



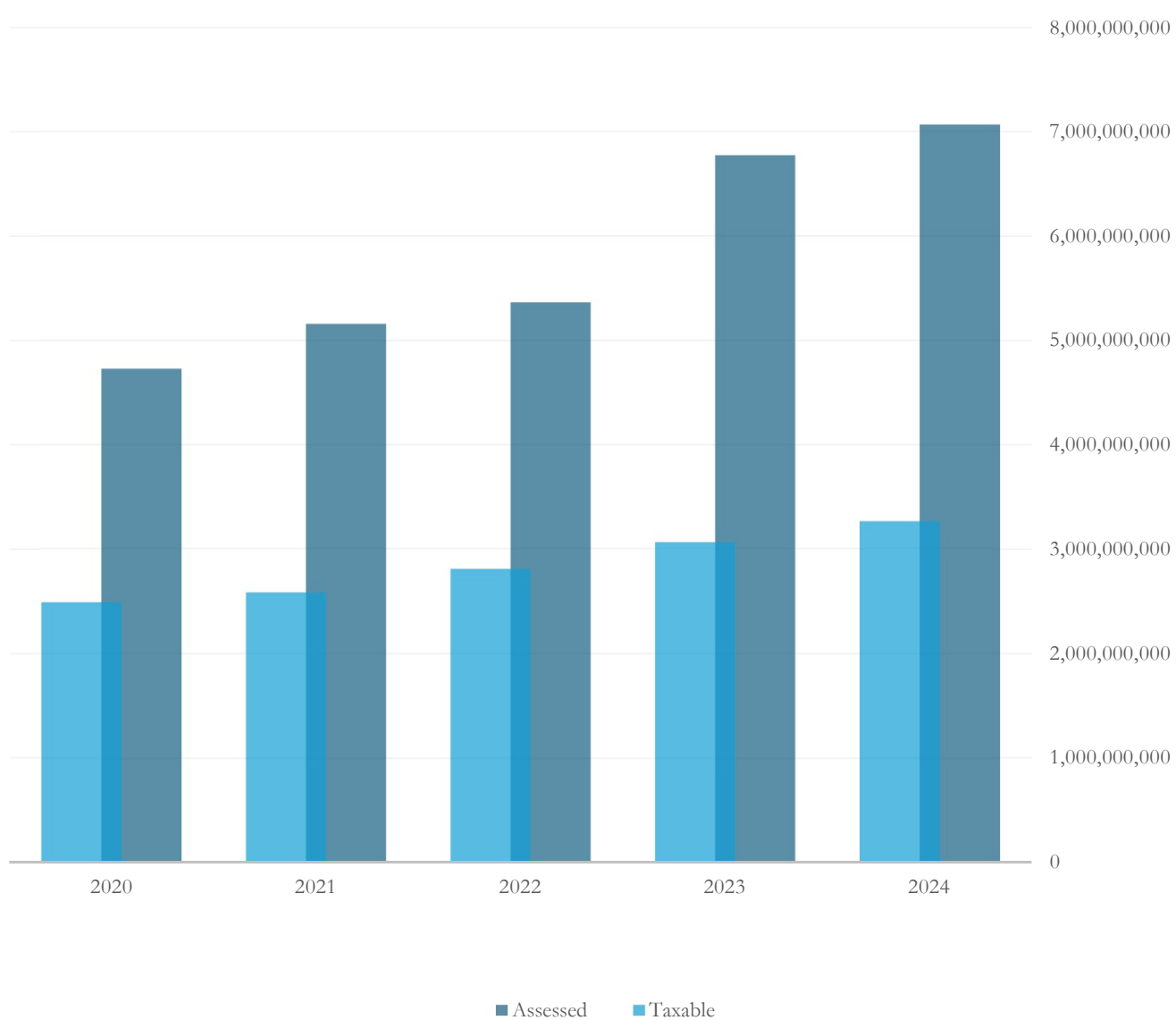
Warren County FY26 Levy Hearing



2024 Assessments

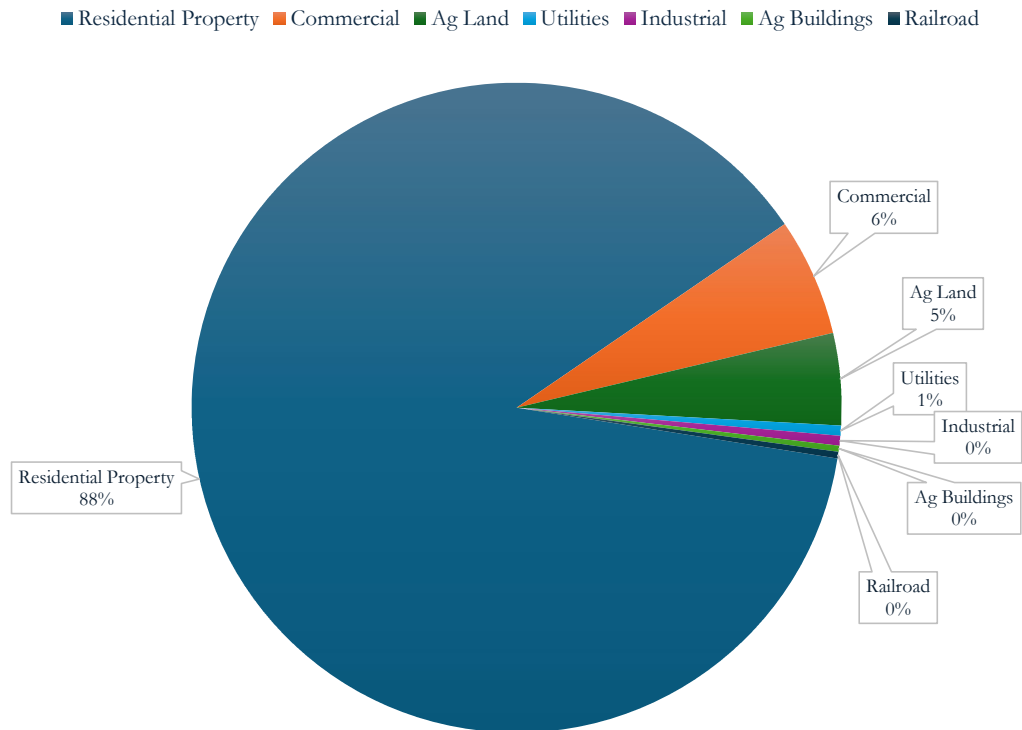
Assessment Notes

- State limits the statewide taxable value growth due to revaluation or reassessment to 3%
 - It is a statewide limit, not per residence, county, etc.
 - This limit is what is used to calculate the rollback percentage.
 - The rollback for FY26 is 47.4316% for residential property
 - The rollback in FY25 was 46.3428%



ASSESSED
VS.
TAXABLE
VALUES

2024 Taxable Valuations (FY26)



Breakdown
of County
