

CITY NAME: INDEPENDENCE **NOTICE OF PUBLIC HEARING - CITY OF INDEPENDENCE - PROPOSED PROPERTY TAX LEVY** **CITY #:** 10-076
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:** 04:45 PM **Meeting Location:** City Hall, 331 1st Street East, Independence, IA 50644

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.independenceia.gov

City Telephone Number
(319) 334-2780

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	243,685,080	263,809,570	263,809,570
Consolidated General Fund	1,992,062	1,992,062	2,093,762
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	367,767	367,767	458,232
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)	470,658	470,658	517,608
Other Employee Benefits	762,559	762,559	966,754
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	274,823,292	297,442,506	297,442,506
Debt Service	1,343,548	1,343,548	1,348,426
CITY REGULAR TOTAL PROPERTY TAX	4,936,594	4,936,594	5,384,782
CITY REGULAR TAX RATE	19.63340	18.13685	19.83366
Taxable Value for City Ag Land	1,851,369	1,767,056	1,767,056
Ag Land	5,562	5,562	5,308
CITY AG LAND TAX RATE	3.00375	3.14761	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	931	972	4.40
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	4,047	4,538	12.13

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:

Anticipated 55% increase for liability, property, and self insurance levy. FICA/IPERS and Other Employee Benefits increase due to salary increases and rising benefit costs. Debt Service increased due to other funding source being reduced.