

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF ELGIN - PROPOSED PROPERTY TAX LEVY CITY #: 33-312
ELGIN 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: 3/23/2026 Meeting Time: 07:00 PM Meeting Location: Kohler Memorial Building 212 Main Street Elgin, Iowa 52141

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.elginia.com

City Telephone Number
(563) 426-5998

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	16,866,887	18,176,067	18,176,067
Consolidated General Fund	138,408	138,408	144,808
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	31,529	31,529	32,998
Support of Local Emergency Mgmt. Comm.	1,843	1,843	1,874
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	9,173	9,173	11,442
Other Employee Benefits	4,434	4,434	4,143
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	16,866,887	18,176,067	18,176,067
Debt Service	32,465	32,465	60,083
CITY REGULAR TOTAL PROPERTY TAX	217,852	217,852	255,348
CITY REGULAR TAX RATE	12.91598	11.98565	14.04861
Taxable Value for City Ag Land	93,843	95,242	95,242
Ag Land	280	280	287
CITY AG LAND TAX RATE	2.98371	2.93988	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	613	688	12.23
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	2,663	3,214	20.69

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:

New fire truck bond, insurance increases on property & liability. General expense increases with vendors for services.