

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF BEAMAN - PROPOSED PROPERTY TAX LEVY **CITY #:** 38-353
BEAMAN Fiscal Year July 1, 2026 - June 30, 2027

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

Meeting Date: 4/9/2026 Meeting Time: 05:30 PM Meeting Location: Beaman City Hall, 227 Main Street, Beaman, IA 50609

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.cityofbeaman.org

City Telephone Number
 (641) 366-2894

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	8,504,354	9,388,368	9,388,368
Consolidated General Fund	72,330	72,330	77,523
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	24,116	24,116	24,751
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	1,385	1,385	1,525
FICA & IPERS (If at General Fund Limit)	4,828	4,828	4,557
Other Employee Benefits	0	0	0
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	8,504,354	9,388,368	9,388,368
Debt Service	0	0	0
CITY REGULAR TOTAL PROPERTY TAX	102,659	102,659	108,356
CITY REGULAR TAX RATE	12.07124	10.93470	11.54158
Taxable Value for City Ag Land	14,299	13,113	13,113
Ag Land	43	43	40
CITY AG LAND TAX RATE	3.00375	3.27919	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	573	565	-1.40
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	2,488	2,641	6.15

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:

Increasing cost of insurance rates