IMPORTANT PROPERTY TAX INFORMATION

2025 Property Tax Bills: Mailed by November 10, 2025

TAX YEAR: January 1st to December 31st.

- **DUE DATES:** 2025 property taxes are due in two installments. **December 22, 2025,** and **June 22, 2026.** Monthly payments are accepted. Any portion of property tax due may be paid at any time prior to the due dates. However, to avoid delinquency, total payment must be made by the specified due dates.

If you received a bill with the message "Sent to Mortgage Company", a lender has requested and received a copy of your bill for payment processing.

- **LATE FEES:** Payments must be received or postmarked (USPS) by the due date to avoid penalties. If payment is received after the due date, with no postmark, the payment is considered late, and penalties will apply as per state law.
- A late charge of **2%** of the delinquency will be added.
- **1% interest per month** will accrue beginning January 1st following the year the tax lien attached.
- **RETURNED CHECKS:** If your check payment is returned from your bank for any reason, a **$20 processing fee** will be added to your account.
- **TAX DEED:** Tax Deed proceedings for **delinquent 2022 taxes** will begin **June 23, 2026.** To avoid the **Tax Deed process**, **publication in the local paper**, and **additional costs and fees**, payment of delinquent 2022 taxes must be received **before** June 20, 2026.
- **MOBILE HOME/PERSONAL PROPERTY:** If any portion of a manufactured home or personal property tax becomes delinquent, a Warrant of Distraint is issued to the County Sheriff for collection. Full payment of all tax, late charge, warrant fees, and interest is required to release the warrant.
- **VAFT (Voter Approved Fund Tracker):** Information on voter-approved Bond/Levy is available at www.gemcounty.org

PAYMENT OPTIONS

- **Mail** Check or money order payable to **Gem County Tax Collector.** Please include the PIN #(s) on your check or money order to ensure proper crediting to your parcel.
- **Phone** Credit/debit card payments can be made by calling (208) 365-3272.
- **Online** Pay via credit/debit card or e-Check at http://www.gemcounty.org .
- **Drop Box** Located in front of the Courthouse. Place your payment in an envelope with your PIN #(s) and a phone for verification.
- **Office** Pay in person with cash, check/money order, credit/debit card.

2.5% *vendor processing fee* on all credit/debit card transactions

$1.00 *vendor processing fee* per e-Check

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