



**Your total assessed value is made up of 3 major components, (1) Land Value, (2) Building Value and (3) Utility Value. One of the changes made this year is that our new software system adds the utility values in with the buildings as IMPROVEMENTS. Our old system added it in with the LAND. Your Notice of Change of Value will reflect this shift in value from Land to Improvements.**

Properties with utilities sell for more than properties without utilities, so this component is periodically updated. In addition to the display change described above, there will be an increase, county wide, in the 2011 Utility values. We analyzed the costs of installing utilities, by consulting with (1) companies who drill wells or install public water systems, (2) companies who install septic systems or install public sewer systems, and (3) Avista Corporation which installs electrical systems. Our analysis showed increased costs so our assessed values have also increased in a conservative manner, as outlined below.

We were told that 90% of wells drilled average between \$12,000 and \$15,000. Approximately 70% of the costs are for drilling and casing, and 30% are for the pump, pressure system and piping to the home. **We are using \$12,000 for our well values.**

The bottom line gravity system for a 3 bedroom house runs about \$5,000. Pressure and mound systems range from \$12,000 to \$17,000. **We are using \$4,500 for our septic system values.**

Electrical costs vary between overhead and underground installations and length of secondary lines. **We are using \$3,500 (minimal distance for out-of-town lines) and \$2,000 for power installed on city lots or platted areas.**

**We consulted local Public Utility Districts to obtain installation costs for Water and Sewer systems as they varied by location.**

**If you have any questions, please contact the Assessor's Office for assistance.**