

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF MINDEN - PROPOSED PROPERTY TAX LEVY **CITY #:** 78-737
MINDEN 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: 3/25/2026 **Meeting Time:** 06:00 PM **Meeting Location:** City Hall

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)
 MINDENIOWA.COM

City Telephone Number
 (712) 483-2991

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	20,027,024	17,045,659	17,045,659
Consolidated General Fund	162,744	162,744	138,517
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	0	0	0
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)	16,832	16,832	21,250
Other Employee Benefits	21,783	21,783	28,940
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	20,027,024	19,695,149	19,695,149
Debt Service	93,090	93,090	92,619
CITY REGULAR TOTAL PROPERTY TAX	294,449	294,449	281,326
CITY REGULAR TAX RATE	14.70259	16.53946	15.77326
Taxable Value for City Ag Land	307,099	216,363	216,363
Ag Land	922	922	650
CITY AG LAND TAX RATE	3.00229	4.26136	3.00375
Tax Rate Comparison-Current VS. Proposed			
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	697	773	10.90
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	3,031	3,609	19.07

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:

Still recovering from 2024 tornado damages. Building of a new water treatment plant

