	NOTICE OF PUBLIC HEARING - PROPOSED PROPERTY TAX LEVY Proposed COUNCIL BLUFFS Property Tax Levy Fiscal Year July 1, 2025 - June 30, 2026	
Location of Public Hearing: Council Bluffs Community School District Educational Service Center 300 W Broadway Suite 1600 Council Bluffs IA 51503	**Date of Public Hearing: 4/8/2025**	**Time of Public Hearing: 06:15 PM**
Location of Notice on School Website: https://www.cb-schools.org/departments/finance/homepage		

At the public hearing any resident or taxpayer may present oral or written objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the Board will publish notice and hold a hearing on the proposed budget.

		Current Year Final Property Tax Dollar Levy FY 2025	**Budget Year Effective Property Tax Dollar Levy (No change in Property Tax Dollars Levied) FY 2026**	**Budget Year Proposed Property Tax Dollar Levy FY 2026**
General Fund Levy	1	29,250,730	29,250,730	30,358,302
Instructional Support Levy	2	4,272,909	4,272,909	4,322,570
Management	3	2,923,631	2,923,631	3,119,970
Amana Library	4	0	0	0
Voted Physical Plant and Equipment	5	3,614,708	3,614,708	3,710,242
Regular Physical Plant and Equipment	6	890,189	890,189	913,716
Reorganization Equalization	7	0	0	0
Public Education/Recreation (Playground)	8	0	0	0
Debt Service	9	1,321,796	1,321,796	1,357,256
Grand Total	10	42,273,963	42,273,963	43,782,056
		Current Year Final Property Tax Rate FY 2025	**Budget Year Effective Property Tax Rate (No change in Property Tax Dollars Levied) FY 2026**	**Budget Year Proposed Property Tax Rate FY 2026**
Grand Total Levy Rate		15.97301	15.59626	16.15424
Property Tax Comparison		**Current Year Property Taxes**	**Proposed Property Taxes**	**Percent Change**
Residential property with an Actual/Assessed Value of $100,000/$110,000		740	843	13.92
Commercial property with an Actual/Assessed Value of $300,000/$330,000		3,266	3,766	15.31

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.

Reasons for tax increase if proposed exceeds the current:

The district is on the Budget Guarantee due to the combination of declining enrollment and low State Supplementary Assistance. The Budget Guarantee is all property tax. The district is also experiencing increases in insurance rates for FY26.