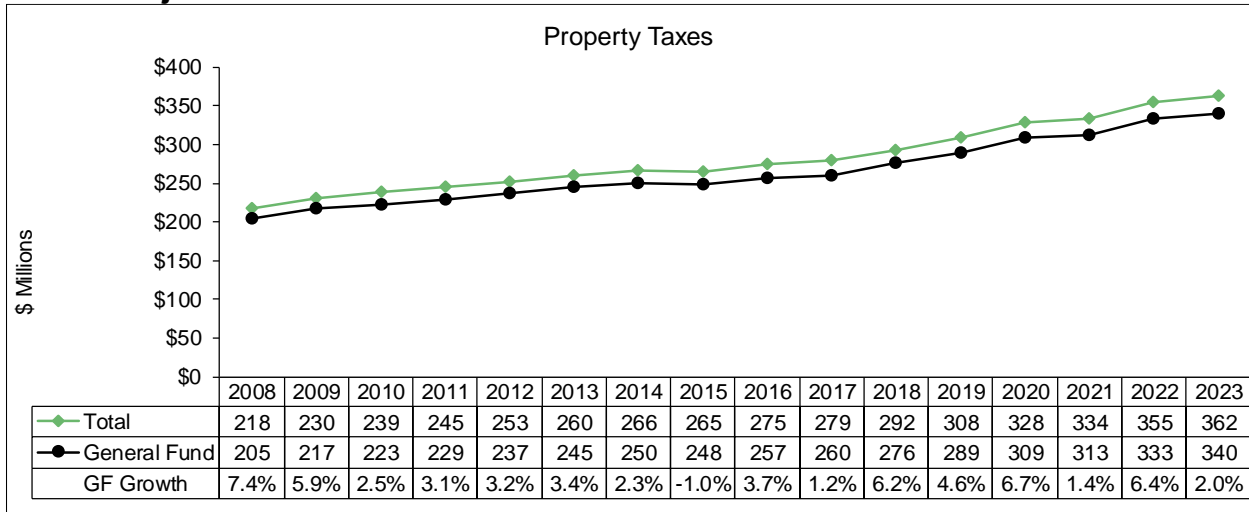
**Revenue Estimate Assumptions**

This section contains the assumptions used to generate LFD revenue recommendation.

