

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

**Meeting Date:** 4/7/2025 **Meeting Time:** 07:00 PM **Meeting Location:** 124 W Court Avenue, Winterset, IA 50273

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)  
www.winterset.gov

City Telephone Number  
(515) 462-1422

Iowa Department of Management	Current Year Certified Property Tax 2024 - 2025	Budget Year Effective Property Tax 2025 - 2026	Budget Year Proposed Property Tax 2025 - 2026
Taxable Valuations for Non-Debt Service	223,927,521	245,880,988	245,880,988
Consolidated General Fund	1,819,682	1,819,682	1,939,885
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	60,460	60,460	66,388
Liability, Property & Self Insurance	182,476	182,476	346,498
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)	348,792	348,792	368,829
Other Employee Benefits	682,636	682,636	705,757
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	268,507,092	280,569,405	280,569,405
Debt Service	311,884	311,884	821,314
CITY REGULAR TOTAL PROPERTY TAX	3,405,930	3,405,930	4,248,671
CITY REGULAR TAX RATE	14.97873	13.69512	16.86640
Taxable Value for City Ag Land	781,154	777,090	777,090
Ag Land	2,346	2,346	2,335
CITY AG LAND TAX RATE	3.00375	3.01896	3.00375
<b>Tax Rate Comparison-Current VS. Proposed</b>			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Residential	694	880	26.80
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Commercial	3,063	3,932	28.37

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:**

Increase in union negotiated salaries and wages. Increase in property insurance coverage. Minor increases in operating expenses are due to increased cost of supplies and materials.

