

CITY NAME:
CHARLES CITY

NOTICE OF PUBLIC HEARING - CITY OF CHARLES CITY - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2026 - June 30, 2027

CITY #: 34-323

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

Meeting Date: Meeting Time: Meeting Location:

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)

City Telephone Number

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	266,052,530	272,510,927	272,510,927
Consolidated General Fund	2,209,646	2,209,646	2,263,285
Operation & Maintenance of Public Transit	97,240	97,240	145,622
Aviation Authority	71,834	71,834	73,578
Liability, Property & Self Insurance	226,919	226,919	267,194
Support of Local Emergency Mgmt. Comm.	3,884	3,884	3,878
Unified Law Enforcement	0	0	0
Police & Fire Retirement	300,389	300,389	282,978
FICA & IPERS (If at General Fund Limit)	266,100	266,100	236,946
Other Employee Benefits	611,008	611,008	602,227
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	294,103,435	315,109,436	315,109,436
Debt Service	504,979	504,979	544,175
CITY REGULAR TOTAL PROPERTY TAX	4,291,999	4,291,999	4,419,883
CITY REGULAR TAX RATE	15.95112	15.49931	15.94915
Taxable Value for City Ag Land	938,500	1,164,819	1,164,819
Ag Land	2,820	2,820	3,499
CITY AG LAND TAX RATE	3.00375	2.42098	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	757	781	3.17
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	3,288	3,649	10.98

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:

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