

ATTACHMENT 10

Financial & Economic Information

County Comparison	Madison	Fremont	Clark	Teton
Taxable Property Value	\$ 2,548,766,186	\$ 2,277,237,705	\$ 156,984,342	\$ 2,812,955,431
Real Property Value *	\$ 2,498,167,670	\$ 2,223,119,020	\$ 99,982,570	\$ 2,800,680,775
Operating (e.g. Union Pacific, Idaho Power, etc.) *	\$ 50,598,516	\$ 54,118,685	\$ 57,001,772	\$ 12,274,656
Annexation Value	\$ -	\$ -	\$ -	\$ -
New Construction Value	\$ 61,810,148	\$ 68,764,872	\$ 641,047	\$ 53,648,845
County Area (Square Miles)	473.37	1,895.40	1,763.43	450.40
Total Population, 2020	52,913	13,388	790	11,630
Total Population, 2010	37,536	13,242	982	10,170
Population Change, Total	15,377	146	(192)	1,460
Population Change, Percent	41.0%	1.1%	-19.6%	14.4%
Population Density/SQM	111.8	7.1	0.4	25.8
Labor Force	20,365	5,916	405	6,343
Unemployment Rate	2.6%	3.9%	3.7%	1.6%
Average Household Income	\$ 51,512	\$ 67,246	\$ 55,239	\$ 80,762
<\$10 K	10.37%	3.17%	2.90%	1.79%
\$10-\$20K	14.45%	6.90%	6.77%	6.72%
\$20-\$30K	11.56%	8.84%	15.16%	7.52%
\$30-\$40K	9.04%	11.69%	18.06%	7.31%
\$40-\$50K	8.50%	8.06%	7.10%	5.18%
\$50-\$60K	10.38%	8.20%	13.87%	6.95%
\$60-\$75K	8.12%	14.33%	8.06%	11.31%
\$75-\$100K	10.10%	19.00%	16.13%	13.99%
> \$100	17.47%	19.81%	11.94%	39.24%
Top Ten Tax Payers				
Notes:				
* Values included in total Taxable Property Value				
References:				
2010 and 2020 Population data: DEC Redistricting data, US Census Bureau, Retrieved on Nov 11, 2021.				
Property Valuation, 2021 September Value Worksheet, Idaho State Tax Commission				
Madison, Fremont, and Clark Labor Force and Income, Idaho Department of Commerce via Gem State Prospector, Retrieved on Nov 11, 2021.				
<i>Teton, Labor Force and Income, Idaho Department of Commerce via Gem State Prospector, Retrieved on Aug 10, 2022</i>				

Historical Decennial Census Population									
Year	Madison County	Madison % Change	Fremont County	Fremont % Change	Clark County	Clark % Change	Teton County	Teton % Change	Total All Counties
1980	19,480	-	10,813	-	798	-	2,897	-	33,988
1990	23,674	21.5%	10,937	1.1%	762	-4.5%	3,439	18.7%	38,812
2000	27,467	16.0%	11,819	8.1%	1,022	34.1%	5,999	74.4%	46,307
2010	37,536	36.7%	13,242	12.0%	982	-3.9%	10,170	69.5%	61,930
2020	52,913	41.0%	13,388	1.1%	790	-19.6%	11,630	14.4%	78,721
Total Change	33,433	-	2,575	-	(8)	-	8,733	-	44,733
Average Recent		38.8%		6.6%		-11.7%		41.9%	-
Average Change		28.8%		5.6%		1.5%		44.3%	-

References:

Decennial populations from the Census Bureau.

