

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF ELKADER - PROPOSED PROPERTY TAX LEVY **CITY #:** 22-184
ELKADER 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: 3/23/2026 Meeting Time: 06:30 PM Meeting Location: Elkader City Hall (lower level of the Opera House)

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.elkader-iowa.com

City Telephone Number
 (563) 245-2098

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	52,488,195	57,296,678	57,296,678
Consolidated General Fund	429,077	429,077	454,743
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	171,387	171,387	141,726
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)	101,307	101,307	111,897
Other Employee Benefits	297,376	297,376	177,976
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	54,220,935	59,396,933	59,396,933
Debt Service	619,370	619,370	691,376
CITY REGULAR TOTAL PROPERTY TAX	1,618,517	1,618,517	1,577,718
CITY REGULAR TAX RATE	30.45872	27.86577	27.10927
Taxable Value for City Ag Land	44,703	40,660	40,660
Ag Land	135	135	121
CITY AG LAND TAX RATE	3.00375	3.32022	2.97590
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	1,445	1,328	-8.10
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	6,279	6,203	-1.21

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:

Proposed is \$3.349/\$1,000 less than the prior year (debt service is up slightly; health insurance and property insurance is down slightly)

