

Local Government Property Valuation System

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF EARLHAM - PROPOSED PROPERTY TAX LEVY CITY #: 61-577  
 EARLHAM 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: 3/26/2026 Meeting Time: 07:00 PM Meeting Location: 140 S Chestnut Earlham, IA 50072

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)

City Telephone Number  
 (515) 758-2281

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	59,631,758	59,382,337	59,382,337
Consolidated General Fund	490,406	490,406	488,355
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	59,237	59,237	39,446
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)	83,192	83,192	84,363
Other Employee Benefits	108,714	108,714	155,812
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	60,976,833	62,796,437	62,796,437
Debt Service	132,009	132,009	164,245
<b>CITY REGULAR TOTAL PROPERTY TAX</b>	<b>873,558</b>	<b>873,558</b>	<b>932,221</b>
<b>CITY REGULAR TAX RATE</b>	<b>14.60039</b>	<b>14.58987</b>	<b>15.54824</b>
Taxable Value for City Ag Land	180,582	183,430	183,430
Ag Land	543	543	551
<b>CITY AG LAND TAX RATE</b>	<b>3.00375</b>	<b>2.96026</b>	<b>3.00375</b>
<b>Tax Rate Comparison-Current VS. Proposed</b>			
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	693	762	9.96
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	3,010	3,557	18.17

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:**

The City of Earlham has slightly increased the levy rate to 15.54824, the City has experienced increases in expenses such as insurance, payroll, project costs, parts and maintenance.