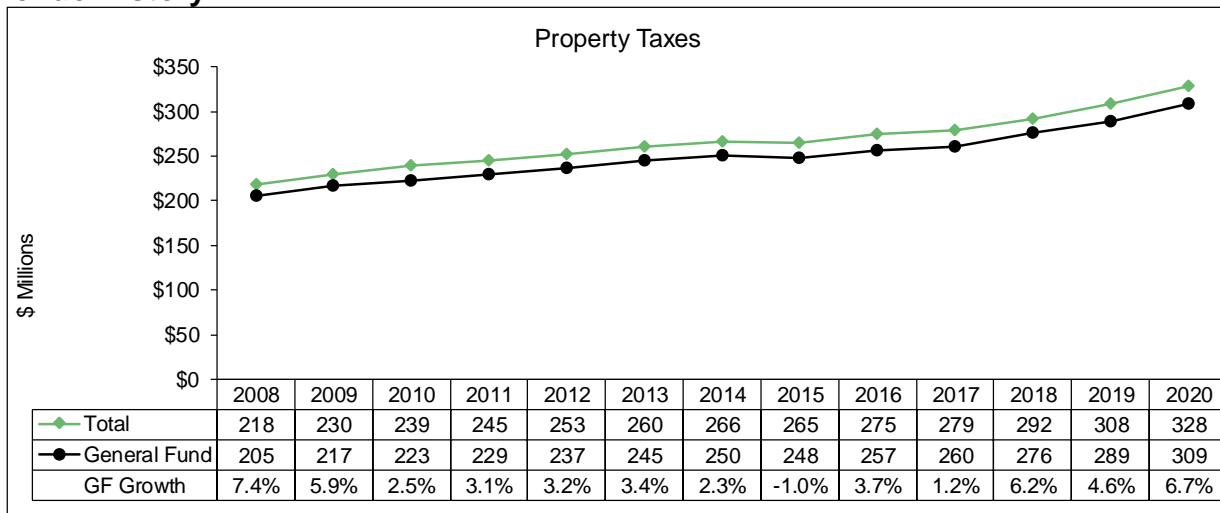
FY	Class 1 \$ Millions	Class 2 \$ Millions	Class 3 \$ Millions	Class 4 \$ Millions	Class 5 \$ Millions	Class 6 \$ Millions	Class 7 \$ Millions
A 2010	\$4.002	\$23.837	\$161.073	\$1,368.081	\$37.502	-	\$1.266
A 2011	3.18	18.29	153.57	1,396.07	38.99	-	1.30
A 2012	3.89	22.99	150.43	1,418.80	40.64	-	1.19
A 2013	4.19	31.13	147.79	1,446.30	45.67	-	1.17
A 2014	3.27	29.72	145.20	1,479.18	45.07	-	1.20
A 2015	3.79	25.56	143.47	1,519.03	43.57	-	1.18
A 2016	3.91	26.52	141.39	1,539.94	45.55	-	1.19
A 2017	4.08	19.45	142.28	1,552.03	46.79	-	1.14
A 2018	3.98	17.89	152.94	1,715.11	47.67	-	1.15
A 2019	4.79	22.27	152.58	1,743.88	47.68	-	1.22
A 2020	5.58	25.98	157.35	1,952.19	47.35	-	0.00
F 2021	4.74	31.70	157.22	1,987.61	50.77	-	0.00
F 2022	5.75	30.41	162.03	2,196.05	51.88	-	0.00
F 2023	5.01	26.53	161.89	2,236.57	53.01	-	0.00
F 2024	5.07	26.83	166.84	2,472.72	54.17	-	0.00
F 2025	5.12	27.09	166.70	2,519.08	55.35	-	0.00

FY	Class 8 \$ Millions	Class 9 \$ Millions	Class 10 \$ Millions	Class 12 \$ Millions	Class 13 \$ Millions	Class 14 \$ Millions	Class 15 \$ Millions
A 2010	\$169.606	\$254.253	\$6.988	\$46.901	\$154.314	\$6.780	-
A 2011	182.31	280.63	6.52	51.84	174.43	17.89	-
A 2012	180.63	304.23	6.39	71.34	193.27	17.14	-
A 2013	175.74	322.49	6.35	72.35	197.61	15.55	-
A 2014	162.97	353.97	6.28	74.50	187.55	32.10	0.95
A 2015	147.11	374.69	6.22	72.04	169.52	16.60	1.76
A 2016	154.46	430.46	4.92	74.35	178.18	16.88	2.35
A 2017	155.33	478.42	4.92	85.93	181.61	17.67	2.35
A 2018	155.52	502.59	4.91	95.05	179.09	16.96	2.53
A 2019	159.93	501.15	4.90	88.09	172.58	21.07	2.01
A 2020	167.30	504.85	4.90	87.05	170.88	19.39	1.91
F 2021	163.01	535.25	4.87	101.16	162.73	17.57	1.83
F 2022	163.66	567.49	4.86	106.08	158.35	17.69	1.75
F 2023	164.31	601.68	4.85	110.91	154.08	17.82	1.68
F 2024	164.97	637.92	4.83	115.83	149.93	17.95	1.60
F 2025	165.63	676.34	4.82	119.97	145.89	18.07	1.53

Revenue Projection



Revenue History



**Property Tax 55 Mill**

**Statutory Reference**

Tax Rate – [20-9-331\(1\), MCA](#); [20-9-333\(1\), MCA](#)

Tax Distribution – [20-9-331\(1\), MCA](#); [20-9-333\(1\), MCA](#)

Date Due – Half of taxes due November 30<sup>th</sup> and half are due May 31<sup>st</sup> ([15-16-102\(1\), MCA](#)). county treasurers must remit to the Department of Revenue within the first 20 days of each month money received in the previous month ([15-1-504\(1\), MCA](#))

**Applicable Tax Rates:** Each property class has its own tax rate, which is applied to the assessed value to produce a taxable value. For every \$1,000 in taxable value, 55 mills generate \$55 in state property taxes.

