

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF EMERSON - PROPOSED PROPERTY TAX LEVY **CITY #:** 65-616
EMERSON **Fiscal Year July 1, 2026 - June 30, 2027**

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
Meeting Date: 3/30/2026 **Meeting Time:** 06:00 PM **Meeting Location:** 410 Manchester Street, Emerson

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
 emersonia.org

City Telephone Number
 (712) 824-7866

Iowa Department of Management	Current Year Certified Property Tax 2025 - 2026	Budget Year Effective Property Tax 2026 - 2027	Budget Year Proposed Property Tax 2026 - 2027
Taxable Valuations for Non-Debt Service	12,741,506	12,316,480	12,316,480
Consolidated General Fund	102,101	102,101	99,763
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	24,560	24,560	27,448
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	4,912	4,912	4,901
Other Employee Benefits	2,358	2,358	1,961
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	12,741,506	12,316,480	12,316,480
Debt Service	83,081	83,081	81,918
CITY REGULAR TOTAL PROPERTY TAX	217,012	217,012	215,991
CITY REGULAR TAX RATE	17.03186	17.61964	17.53674
Taxable Value for City Ag Land	12,849	12,699	12,699
Ag Land	38	38	38
CITY AG LAND TAX RATE	2.95743	2.99236	2.99236
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Residential	808	859	6.31
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Commercial	3,511	4,012	14.27

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

With lower taxable valuations it causes more strain on revenue. Liability and property insurance continues to increase.