Taxable
Valuations



House File 718

HF 718 Overview

Imposes stricter limits on maximum rural and general basic tax levies; requires the levies to decrease.



Significantly affects the finances of counties and their ability to grow.

The restraints are tightest for the entities experiencing the greatest growth like Warren County.

Does not take into account growth caused by new builds; limits the effect of growth on revenues regardless of the cause



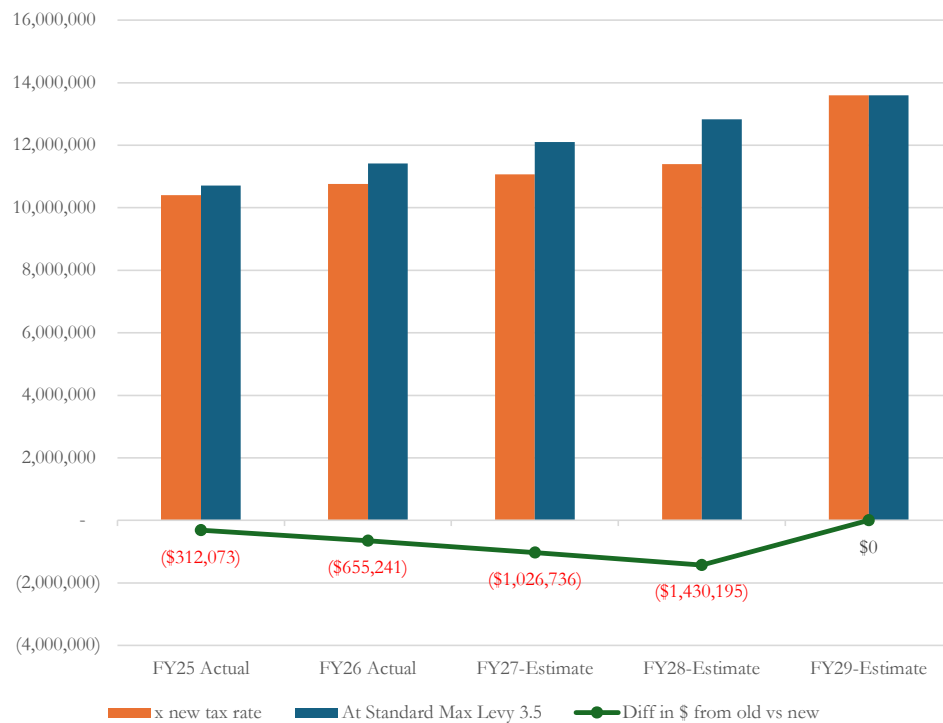
Potential legislation to further limit tax levies in future.