**Collection Frequency:** Monthly, with significant state deposits in December and June.

**Distribution:** All property tax receipts are deposited into the general fund, except revenue associated with the 6-mill university levy.

**Forecast Risks**

- Tax Increment Financing (TIF) property values
- Abated property values
- Non-levy revenue

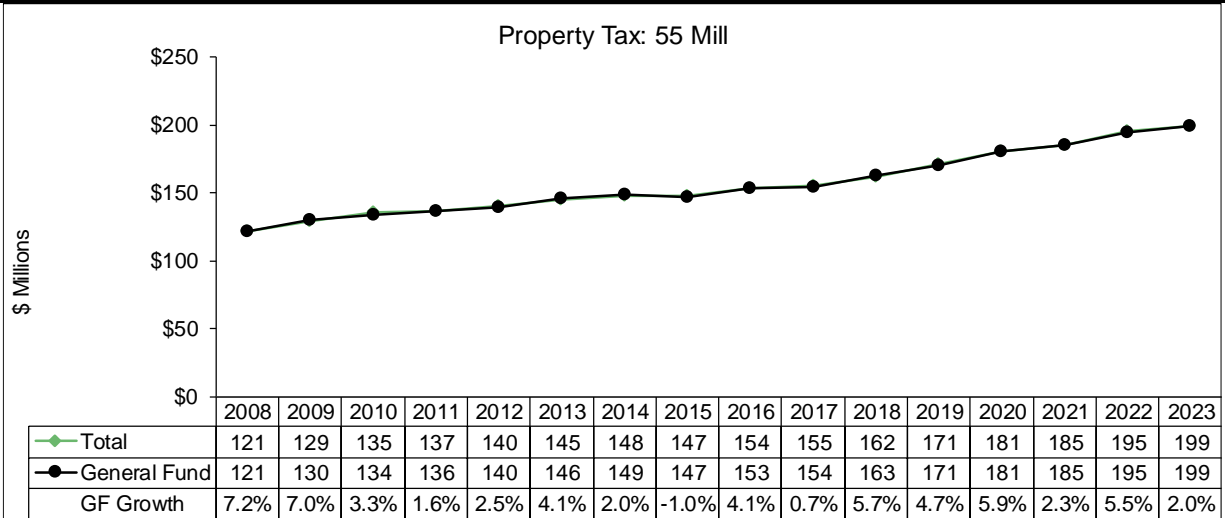
**Revenue Estimate Methodology:** Explained in the methodology section under “Property Tax.”

**Revenue Estimate Assumptions**

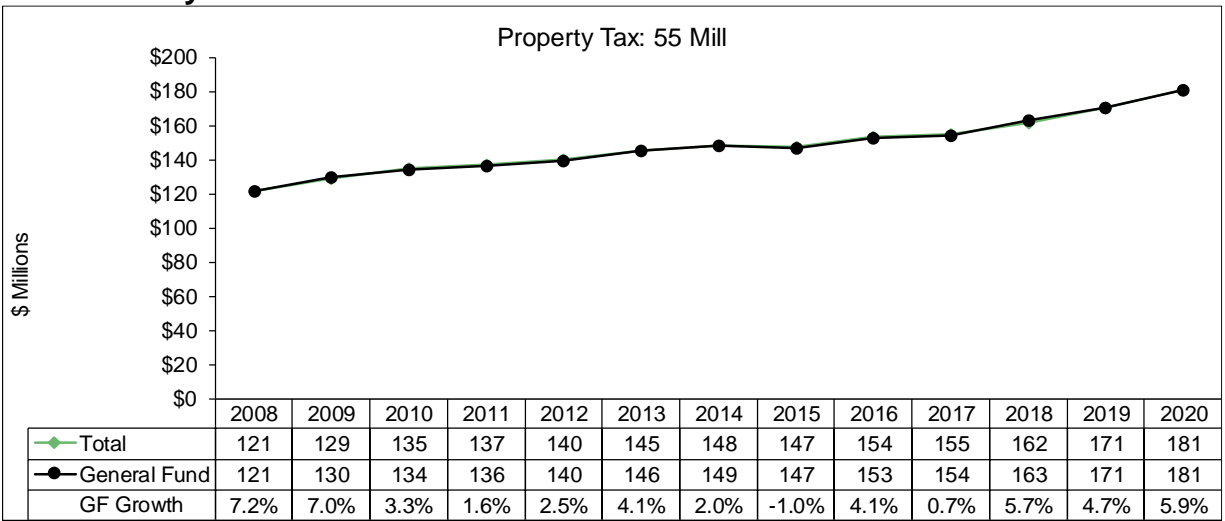
This section contains the assumptions used to generate LFD revenue recommendation.

