

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

Meeting Date: 4/7/2025 Meeting Time: 07:00 PM Meeting Location: City Hall 515 N Adams Street 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)
wellsburgiowa.net

City Telephone Number
(641) 869-3342

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	24,768,845	24,941,062	24,941,062
Consolidated General Fund	206,530	206,530	207,966
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	24,486	24,486	29,403
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)	24,486	24,486	24,503
Other Employee Benefits	9,134	9,134	9,505
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	24,768,845	24,941,062	24,941,062
Debt Service	69,071	69,071	73,253
CITY REGULAR TOTAL PROPERTY TAX	333,707	333,707	344,630
CITY REGULAR TAX RATE	13.47289	13.37982	13.81775
Taxable Value for City Ag Land	621,448	638,926	638,926
Ag Land	1,867	1,867	1,919
CITY AG LAND TAX RATE	3.00375	2.92209	3.00348
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Residential	624	721	15.54
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Commercial	2,755	3,222	16.95

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 Debt Service payments, wages, Sheriff contract and insurance.