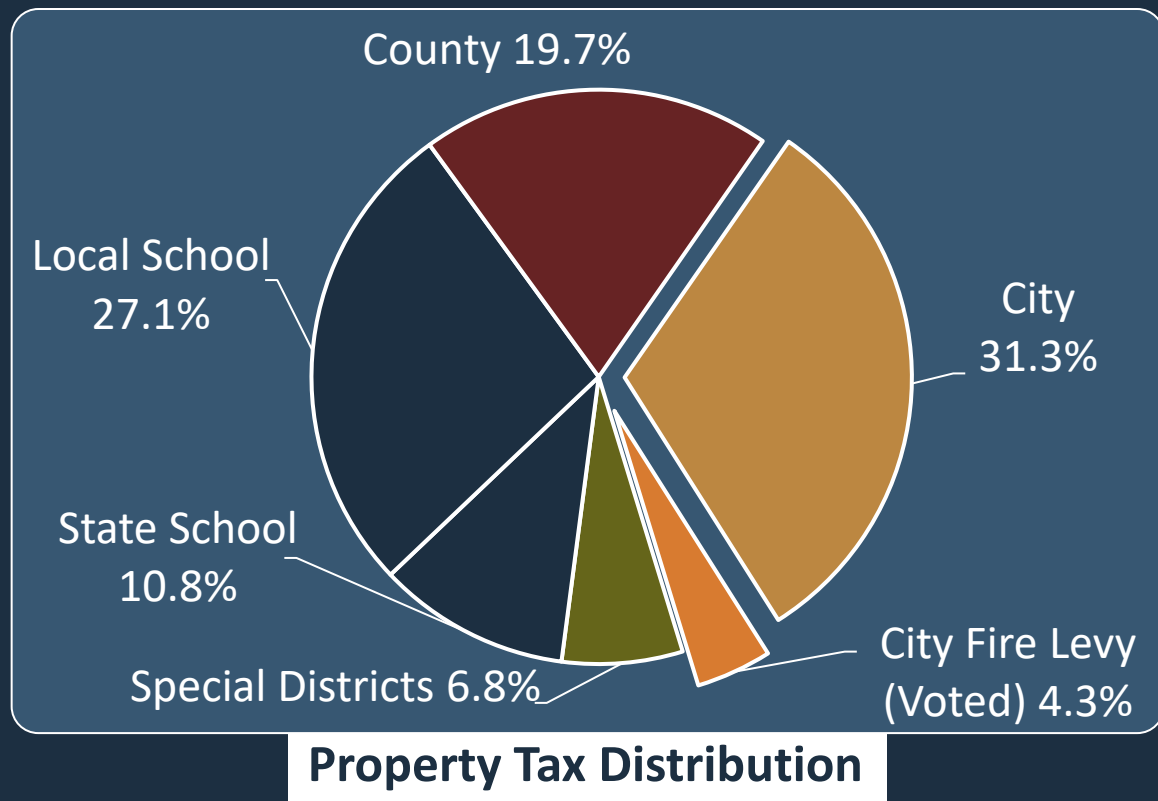


How will the City's budget affect my taxes?

Mayor Davis has proposed a 3.5% increase in City taxes for fiscal year 2026

- This only affects the **City's** portion of your property tax bill
- Due to legislative changes, many properties will have **lower City taxes** than last year, despite the 3.5% increase



See the following pages to estimate your City taxes and see some examples of real properties.



City Taxes for Tax Year 2025 (City's Fiscal Year 2026)

Key Points

- The Montana Department of Revenue reappraised properties this year
 - In Missoula County, the **market value*** of a **median-priced home** increased 27% (from \$399,000 to \$507,000)
 - Some properties will see more than a 27% **market value** increase and some will see less – this is only the **average** increase for the county
- The 2025 Montana Legislature changed **tax rates** for this year
 - Many homes will have a lower **taxable value** than last year, even if the market value went up
 - **Taxable value** is the important number for calculating your City taxes

*Note that the DOR market value does not typically match current median sales value from other sources. In the current appraisal cycle, the Department of Revenue shows that the median market home value in Missoula County was \$507,000. The Missoula Organization of Realtors shows the current median home price at \$560,000.



