

		NOTICE OF PUBLIC HEARING - PROPOSED PROPERTY TAX LEVY Proposed COUNCIL BLUFFS Property Tax Levy Fiscal Year July 1, 2026 - June 30, 2027	
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: 4/14/2026	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 2026	Budget Year Effective Property Tax Dollar Levy (No change in Property Tax Dollars Levied) FY 2027	Budget Year Proposed Property Tax Dollar Levy FY 2027
General Fund Levy	1	30,265,807	30,265,807	34,109,670
Instructional Support Levy	2	4,323,262	4,323,262	4,456,770
Management	3	2,924,963	2,924,963	4,782,203
Amana Library	4	0	0	0
Voted Physical Plant and Equipment	5	3,710,242	3,710,242	4,217,535
Regular Physical Plant and Equipment	6	913,716	913,716	1,038,647
Reorganization Equalization	7	0	0	0
Public Education/Recreation (Playground)	8	0	0	0
Debt Service	9	1,357,256	1,357,256	1,542,233
Grand Total	10	43,495,246	43,495,246	50,147,058
		Current Year Final Property Tax Rate FY 2026	Budget Year Effective Property Tax Rate (No change in Property Tax Dollars Levied) FY 2027	Budget Year Proposed Property Tax Rate FY 2027
Grand Total Levy Rate		16.04772	14.28334	16.47647
Property Tax Comparison		Current Year Property Taxes	Proposed Property Taxes	Percent Change
Residential property with an Actual/Assessed Value of \$100,000/\$110,000		761	807	6.04
Commercial property with an Actual/Assessed Value of \$300,000/\$330,000		3,308	3,770	13.97

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 cash reserve portion of the General Fund levy includes \$2 million to support cash flow. Management levy increased to cover increases in insurance premiums and the expansion of the equipment breakdown insurance program and allows for participation in the natural gas risk pool.