

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

**Meeting Date: 3/26/2026 Meeting Time: 06:00 PM Meeting Location: Ute City Hall, Council Chambers 130 E Main St Ute IA 51060**

**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.cityofute.com

City Telephone Number  
(712) 885-2237

<b>Iowa Department of Management</b>	<b>Current Year Certified Property Tax 2025 - 2026</b>	<b>Budget Year Effective Property Tax 2026 - 2027</b>	<b>Budget Year Proposed Property Tax 2026 - 2027</b>
Taxable Valuations for Non-Debt Service	9,658,560	12,331,888	12,331,888
Consolidated General Fund	79,258	79,258	98,249
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	32,536	32,536	34,927
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)	0	0	11,450
Other Employee Benefits	0	0	7,932
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	9,658,560	12,331,888	12,331,888
Debt Service	0	0	10,940
<b>CITY REGULAR TOTAL PROPERTY TAX</b>	<b>111,794</b>	<b>111,794</b>	<b>163,498</b>
<b>CITY REGULAR TAX RATE</b>	<b>11.57466</b>	<b>9.06544</b>	<b>13.25814</b>
Taxable Value for City Ag Land	163,748	146,007	146,007
Ag Land	492	492	439
<b>CITY AG LAND TAX RATE</b>	<b>3.00375</b>	<b>3.36970</b>	<b>3.00375</b>
<b>Tax Rate Comparison-Current VS. Proposed</b>			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	<b>Current Year Certified 2025/2026</b>	<b>Budget Year Proposed 2026/2027</b>	<b>Percent Change</b>
City Regular Residential	549	649	18.21
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	<b>Current Year Certified 2025/2026</b>	<b>Budget Year Proposed 2026/2027</b>	<b>Percent Change</b>
City Regular Commercial	2,386	3,033	27.12

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:**

General Fund - rising costs of supplies. Property Tax - Increased costs with Local Option Sales Tax property tax relief applied. FICA/IPERS and Other Employee Benefits - levy is back in use as excess balance has been spent. Debt Service - GO Bond for dead/diseased tree removal and snowblade.

