

**CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF URBANDALE - PROPOSED PROPERTY TAX LEVY**  
**URBANDALE Fiscal Year July 1, 2026 - June 30, 2027**

**CITY #: 77-726**

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

**Meeting Date: 4/7/2026 Meeting Time: 04:30 PM Meeting Location: Urbandale City Hall, 3600 86th Street, Urbandale IA 50322**

**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.urbandale.org

City Telephone Number  
 (515) 278-3900

<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	3,967,938,302	4,068,405,420	4,068,405,420
Consolidated General Fund	30,895,241	30,895,241	32,954,084
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	0	0	0
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	2,618,839	2,618,839	1,627,362
FICA & IPERS (If at General Fund Limit)	0	0	0
Other Employee Benefits	570,510	570,510	569,577
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	4,350,091,455	4,577,361,142	4,577,361,142
Debt Service	6,264,132	6,264,132	6,133,664
<b>CITY REGULAR TOTAL PROPERTY TAX</b>	<b>40,348,722</b>	<b>40,348,722</b>	<b>41,284,687</b>
<b>CITY REGULAR TAX RATE</b>	<b>10.03000</b>	<b>9.74636</b>	<b>9.98000</b>
Taxable Value for City Ag Land	3,158,469	3,198,836	3,198,836
Ag Land	9,488	9,488	9,609
<b>CITY AG LAND TAX RATE</b>	<b>3.00375</b>	<b>2.96608</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	476	489	2.73
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	2,068	2,283	10.40

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:**

The City's FY27 proposed tax revenue increases \$935,965 (2.3%) over FY26 due primarily to routine personnel costs. The City's Proposed levy will decrease 5 cents to \$9.98 for FY27. The reduction is due to debt levy relief provided by City use of local option sales tax to retire bonds early.