

KOOTENAI COUNTY BOARD OF EQUALIZATION

Comparable Property Sales Form

Parcel No.		AIN No.		
Name:				
Like Property Sales (Comparables)				
Parcel No.	Total Acres	Sale Date	Sale Price	Comments
A.				
B.				
C.				
D.				

In Idaho, the Assessor is required by state law to place the current fair market value on all taxable properties on a yearly basis. (Other states use current market price as opposed to current market value. Also, bear in mind, that Idaho is not a full disclosure state.) The current market value is determined by an appraisal process compiled from analyzing and considering all three approaches to value: cost, sales comparison and income and your specific personal property all resulting in your assessed value.

For *ad valorem* assessment the definition of market value is found in Idaho Code § 63-201(15): “Market value” means the amount of United States dollars or equivalent for which, in all probability, a property would exchange hands between a willing seller, under no compulsion to sell, and an informed, capable buyer, with a reasonable time allowed to consummate the sale, substantiated by a reasonable down or full cash payment.

In order to be effective in an appeal, you must support your position of your property being assessed incorrectly. In the current year, the subject property must be assessed at its full market value as of January 1, 2022, per Idaho Code § 63-205. Please do not submit comparable sales which are after this date.