FY	55 Mill Total Tax \$ Millions	55 Mill GF Tax \$ Millions	Taxable Value \$ Millions	TIF Value \$ Millions	Abatments Value \$ Millions
A 2010	\$135.277	\$134.249	\$2,234.603	\$32.014	\$23.706
A 2011	137.02	136.45	2,325.02	41.95	27.06
A 2012	140.14	139.81	2,410.92	46.30	25.37
A 2013	145.26	145.60	2,466.35	46.05	20.22
A 2014	148.32	148.56	2,521.97	48.04	20.68
A 2015	147.50	147.13	2,524.53	45.19	20.70
A 2016	153.89	153.12	2,620.09	48.57	21.49
A 2017	155.28	154.26	2,692.02	50.57	22.08
A 2018	161.83	163.03	2,895.40	55.46	23.74
A 2019	170.89	170.70	2,922.16	54.93	23.96
A 2020	180.67	180.85	3,144.75	52.07	25.79
F 2021	185.26	184.95	3,218.47	49.92	26.39
F 2022	195.36	195.05	3,465.99	52.98	28.42
F 2023	199.26	198.95	3,538.33	53.31	29.02
F 2024	214.61	214.30	3,818.66	53.64	31.31
F 2025	219.31	219.00	3,905.60	53.97	32.03

**Revenue Projection**



Revenue History





**Property Tax 40 Mill**

**Statutory Reference**

Tax Rate – [20-9-360, MCA](#)

Tax Distribution – [20-9-360, MCA](#)

Date Due – Half of taxes due November 30<sup>th</sup> and half are due May 31<sup>st</sup> ([15-16-102\(1\), MCA](#)), county treasurers must remit to the Department of Revenue within the first 20 days of each month money received in the previous month ([15-1-504\(1\), MCA](#))

**Applicable Tax Rates:** Each property class has its own tax rate, which is applied to the assessed value to produce a taxable value. For every \$1,000 in taxable value, 40 mills generate \$40 in state property taxes.

**Collection Frequency:** Monthly, with significant state deposits in December and June.

**Distribution:** All property tax receipts are deposited into the general fund, except revenue associated with the 6-mill university levy.

**Forecast Risks**

- Non-levy revenue
- Tax Increment Financing (TIF) property values
- Abated property values

