

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:  
 Meeting Date: 3/24/2025 Meeting Time: 06:00 PM Meeting Location: City Hall, 301 S Broadway Ave

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.westbendiowa.com

City Telephone Number  
 (515) 887-2181

Iowa Department of Management	Current Year Certified Property Tax 2024 - 2025	Budget Year Effective Property Tax 2025 - 2026	Budget Year Proposed Property Tax 2025 - 2026
Taxable Valuations for Non-Debt Service	43,252,919	45,557,090	45,557,090
Consolidated General Fund	340,145	340,145	351,241
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	44,528	44,528	54,977
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)	26,362	26,362	27,209
Other Employee Benefits	57,042	57,042	57,841
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	47,033,028	49,372,034	49,372,034
Debt Service	0	0	0
<b>CITY REGULAR TOTAL PROPERTY TAX</b>	<b>468,077</b>	<b>468,077</b>	<b>491,268</b>
<b>CITY REGULAR TAX RATE</b>	<b>10.82188</b>	<b>10.27451</b>	<b>10.78355</b>
Taxable Value for City Ag Land	258,348	255,895	255,895
Ag Land	776	776	769
<b>CITY AG LAND TAX RATE</b>	<b>3.00375</b>	<b>3.03249</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 2024/2025</b>	<b>Budget Year Proposed 2025/2026</b>	<b>Percent Change</b>
City Regular Residential	502	563	12.15
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	<b>Current Year Certified 2024/2025</b>	<b>Budget Year Proposed 2025/2026</b>	<b>Percent Change</b>
City Regular Commercial	2,213	2,514	13.60

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 at \$100,000 Actual/Assessed Valuation.

**Reasons for tax increase if proposed exceeds the current:**

Employee wages and benefits, property/liability insurance and street maintenance are the reasons for the increase in property tax dollars needed to meet budget expenditures.

