CITY NAME: BODE

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

CITY #: 46-425

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: 05:30 PM Meeting Location: Bode City Hall 105 Humboldt 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.cityofbode.org

City Telephone Number
(515) 379-1486

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	14,885,748	14,845,889	14,845,889
Consolidated General Fund	119,768	119,768	120,252
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	13,851	13,851	13,839
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	4,183	4,183	4,328
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	16,325	16,325	15,321
Other Employee Benefits	0	0	4,152
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	14,885,748	14,845,889	14,845,889
Debt Service	0	0	0
CITY REGULAR TOTAL PROPERTY TAX	154,127	154,127	157,892
CITY REGULAR TAX RATE	10.35407	10.38180	10.63539
Taxable Value for City Ag Land	230,199	250,051	250,051
Ag Land	692	692	752
CITY AG LAND TAX RATE	3.00375	2.76744	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	491	521	6.11
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	2,134	2,433	14.01

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 in City Tax Valuation. The additional tax revenue is allocated towards Insurance (Property, Liability, and also Health is included)