

	<b>NOTICE OF PUBLIC HEARING -PROPOSED PROPERTY TAX LEVY Proposed VAN BUREN COUNTY Property Tax Levy Fiscal Year July 1, 2026 - June 30, 2027</b>	
<b>Location of Public Hearing: Van Buren County CSD Middle School/High School Activity Center Classroom 405 4th Street, Keosauqua, IA 52565</b>	<b>Date of Public Hearing: 3/25/2026</b>	<b>Time of Public Hearing: 05:00 PM</b>
<b>Location of Notice on School Website: <a href="https://www.vbcwarriors.org/vnews/display.v/ART/5e78b7f8e8e24">https://www.vbcwarriors.org/vnews/ display.v/ART/5e78b7f8e8e24</a></b>		

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.

		<b>Current Year Final Property Tax Dollar Levy FY 2026</b>	<b>Budget Year Effective Property Tax Dollar Levy (No change in Property Tax Dollars Levied) FY 2027</b>	<b>Budget Year Proposed Property Tax Dollar Levy FY 2027</b>
General Fund Levy	1	3,959,725	3,959,725	4,183,013
Instructional Support Levy	2	125,483	125,483	123,830
Management	3	366,046	366,046	395,982
Amana Library	4	0	0	0
Voted Physical Plant and Equipment	5	351,862	351,862	372,096
Regular Physical Plant and Equipment	6	173,305	173,305	183,271
Reorganization Equalization	7	0	0	0
Public Education/Recreation (Playground)	8	0	0	0
Debt Service	9	0	0	0
<b>Grand Total</b>	<b>10</b>	<b>4,976,421</b>	<b>4,976,421</b>	<b>5,258,192</b>
		<b>Current Year Final Property Tax Rate FY 2026</b>	<b>Budget Year Effective Property Tax Rate (No change in Property Tax Dollars Levied) FY 2027</b>	<b>Budget Year Proposed Property Tax Rate FY 2027</b>
<b>Grand Total Levy Rate</b>		9.47589	8.96060	9.46796
<b>Property Tax Comparison</b>		<b>Current Year Property Taxes</b>	<b>Proposed Property Taxes</b>	<b>Percent Change</b>
<b>Residential property with an Actual/Assessed Value of \$100,000/\$110,000</b>		449	464	3.34
<b>Commercial property with an Actual/Assessed Value of \$300,000/\$330,000</b>		1,953	2,166	10.91

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:

Valuation growth generated additional property tax revenues within the existing rate limit (PPEL) and the mandated Uniform Levy (General Fund). The management fund levy increased to cover increased costs in district's property/casualty insurance premiums and additional workers' compensation costs.