HF 718 Estimated 5-Year Effect

Currently set to expire in FY29

General Basic Levy (Paid by Urban + Rural)

HF 718 Effect on General Basic Property Tax Revenues



Rural Basic Levy (Paid by Rural Only)

HF 718 Effect on Rural Basic Property Tax Revenues





Levy Review

Proposed County-wide Levies:

	Urban:	Rural:
General Basic	3.29909	3.29909
General Supplemental	1.72513	1.72513
Rural Basic	0.00000	1.5563
Rural Supplemental	0.00000	1.2241
Debt Service	0.81845	0.81845
Total Tax Rate:	5.84267	8.62307

**TOTAL
PROPERTY
TAX
LEVIES:**

FY26 Tax Notice

Iowa Department of Management	Current Year Certified Property Tax FY 2024/2025	Budget Year Effective Tax FY 2025/2026	Budget Year Proposed Tax FY 2025/2026
Taxable Valuations-General Services	3,013,206,199	3,213,402,287	3,213,402,287
Requested Tax Dollars-Countywide Rates Except Debt Service	15,346,831	15,346,831	16,144,840
Taxable Valuations-Debt Service	3,427,327,247	3,662,558,116	3,662,558,116
Requested Tax Dollars-Debt Service	3,041,205	3,041,205	2,997,621
Requested Tax Dollars-Countywide Rates	18,388,036	18,388,036	19,142,461
Tax Rate-Countywide	5.98053	5.60623	5.84267
Taxable Valuations-Rural Services	1,199,627,127	1,269,757,904	1,269,757,904
Requested Tax Dollars-Additional Rural Levies	3,348,795	3,348,795	3,530,435
Tax Rate-Rural Additional	2.79153	2.63735	2.78040
Rural Total	8.77206	8.24358	8.62307
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified Property Tax FY 2024/2025	Budget Year Proposed Tax FY 2025/2026	Percent Change
Urban Taxpayer	277	305	10.11
Rural Taxpayer	407	450	10.57
Tax Rate Comparison-Current VS. Proposed			
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified Property Tax FY 2024/2025	Budget Year Proposed Tax FY 2025/2026	Percent Change
Urban Taxpayer	1,223	1,363	11.45
Rural Taxpayer	1,794	2,011	12.10

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 \$150,000 Actual/Assessed Valuation. The Proposed Property taxes assume a 10% increase in property values for the year as a comparison to the current year.

**Estimated Assessment Effect on Single Home Annual Property Taxes Fiscal Year
2025 vs. 2026**

FY25: Estimate 10% Value Increase & Rollback at 47.4316%

Assessed Home Value

FY2025	FY2026	FY2025	FY2026	FY2025	FY2026	FY2025	FY2026
\$100,000	\$110,000	\$250,000	\$275,000	\$500,000	\$550,000	\$750,000	\$825,000

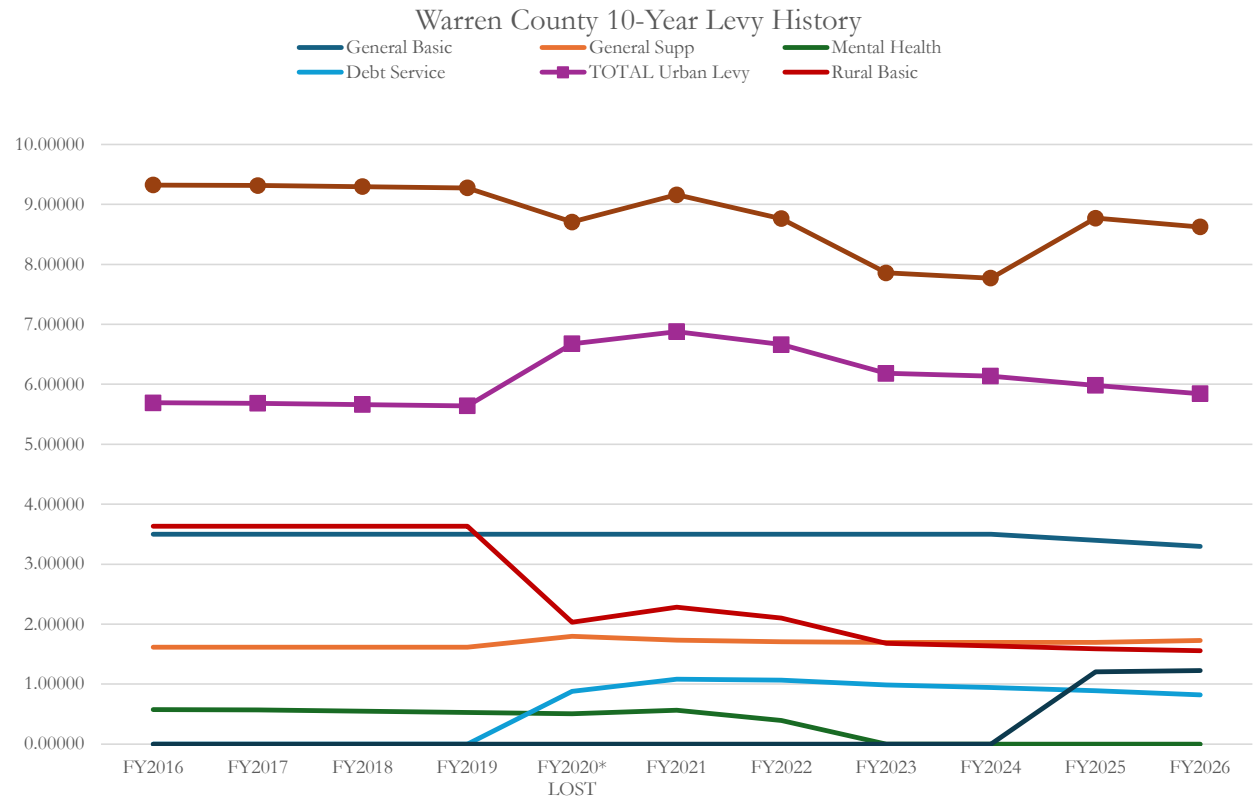
Urban Taxes							
	\$28	\$69	\$138	\$208			
Rural Taxes							
	\$43	\$108	\$217	\$325			

