

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: 04:30 PM Meeting Location: City Hall Council Chambers, 2021 Main Street, Emmetsburg, IA 50536

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.emmetsburg.com

City Telephone Number
(712) 852-4030

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	141,367,492	160,744,495	160,744,495
Consolidated General Fund	1,167,311	1,167,311	1,288,652
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	157,476	157,476	168,091
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)	250,146	250,146	258,459
Other Employee Benefits	437,398	437,398	486,347
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	144,952,534	163,537,457	163,537,457
Debt Service	0	0	0
CITY REGULAR TOTAL PROPERTY TAX	2,012,331	2,012,331	2,201,549
CITY REGULAR TAX RATE	14.23475	12.51882	13.69595
Taxable Value for City Ag Land	913,604	995,840	995,840
Ag Land	2,745	2,745	2,992
CITY AG LAND TAX RATE	3.00375	2.75647	3.00375
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	675	671	-0.59
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	2,934	3,134	6.82

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:

Increases primarily due to wage increases and insurance rate increases.

