

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

Meeting Date: 4/6/2026 Meeting Time: 06:30 PM Meeting Location: City Hall Council Chambers 106 S. Broadway St., Manly, IA 50456

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)

City Telephone Number
(641) 454-3090

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	37,283,254	39,554,733	39,554,733
Consolidated General Fund	302,973	302,973	312,069
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	65,921	65,921	67,857
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)	53,529	53,529	54,483
Other Employee Benefits	79,303	79,303	91,136
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	37,283,254	39,554,733	39,554,733
Debt Service	41,491	41,491	0
CITY REGULAR TOTAL PROPERTY TAX	543,217	543,217	525,545
CITY REGULAR TAX RATE	14.57000	13.73330	13.28653
Taxable Value for City Ag Land	475,246	524,382	524,382
Ag Land	1,428	1,428	1,576
CITY AG LAND TAX RATE	3.00375	2.72321	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	691	651	-5.79
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	3,004	3,040	1.20

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:

Small increase in the cost of liability insurance.