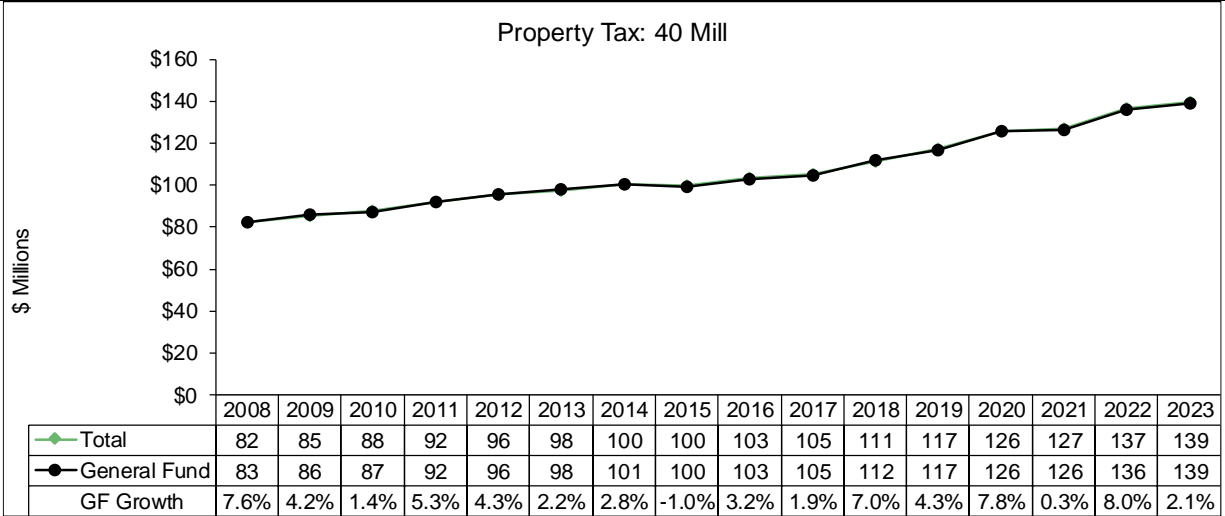
**Revenue Estimate Methodology:** Explained in the methodology section under “Property Tax.”

**Revenue Estimate Assumptions**

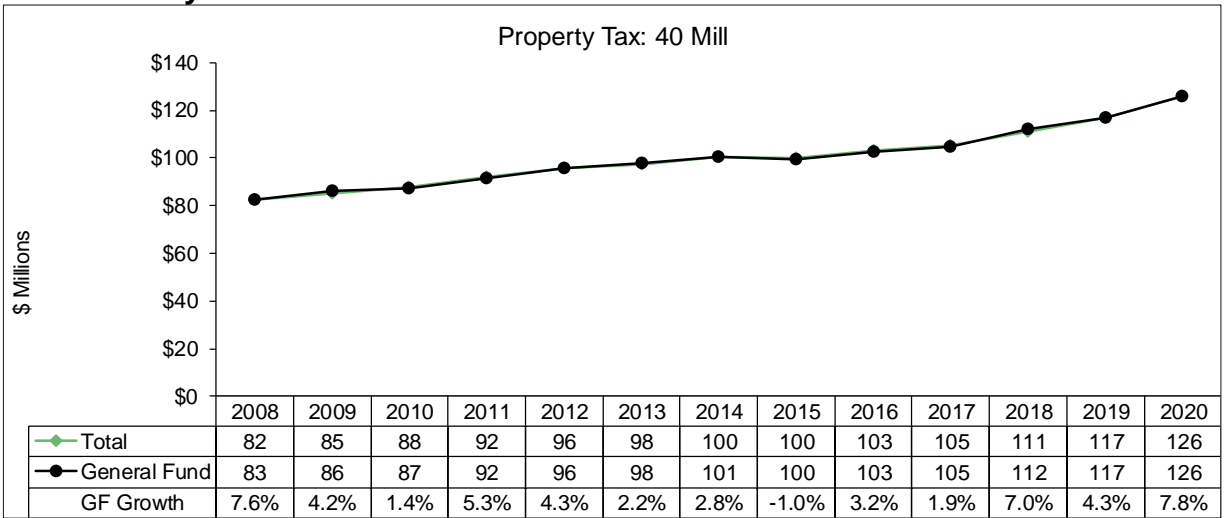
This section contains the assumptions used to generate LFD revenue recommendation.