Population Forecast Baseline

Year	Madison County	Madison % Change	Fremont County	Fremont % Change	Clark County	Clark % Change	Teton County	Teton % Change	Total All Counties
2020	52,913	41.0%	13,388	1.1%	790	-19.6%	11,630	41.9%	78,721
2030	73,450	38.8%	14,268	6.6%	697	-11.7%	16,144	41.9%	104,559
2040	101,957	38.8%	15,205	6.6%	615	-11.7%	22,410	41.9%	140,188
2050	131,315	28.8%	16,055	5.6%	625	1.5%	28,862	44.3%	176,857
2060	169,126	28.8%	16,952	5.6%	635	1.5%	37,173	44.3%	223,885
2070	217,824	28.8%	17,900	5.6%	644	1.5%	47,877	44.3%	284,244

Notes:

Projections based on historical and recent percent population change.

Population Forecast High

Year	Madison County	Madison % Change	Fremont County	Fremont % Change	Clark County	Clark % Change	Teton County	Teton % Change	Total All Counties
2020	52,913	41.0%	13,388	1.1%	790	-19.6%	11,630	48.2%	78,721
2030	76,530	44.6%	14,400	7.6%	711	-10.0%	17,240	48.2%	108,881
2040	110,689	44.6%	15,488	7.6%	640	-10.0%	25,555	48.2%	152,372
2050	147,341	33.1%	16,483	6.4%	652	1.8%	38,561	50.9%	203,038
2060	196,131	33.1%	17,543	6.4%	663	1.8%	58,188	50.9%	272,524
2070	261,076	33.1%	18,670	6.4%	675	1.8%	87,804	50.9%	368,225

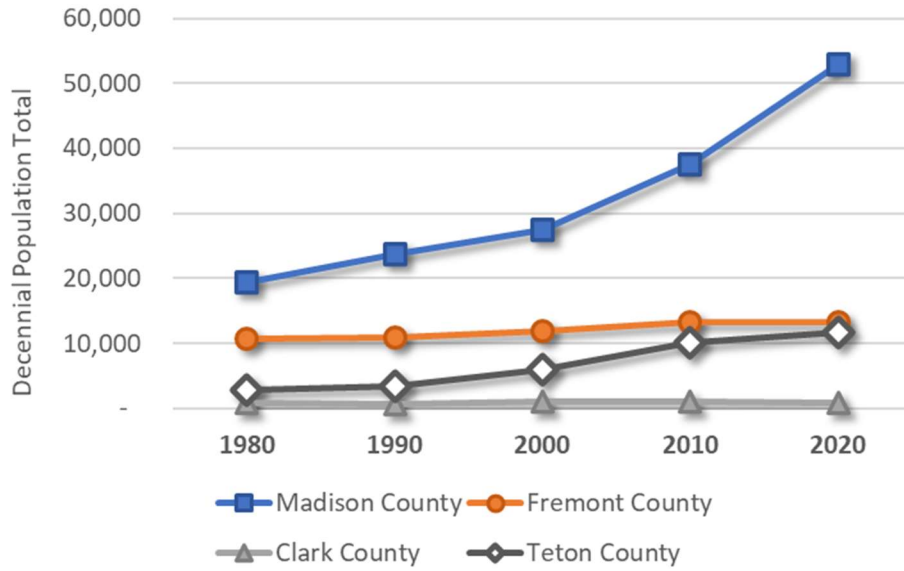
Note: This population forecast considers a % variation rate from base assumptions.

Population Forecast Low

Year	Madison County	Madison % Change	Fremont County	Fremont % Change	Clark County	Clark % Change	Teton County	Teton % Change	Total All Counties
2020	52,913	41.0%	13,388	1.1%	790	-19.6%	11,630	14.4%	78,721
2030	70,369	33.0%	14,400	7.6%	683	-13.5%	17,240	48.2%	102,692
2040	93,584	33.0%	15,488	7.6%	591	-13.5%	25,555	48.2%	135,218
2050	116,489	24.5%	16,483	6.4%	602	1.8%	38,561	50.9%	172,135
2060	145,000	24.5%	17,543	6.4%	612	1.8%	58,188	50.9%	221,343
2070	180,488	24.5%	18,670	6.4%	623	1.8%	87,804	50.9%	287,585

Note: This population forecast considers a % variation rate from base assumptions.

Historical Population



Historical and Future Population Projection

