

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

Meeting Date: 4/6/2026 Meeting Time: 06:00 PM Meeting Location: CITY HALL LIBRARY, EARLY, 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)  
 www.earlyia.com

City Telephone Number  
 (712) 273-5283

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	13,055,134	14,963,994	14,963,994
Consolidated General Fund	106,090	106,090	118,060
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	49,894	49,894	38,198
Support of Local Emergency Mgmt. Comm.	574	574	575
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	10,629	10,629	21,078
Other Employee Benefits	43,809	43,809	37,337
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	13,055,134	14,963,994	14,963,994
Debt Service	0	0	29,383
<b>CITY REGULAR TOTAL PROPERTY TAX</b>	<b>210,996</b>	<b>210,996</b>	<b>244,631</b>
<b>CITY REGULAR TAX RATE</b>	<b>16.16197</b>	<b>14.10025</b>	<b>16.34797</b>
Taxable Value for City Ag Land	19,720	20,221	20,221
Ag Land	59	59	61
<b>CITY AG LAND TAX RATE</b>	<b>2.99189</b>	<b>2.91776</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	767	801	4.43
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	3,332	3,740	12.24

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:**

Insurance price increase.