FY	40 Mill Total Tax \$ Millions	40 Mill GF Tax \$ Millions	Taxable Value \$ Millions	TIF Value \$ Millions	Abatments Value \$ Millions
A 2010	\$87.888	\$87.145	\$2,234.603	\$32.014	\$23.706
A 2011	92.17	91.75	2,325.02	41.95	27.06
A 2012	95.92	95.69	2,410.92	46.30	25.37
A 2013	97.53	97.81	2,466.35	46.05	20.22
A 2014	100.38	100.54	2,521.97	48.04	20.68
A 2015	99.80	99.53	2,524.53	45.19	20.70
A 2016	103.26	102.70	2,620.09	48.57	21.49
A 2017	105.42	104.67	2,692.02	50.57	22.08
A 2018	111.17	112.04	2,895.40	55.46	23.74
A 2019	117.16	117.02	2,922.16	54.93	23.96
A 2020	126.00	126.13	3,144.75	52.07	25.79
F 2021	126.74	126.52	3,218.47	49.92	26.39
F 2022	136.52	136.29	3,465.99	52.98	28.42
F 2023	139.40	139.18	3,538.33	53.31	29.02
F 2024	150.60	150.38	3,818.66	53.64	31.31
F 2025	154.07	153.84	3,905.60	53.97	32.03

**Revenue Projection**



Revenue History



**Property Tax 6 Mill**

**Statutory Reference**

Tax Rate – [15-10-108, MCA](#)

Tax Distribution – [15-10-108, MCA](#)

Date Due – Half of taxes due November 30<sup>th</sup> and half are due May 31<sup>st</sup> ([15-16-102\(1\), MCA](#)), county treasurers must remit to the Department of Revenue within the first 20 days of each month money received in the previous month ([15-1-504\(1\), MCA](#))

**Applicable Tax Rates**

Each property class has its own tax rate, which is applied to the assessed value to produce a taxable value. For every \$1,000 in taxable value, 6 mills generate \$6 in state property taxes.

**Collection Frequency:** Monthly, with significant state deposits in December and June

**Distribution:** All proceeds are deposited into the university system 6 mill levy state special revenue account.

**Forecast Risks**

- Non-levy revenue growth
- Tax Increment Financing (TIF) property values
- Abated property values

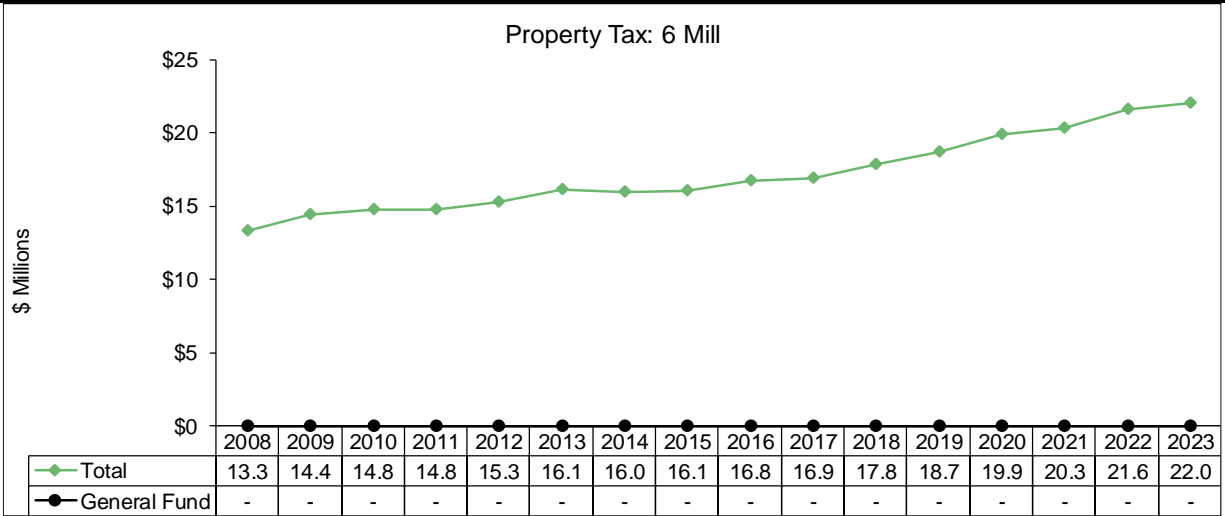
**Revenue Estimate Methodology:** Explained in the methodology section under “Property Tax.”

