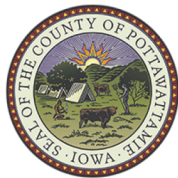


School, County and City Budget Year Statement to Owners and Taxpayers - As Required by Iowa Code 24.2A

Taxing District: 000 - CO BLUFFS CITY/CO BLUFFS



POTTAWATTAMIE COUNTY AUDITOR
227 S 6TH ST
COUNCIL BLUFFS, IA 51501-4269

EXAMPLE

This statement informs you of the upcoming School, County and City public hearings where proposed property taxation for next fiscal year will be presented. Oral or written testimony from any resident or taxpayer will be received by each respective governing body. The referenced 'Effective Tax Rate' would be a rate produced by holding current taxation constant while using next fiscal year's taxable values. See reverse side for distribution examples and notes.

Council Bluffs School Public Hearing on Proposed Property Taxation for Fiscal Year July 1, 2024 - June 30, 2025

Date: 04/09/2024 **Time:** 6:15 PM **Location:** Council Bluffs Community School District, Educational Service Center, 300 W Broadway Suite 1600, Council Bluffs, IA 51503
Telephone: 7123286419 **Website:** <https://www.cb-schools.org/domain/24>

	Current Property Tax	Current Tax Rate	Effective Tax Rate	Proposed Prop Tax	Proposed Tax Rate
All School Funds	39,692,575	16.15808	14.99678	42,300,703	15.98298

Reasons Proposed Property Tax exceeds the Current Property Tax:

The proposed property tax levy rate is decreasing from \$16.16/1,000 in FY24 to \$15.98/1,000 in FY25. The property tax dollar levy is increasing from \$39,692,575 in FY24 to \$42,300,703 in FY25 due to insurance increases, cyber security and repairs and maintenance of buildings and grounds.

Pottawattamie County Public Hearing on Proposed Property Taxation for Fiscal Year July 1, 2024 - June 30, 2025

Date: 04/02/2024 **Time:** 10:00 AM **Location:** Pottawattamie County Courthouse, 2nd Floor Board of Supervisors Hearing Room, 227 S 6th St, Council Bluffs IA 51501
Telephone: 7123285644 **Website:** <https://www.pottcounty-ia.gov/>

	Current Property Tax	Current Tax Rate	Effective Tax Rate	Proposed Prop Tax	Proposed Tax Rate
Countywide	41,661,189	7.56484	6.95934	43,917,313	7.32578
Rural Additional	6,460,594	3.36948	3.15891	6,690,525	3.27134

Reasons Proposed Property Tax exceeds the Current Property Tax:

To permit the continuance of programs and services which provide substantial benefits to county residents

Council Bluffs City Public Hearing on Proposed Property Taxation for Fiscal Year July 1, 2024 - June 30, 2025

Date: 03/25/2024 **Time:** 6:30 PM **Location:** Council Chambers at City Hall, 209 Pearl St., Council Bluffs, IA 51503
Telephone: 7128905100 **Website:** <https://www.councilbluffs-ia.gov/>

	Current Property Tax	Current Tax Rate	Effective Tax Rate	Proposed Prop Tax	Proposed Tax Rate
General Non-Ag	55,031,880	18.26000	16.39223	59,945,858	17.85467
Ag Only	29,023	3.00375	3.07040	28,393	3.00375

Reasons Proposed Property Tax exceeds the Current Property Tax:

Increase in property tax valuation is primarily driven by new construction and market changes. Increased property tax revenue will be utilized to offset continued inflation costs, supply and demand, as well as increased costs for employee and property/liability insurance.



The table below shows how current taxes levied within this taxing district are distributed by taxing authority in total. TIF property tax included where applicable.

Taxing Authority	Non-TIF Property Tax	TIF Tax	Total Property Tax	Authority % of Tax
Council Bluffs School	30,170,118	0	30,170,118	36.91%
Pottawattamie County	14,124,953	0	14,124,953	17.27%
Council Bluffs City	34,094,791	0	34,094,791	41.71%
All Others	3,359,625	0	3,359,625	4.11%

The examples below show how taxes on a property with a value of 100,000 would be distributed in both the Current and Proposed Budget years:

Residential Property:

Taxing Authority	Tax Using Current Tax Rate	Tax Using Proposed Tax Rate	% Change
Council Bluffs School	\$883.00	\$741.00	-16.08%
Pottawattamie County	\$413.00	\$339.00	-17.92%
Council Bluffs City	\$998.00	\$827.00	-17.13%

Commercial Property – Note the first 150,000 of Commercial property has the same taxation basis as Residential:

Taxing Authority	Tax Using Current Tax Rate	Tax Using Proposed Tax Rate	% Change
Council Bluffs School	\$883.00	\$741.00	-16.08%
Pottawattamie County	\$413.00	\$339.00	-17.92%
Council Bluffs City	\$998.00	\$827.00	-17.13%

1. Final tax rates will change due to final adopted amounts, legislative changes, and other levy authorities not included on this mailing.
2. The proposed property tax levies on the front of this notice do not include any Self-Supported Municipal Improvement District (SSMID) tax within cities.
3. The examples of change in estimated taxes to be paid shown above are calculated using the full city rate, even for city ag land tax districts.
4. Rural taxing districts do not show any city rate information.
5. FOR POLK COUNTY ONLY – the proposed tax levy on the front of this notice does not include fire/EMS levies included in the County budget for certain townships.

For assistance interpreting the Property Tax Mailing consult <https://dom.iowa.gov/property-taxes>