

**CITY NAME:** NOTICE OF PUBLIC HEARING - CITY OF REMSEN - PROPOSED PROPERTY TAX LEVY **CITY #:** 75-700  
**REMSEN** 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: 4/8/2026 Meeting Time: 05:20 PM Meeting Location: City Council Chambers

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.REMSENIOWA.ORG

City Telephone Number  
 (712) 786-2136

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	91,017,602	94,203,120	94,203,120
Consolidated General Fund	694,922	694,922	712,122
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	46,000	46,000	50,000
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)	65,000	65,000	68,000
Other Employee Benefits	155,000	155,000	109,000
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	91,761,671	96,060,462	96,060,462
Debt Service	257,995	257,995	225,559
<b>CITY REGULAR TOTAL PROPERTY TAX</b>	<b>1,218,917</b>	<b>1,218,917</b>	<b>1,164,681</b>
<b>CITY REGULAR TAX RATE</b>	<b>13.36913</b>	<b>12.88629</b>	<b>12.31720</b>
Taxable Value for City Ag Land	151,120	151,001	151,001
Ag Land	454	454	454
<b>CITY AG LAND TAX RATE</b>	<b>3.00375</b>	<b>3.00375</b>	<b>3.00375</b>
<b>Tax Rate Comparison-Current VS. Proposed</b>			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	<b>Current Year Certified 2025/2026</b>	<b>Budget Year Proposed 2026/2027</b>	<b>Percent Change</b>
City Regular Residential	634	603	-4.89
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	<b>Current Year Certified 2025/2026</b>	<b>Budget Year Proposed 2026/2027</b>	<b>Percent Change</b>
City Regular Commercial	2,756	2,818	2.25

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 of costs of operation.