Estimating your City Taxes for a Property

$$\text{Taxable value} \times 0.36583 = \text{City taxes}^*$$

Finding your current taxable value

On your mailed appraisal notice from the Department of Revenue:

	(4) Acres/ Quantity	(5) Prior Cycle Assessed Value	(6) Current Assessed Value	(7) Prior Taxable Value	(8) Current Taxable Value	Prior Year Millage Rate
(1) Situs Address: 101 Main Street, Helena MT 59601	(9) Value Increase Reason: MA - Market Appreciation					
(2) Hall Townsite, S13, TO3 S, RO7 E, Block 2, Lot 6-7	(10) 05-4523-13-7-17-05-0000*					
(3) 2201 Residential City Town Lots	-	-	-	-	-	
3501 Improvement on Residential City or Town Lots	-	-	-	-	-	
Land and Improvement Value	0.25	324,500	434,800	4,381	5,870	
Totals		324,500	434,800	4,381	5,870	705,75

Online at www.property.mt.gov:

Property Record Card

2101%20briggs

04-2093-06-1-18-15-0000

General Information		
Property Number	04-2093-06-1-18-15-0000	
Assessment Code	0004084720	
County	Missoula	
Levy District	04-0583	
Neighborhood	204.012	
Situs Address	2101 BRIGGS ST, MISSOULA, MT 59803	
Legal Description	BRIGGS COURT, S06, T12 N, R19 W, Lot 15	
Owner Name	MILLER JESSICA S	
Property Last Updated	7/12/2025	

Value History		
Year	Market Value	Taxable Value
2023	\$421,100	\$5,685
2024	\$421,100	\$5,685
2025	\$545,100	\$4,633

Property Characteristics

*These are **estimates** based on Mayor Davis's executive budget as presented. City Council may make changes prior to adopting the final budget.

Example 1 – Median Home



City Taxes

2024: \$1,799.04

2025: \$1,542.71

\$256.33



Lower

- The market value of this home went up by nearly 30%.
- The new, lower tax rate means that this home has a **lower taxable value** than last year
- This property will pay **less** in City taxes than last year

	2024	2025	Percent Increase/ (Decrease)
Market value	\$399,000.00	\$507,000.00	27.1%
Taxable value	\$5,386.50	\$4,217.00	(21.7%)
City taxes	\$1, 799.04	\$1,542.71	(14.2%)

Example 2



City Taxes

2024: \$1,673.62

2025: \$1,315.89

\$357.73



Lower

- The market value of this home went up by over 20%
- The new, lower tax rate means that this home has a **lower taxable value** than last year
- This property will pay **less** in City taxes than last year

	2024	2025	Percent Increase/ (Decrease)
Market value	\$371,200.00	\$449,700.00	21.1%
Taxable value	\$5,011.00	\$3,597.00	(28.2%)
City taxes	\$1,673.62	\$1,315.89	(21.4%)

Example 3



City Taxes

2024: \$1,898.73

2025: \$1,694.89

\$203.84



Lower

- The market value of this home went up by nearly 30%.
- The new, lower tax rate means that this home has a **lower taxable value** than last year
- This property will pay **less** in City taxes than last year

	2024	2025	Percent Increase/ (Decrease)
Market value	\$421,100.00	\$545,100.00	29.4%
Taxable value	\$5,685.00	\$4,633.00	(18.5%)
City taxes	\$1,898.73	\$1,694.89	(10.7%)

Example 4



City Taxes

2024: \$1,868.01

2025: \$2,122.91

\$254.91 Higher



- The market value of this home went up by nearly 60%.
- The new tax rate mitigated the taxable value increase, but the **taxable value still went up**
- This property will pay **more** in City taxes than last year

	2024	2025	Percent Increase/ (Decrease)
Market value	\$414,300.00	\$652,000.00	57.4%
Taxable value	\$5,593.00	\$5,803.00	3.8%
City taxes	\$1,868.01	\$2,122.91	13.6%

Example 5



City Taxes

2024: \$2,846.00

2025: \$3,101.51

\$254.91



Higher

	2024	2025	Percent Increase/ (Decrease)
Market value	\$631,300.00	\$892,400.00	41.4%
Taxable value	\$8,523.00	\$8,478.00	(0.5%)
City taxes	\$2,846.60	\$3,101.51	9.5%



City Taxes

2024: \$3,094.08

2025: \$3,063.83

\$30.26



Lower

	2024	2025	Percent Increase/ (Decrease)
Market value	\$686,200.00	\$881,600.00	28.5%
Taxable value	\$9,264.00	\$8,375.00	(9.6%)
City taxes	\$3,094.08	\$3,063.83	(1.0%)

- These two properties are across the street from each other
- Both **increased** in market value and they have similar taxable values
- One will pay **higher** taxes than last year, and one will be **lower**

Learn More

City budget

- High-level summaries at [Engage Missoula](#)
- Detailed documents and spreadsheets at the [City's main website](#)

Montana Property Taxes

- Property information at [property.mt.gov](#)
- Appraisal resources and property tax changes at [Department of Revenue](#)
- View your recent tax bills at [Missoula County's website](#)

