

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

Meeting Date: 4/2/2024 Meeting Time: 06:30 PM Meeting Location: Coggon City Hall, 118 E Main St., Coggon IA 52218

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)
coggonia.org

City Telephone Number
(319) 435-2314

Iowa Department of Management	Current Year Certified Property Tax 2023 - 2024	Budget Year Effective Property Tax 2024 - 2025	Budget Year Proposed Property Tax 2024 - 2025
Taxable Valuations for Non-Debt Service	20,282,534	22,707,184	22,707,184
Consolidated General Fund	169,765	169,765	184,525
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	36,235	36,235	37,967
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)	6,427	6,427	11,476
Other Employee Benefits	4,930	4,930	14,704
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	20,282,534	22,707,184	22,707,184
Debt Service	34,899	34,899	39,519
CITY REGULAR TOTAL PROPERTY TAX	252,256	252,256	288,191
CITY REGULAR TAX RATE	12.43712	11.10908	12.69164
Taxable Value for City Ag Land	125,550	134,479	134,479
Ag Land	378	378	404
CITY AG LAND TAX RATE	3.00375	2.81085	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Value of \$100,000	Current Year Certified 2023/2024	Budget Year Proposed 2024/2025	Percent Change
City Regular Resident	680	588	-13.53
Commercial property with an Actual/Assessed Value of \$100,000	Current Year Certified 2023/2024	Budget Year Proposed 2024/2025	Percent Change
City Regular Commercial	680	588	-13.53

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 \$100,000 Actual/Assessed Valuation.

Reasons for tax increase if proposed exceeds the current:
Increase in insurance and wastewater treatment plant expenses.