**Revenue Estimate Assumptions**

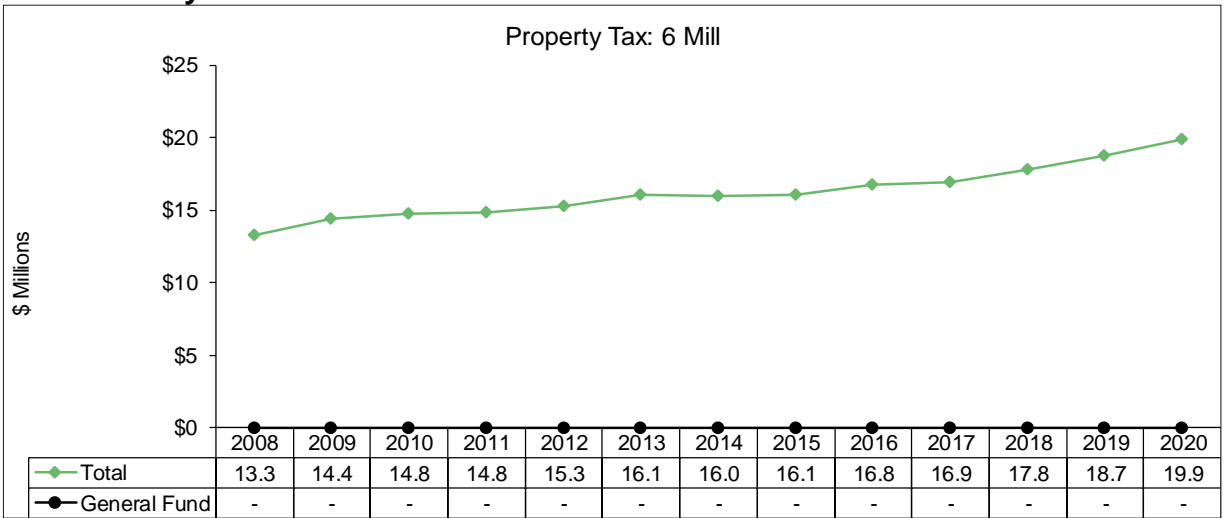
This section contains the assumptions used to generate LFD revenue recommendation.

FY	6 Mill Total Tax \$ Millions	6 Mill GF Tax \$ Millions	Taxable Value \$ Millions	TIF Value \$ Millions	Abatments Value \$ Millions
A 2010	\$14.772	-	\$2,234.603	\$32.014	\$23.706
A 2011	14.82	-	2,325.02	41.95	27.06
A 2012	15.32	-	2,410.92	46.30	25.37
A 2013	16.11	-	2,466.35	46.05	20.22
A 2014	16.01	-	2,521.97	48.04	20.68
A 2015	16.09	-	2,524.53	45.19	20.70
A 2016	16.75	-	2,620.09	48.57	21.49
A 2017	16.95	-	2,692.02	50.57	22.08
A 2018	17.84	-	2,895.40	55.46	23.74
A 2019	18.73	-	2,922.16	54.93	23.96
A 2020	19.88	-	3,144.75	52.07	25.79
F 2021	20.30	-	3,218.47	49.92	26.39
F 2022	21.58	-	3,465.99	52.98	28.42
F 2023	22.01	-	3,538.33	53.31	29.02
F 2024	23.68	-	3,818.66	53.64	31.31
F 2025	24.19	-	3,905.60	53.97	32.03

**Revenue Projection**



Revenue History



**Property Tax 1.5 Mill**

**Revenue Description**

Statute requires the boards of county commissioners in the five counties where colleges of technology reside to levy 1.5 mills for deposit in the state general fund.

**Statutory Reference**

Tax Rate – [20-25-439\(1\), MCA](#)

Tax Distribution – [20-25-439\(2\), MCA](#)

Date Due – Half of taxes due November 30<sup>th</sup> and half are due May 31<sup>st</sup> ([15-16-102\(1\), MCA](#)), county treasurers must remit to the Department of Revenue within the first 20 days of each month money received in the previous month ([15-1-504\(1\), MCA](#))

**Applicable Tax Rates:** Each property class has its own tax rate which is applied to assessed value to produce a taxable value. For every \$1,000 in taxable value, 1.5 mills generate \$1.50 in state property taxes.

