

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

Meeting Date: 3/30/2026 Meeting Time: 06:00 PM Meeting Location: Elkhart City Hall, 260 NW Main Street, Elkhart, IA 50073

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.elkhartiowa.com

City Telephone Number
(515) 367-4735 ext: 2

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	55,873,845	64,114,047	64,114,047
Consolidated General Fund	460,065	460,065	512,539
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	30,732	30,732	30,123
Support of Local Emergency Mgmt. Comm.	439	439	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	51,501	51,501	37,584
Other Employee Benefits	42,607	42,607	40,846
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	68,042,983	78,059,828	78,059,828
Debt Service	76,573	76,573	180,529
CITY REGULAR TOTAL PROPERTY TAX	661,917	661,917	801,621
CITY REGULAR TAX RATE	11.60152	10.11068	12.00000
Taxable Value for City Ag Land	968,021	985,206	985,206
Ag Land	2,908	2,908	2,960
CITY AG LAND TAX RATE	3.00375	2.95167	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	550	588	6.91
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	2,392	2,746	14.80

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:

The FY2027 budget increases are driven by inflationary pressures on commodities, standard growth in personnel costs, and higher insurance expenses.

