

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

Meeting Date: 4/6/2026 Meeting Time: 07:00 PM Meeting Location: City Hall 515 N Adams St Wellsburg, IA

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)
<https://www.wellsburgiowa.ct>

City Telephone Number
(641) 869-3342

| 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 | 24,941,062 | 25,920,274 | 25,920,274 |
| Consolidated General Fund | 207,966 | 207,966 | 213,992 |
| Operation & Maintenance of Public Transit | 0 | 0 | 0 |
| Aviation Authority | 0 | 0 | 0 |
| Liability, Property & Self Insurance | 29,403 | 29,403 | 34,328 |
| 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) | 24,503 | 24,503 | 26,481 |
| Other Employee Benefits | 9,505 | 9,505 | 11,509 |
| Capital Projects (Capital Improv. Reserve) | 0 | 0 | 0 |
| Taxable Value for Debt Service | 24,941,062 | 25,920,274 | 25,920,274 |
| Debt Service | 73,253 | 73,253 | 42,429 |
| CITY REGULAR TOTAL PROPERTY TAX | 344,630 | 344,630 | 328,739 |
| CITY REGULAR TAX RATE | 13.81775 | 13.29577 | 12.68265 |
| Taxable Value for City Ag Land | 638,926 | 634,356 | 634,356 |
| Ag Land | 1,919 | 1,919 | 1,905 |
| CITY AG LAND TAX RATE | 3.00348 | 3.02512 | 3.00305 |
| 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 | 655 | 621 | -5.19 |
| 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 | 2,848 | 2,902 | 1.90 |

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:

We had a substantial increase for our Sheriff's contract, insurance rates and employee rates. Debt Service lower due to 2 loans being paid off as of June 2026.