**ESTIMATED
TAX EFFECT**

DATA USED TO CALCULATE EFFECT ON TAXES PAID

	FY2025	FY2026	FY2025	FY2026	FY2025	FY2026	FY2025	FY2026
Assessed Value	\$100,000	\$110,000	\$250,000	\$275,000	\$500,000	\$550,000	\$750,000	\$825,000
Multiply by Rollback	46.3428%	47.4316%	46.3428%	47.4316%	46.3428%	47.4316%	46.3428%	47.4316%
Taxable Value	\$46,343	\$52,175	\$115,857	\$130,437	\$231,714	\$260,874	\$347,571	\$391,311
Urban Levy								
	5.98053	5.84267	5.98053	5.84267	5.98053	5.84267	5.98053	5.84267
Estimated Tax	\$277	\$305	\$693	\$762	\$1,386	\$1,524	\$2,079	\$2,286
Estimated Difference:	\$28		\$69		\$138		\$208	
Rural Levy								
	8.77206	8.62307	8.77206	8.62307	8.77206	8.62307	8.77206	8.62307
Estimated Tax	\$407	\$450	\$1,016	\$1,125	\$2,033	\$2,250	\$3,049	\$3,374
Estimated Difference:	\$43		\$108		\$217		\$325	

Warren County 10-Year Levy History



	FY2016	FY2017	FY2018	FY2019	FY2020* LOST	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	to FY2016
General Basic	3.50000	3.50000	3.50000	3.50000	3.50000	3.50000	3.50000	3.50000	3.50000	3.39806	3.29909	-0.20091
General Supp	1.61429	1.61430	1.61430	1.61430	1.79513	1.73513	1.70513	1.69513	1.69513	1.69513	1.72513	0.11084
Mental Health	0.57738	0.56772	0.54815	0.52659	0.50344	0.56163	0.39309	0.00000	0.00000	0.00000	0.00000	-0.57738
Debt Service	0.00000	0.00000	0.00000	0.00000	0.87867	1.08308	1.06419	0.98733	0.94299	0.88734	0.81845	0.81845
TOTAL Urban Levy	5.69167	5.68202	5.66245	5.64089	6.67724	6.87984	6.66241	6.18246	6.13812	5.98053	5.84267	0.15100
Total Urban % Change	-0.49%	-0.17%	-0.34%	-0.38%	18.37%	3.03%	-3.16%	-7.20%	-0.72%	-2.57%	-2.31%	4.56%
Rural Basic	3.63342	3.63342	3.63342	3.63342	2.03	2.28	2.10203	1.67662	1.63506	1.58743	1.5563	-2.07712
Rural Supplemental	0.00000	0.00000	0	0	0	0	0	0	0	1.2041	1.2241	1.22410
TOTAL Rural Levy	9.32509	9.31544	9.29587	9.27431	8.70724	9.15984	8.76444	7.85908	7.77318	8.77206	8.62307	-0.85302
Total Rural % Change	-0.30%	-0.10%	-0.21%	-0.23%	-6.11%	5.20%	-4.32%	-10.33%	-1.09%	12.85%	-1.70%	-6.21%

PRESENTATION WRAP UP

- Public Hearing to immediately follow
- Slides will be available on Warren County Website warrencountyia.gov

THANK YOU!