**Collection Frequency:** Monthly, with significant state deposits in December and June

**Distribution:** All property tax receipts are deposited into the general fund, except revenue associated with the 6-mill university levy.

**Forecast Risks**

- Tax Increment Financing (TIF) property values
- Abated property values
- Nonlevy revenue growth rates

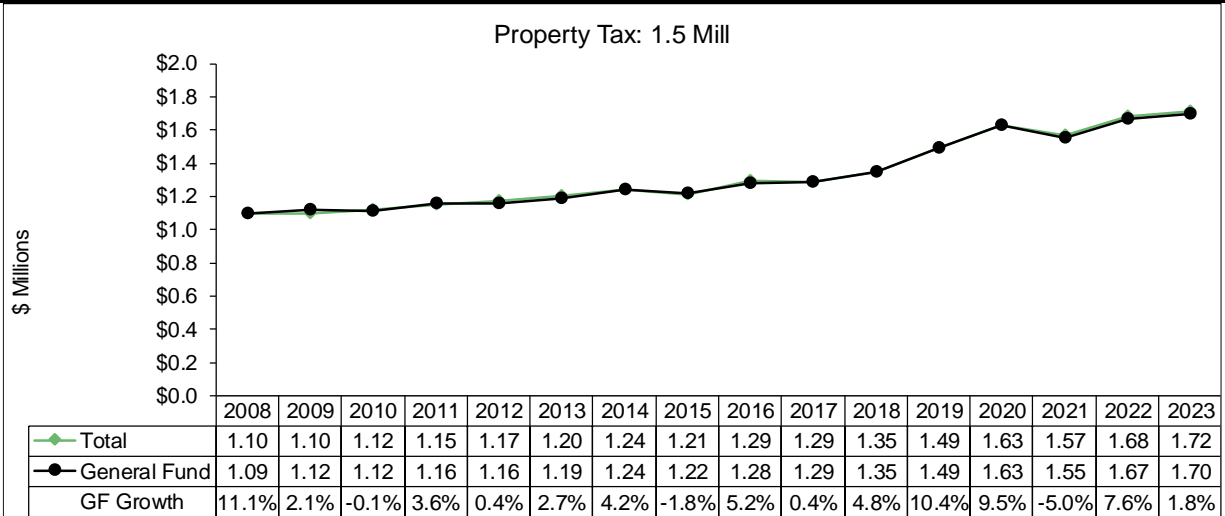
**Revenue Estimate Methodology:** Explained in the methodology section under “Property Tax.”

**Revenue Estimate Assumptions**

This section contains the assumptions used to generate LFD revenue recommendation.

FY	1.5 Mill Total Tax \$ Millions	1.5 Mill GF Tax \$ Millions	Taxable Value \$ Millions	TIF Value \$ Millions	Abatments Value \$ Millions
A 2010	\$1.120	\$1.115	\$2,234.603	\$32.014	\$23.706
A 2011	1.15	1.16	2,325.02	41.95	27.06
A 2012	1.17	1.16	2,410.92	46.30	25.37
A 2013	1.20	1.19	2,466.35	46.05	20.22
A 2014	1.24	1.24	2,521.97	48.04	20.68
A 2015	1.21	1.22	2,524.53	45.19	20.70
A 2016	1.29	1.28	2,620.09	48.57	21.49
A 2017	1.29	1.29	2,692.02	50.57	22.08
A 2018	1.35	1.35	2,895.40	55.46	23.74
A 2019	1.49	1.49	2,922.16	54.93	23.96
A 2020	1.63	1.63	3,144.75	52.07	25.79
F 2021	1.57	1.55	3,218.47	49.92	26.39
F 2022	1.68	1.67	3,465.99	52.98	28.42
F 2023	1.72	1.70	3,538.33	53.31	29.02
F 2024	1.85	1.83	3,818.66	53.64	31.31
F 2025	1.88	1.87	3,905.60	53.97	32.03

**Revenue Projection**



Revenue History

