

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:  
**Meeting Date: 3/25/2024 Meeting Time: 06:00 PM Meeting Location: City Hall, 301 S Broadway Avenue**

**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

<b>Iowa Department of Management</b>	<b>Current Year Certified Property Tax 2023 - 2024</b>	<b>Budget Year Effective Property Tax 2024 - 2025</b>	<b>Budget Year Proposed Property Tax 2024 - 2025</b>
Taxable Valuations for Non-Debt Service	37,954,394	43,252,919	43,252,919
Consolidated General Fund	307,431	307,431	340,145
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	48,473	48,473	44,528
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)	25,106	25,106	26,362
Other Employee Benefits	37,944	37,944	57,042
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	41,770,987	47,033,028	47,033,028
Debt Service	0	0	0
<b>CITY REGULAR TOTAL PROPERTY TAX</b>	<b>418,954</b>	<b>418,954</b>	<b>468,077</b>
<b>CITY REGULAR TAX RATE</b>	<b>11.03833</b>	<b>9.68614</b>	<b>10.82188</b>
Taxable Value for City Ag Land	240,487	258,348	258,348
Ag Land	723	723	776
<b>CITY AG LAND TAX RATE</b>	<b>3.00375</b>	<b>2.79855</b>	<b>3.00375</b>
<b>Tax Rate Comparison-Current VS. Proposed</b>			
Residential property with an Actual/Assessed Value of \$100,000	<b>Current Year Certified 2023/2024</b>	<b>Budget Year Proposed 2024/2025</b>	<b>Percent Change</b>
City Regular Resident	603	502	-16.75
Commercial property with an Actual/Assessed Value of \$100,000	<b>Current Year Certified 2023/2024</b>	<b>Budget Year Proposed 2024/2025</b>	<b>Percent Change</b>
City Regular Commercial	603	502	-16.75

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:**

Street and building maintenance, wages, benefits, workers' compensation and property/liability insurance are the main reason for the increase in property tax dollars needed to meet budget expenditures. There is not an increase in the tax rate for FY25.

