



Valnova Community Infrastructure District (CID) Fact Sheet

Key Facts:

- The CID funds certain public infrastructure within Valnova.
- The CID Levy is a property tax assessment that appears on the annual Ada County property tax bill. It is not a separate bill.
- The CID maximum mill levy is 5 mills (.005 multiplied by assessed value). The CID may assess up to 5 mills, but not more.
- The Levy is not perpetual — it ends when the bonds are repaid. The repayment is estimated to occur approximately 30 years after the final bond funding.
- Always verify actual tax rates on the Ada County Assessor's website for your specific home address: <https://apps.adacounty.id.gov/PropertyLookup/SearchProperty>

What is a CID?

A CID (Community Infrastructure District) is a tool set up as a special taxing district and is formed by the local government to help pay for public improvements within a new community such as roads, water and sewer lines, parks, and landscaping. **It is not a separate bill.**

Why does Valnova have a CID?

Valnova used a CID to finance the major public infrastructure needed for the development, including roads, water and sewer lines, wastewater treatment facility, landscaping, etc.

Who pays for the CID?

Each property owner inside the CID contributes to repayment of the CID bonds that funded the infrastructure as part of their Ada County Property tax bill. It is **not** a separate bill.

When and how is the CID paid?

The CID appears on annual Ada County property tax bill—**you will not receive a separate CID bill.**

Will I owe anything at closing?

No separate CID charge for buyers is due settlement. As a part of standard closing costs, you may owe a prorated portion of the year's property taxes. The first full CID payment will be included with the next property tax cycle through Ada County.

Will the CID affect my escrow costs?

If your escrow includes your property taxes, the CID will be automatically included in your annual escrow estimate. If you pay taxes outside of escrow, you'll simply pay your Ada County property tax bill which will include the CID.

What is the actual levy rate?

The rate appears on your Ada County property tax statement as **Code 161 – CID Spring Valley 1 Admin/Bond**, and is capped at 5 mills (0.005 multiplied by assess value) and may vary over time, but it will not exceed 5 mills. All property tax levies are accessible on the **Ada County Assessor's Property Lookup Tool**: <https://apps.adacounty.id.gov/PropertyLookup/SearchProperty>.

Will the CID rate increase or change over time?

This CID component is capped at the maximum rate at 5 mills and cannot be increased beyond this amount. Other parts of Ada County total property tax (school, city, fire district, etc.) may adjust annually according to county or state law.

When will the CID end, or will it last forever?

The CID is **not** perpetual and only lasts until the bonds are repaid—typically around 30 years from the final bond issuance. Once the bonds are paid off, the CID levy will automatically expire. While the CID may outlast a single homeowner’s ownership term, it will end completely once the bonds are paid off.

Could I get stuck with a higher CID bill if others are slow to build or move in?

No. The CID assessment is structured and capped. Early homeowners will not be charged more than the approved CID rate.

Where can I see the CID details for a specific property?

You can confirm the CID is part of your total property tax bill and check the rate anytime by checking the official Ada County Assessor’s website:

1. Enter the street address on **Ada County Assessor’s Property Lookup Tool:**
<https://apps.adacounty.id.gov/PropertyLookup/SearchProperty>

OR if you do not know the street address and want to locate the lot on a map:

1. Go to <http://www.adacountyassessor.org/adamaps/>
2. Locate your lot in Spring Valley.
3. Right-click on your lot and select **“Find Data on the Map.”**
4. A new tab will open with property details.
5. Click **“Tax Districts.”**
6. You’ll see **Code 161 – VID Spring Valley 1 Admin/Bond** listed in the table

Below is a sample (not current year) of the levy rates in Valnova.

Tax District	Levy	Description	Phone
1	0.001544150	ADA COUNTY	2082877000
3	0.000084684	EMERGENCY MEDICAL	2082872975
6	0.000495404	ADA COUNTY HIGHWAY DIST	2083876100
8	0.000331832	SCHOOL DISTRICT NO. 2	2083505038
15	0.000465337	EAGLE CITY	2084898807
25	0.000018360	STAR CEMETERY	2082867192
31	0.000859125	STAR FIRE	2082299447
35	0.000015242	EAGLE SEWER	2089390132
100	0.000085194	COLLEGE OF WESTERN IDAHO	2085623291
161	0.005000000	CID SPRING VALLEY1 ADMIN/BOND	4809412800

Total Levy: 0.008899328
Note: The current year levies are estimated using the previous year, they will be updated when the districts set them in October.

Note: If this will be a primary residence, Idaho residents may apply for the Homestead Exemption, which will reduce the taxable value of your property when estimating total property taxes.