

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

Meeting Date: 3/24/2026 Meeting Time: 05:30 PM Meeting Location: City Hall Council Chambers 500 W. Clarinda Ave. Shenandoah, IA 51601

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.shenandoahiowa.net

City Telephone Number  
(712) 246-1213 ext: 202

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	183,148,085	197,332,711	197,332,711
Consolidated General Fund	1,529,580	1,529,580	1,600,043
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	230,023	230,023	279,220
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)	207,186	207,186	384,746
Other Employee Benefits	405,543	405,543	415,464
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	187,671,411	199,630,170	199,630,170
Debt Service	283,014	283,014	287,986
<b>CITY REGULAR TOTAL PROPERTY TAX</b>	<b>2,655,346</b>	<b>2,655,346</b>	<b>2,967,459</b>
<b>CITY REGULAR TAX RATE</b>	<b>14.46111</b>	<b>13.43968</b>	<b>15.02105</b>
Taxable Value for City Ag Land	745,218	774,496	774,496
Ag Land	2,239	2,239	2,327
<b>CITY AG LAND TAX RATE</b>	<b>3.00375</b>	<b>2.89091</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	<b>Current Year Certified 2025/2026</b>	<b>Budget Year Proposed 2026/2027</b>	<b>Percent Change</b>
City Regular Residential	686	736	7.29
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	<b>Current Year Certified 2025/2026</b>	<b>Budget Year Proposed 2026/2027</b>	<b>Percent Change</b>
City Regular Commercial	2,981	3,437	15.30

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:**

Increases in property tax valuations are primarily due to the current market. Other increases are for the Liability, Property and Insurance rate increases as well as Employee Benefits [IPERS/FICA/Health Ins./Dental Ins./Eye Ins.] increases.