

<b>COUNTY NAME:</b> POCAHONTAS COUNTY	<b>NOTICE OF PUBLIC HEARING -PROPOSED PROPERTY TAX LEVY</b> Fiscal Year July 1, 2026 - June 30, 2027	<b>COUNTY NUMBER:</b> 76
------------------------------------------	---------------------------------------------------------------------------------------------------------	-----------------------------

The County Board of Supervisors will conduct a public hearing on the proposed Fiscal Year County tax asking as follows:

Meeting Date: 3/31/2026 Meeting Time: 11:00 AM Meeting Location: Board Room, Pocahontas Court House

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 Board will publish notice and hold a hearing on the proposed county budget.

County Website (if available)  
<https://pocahontascounty.iowa.gov/>

County Telephone Number  
(712) 335-3361

Iowa Department of Management	Current Year Certified Property Tax FY 2025/2026	Budget Year Effective Tax FY 2026/2027	Budget Year Proposed Tax FY 2026/2027
Taxable Valuations-General Services	961,982,408	1,064,313,417	1,064,313,417
Requested Tax Dollars-Countywide Rates Except Debt Service	5,585,769	5,585,769	6,070,929
Taxable Valuations-Debt Service	972,187,545	1,065,867,467	1,065,867,467
Requested Tax Dollars-Debt Service	615,550	615,550	723,873
Requested Tax Dollars-Countywide Rates	6,201,319	6,201,319	6,794,802
<b>Tax Rate-Countywide</b>	6.43968	5.82575	6.38322
Taxable Valuations-Rural Services	822,944,354	909,783,457	909,783,457
Requested Tax Dollars-Additional Rural Levies	2,596,167	2,596,167	2,786,521
<b>Tax Rate-Rural Additional</b>	3.15473	2.85361	3.06284
<b>Rural Total</b>	9,59441	8,67936	9,44606
<b>Tax Rate Comparison-Current VS. Proposed</b>			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified Property Tax FY 2025/2026	Budget Year Proposed Tax FY 2026/2027	Percent Change
Urban Taxpayer	305	313	2.62
Rural Taxpayer	455	463	1.76
<b>Tax Rate Comparison-Current VS. Proposed</b>			
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified Property Tax FY 2025/2026	Budget Year Proposed Tax FY 2026/2027	Percent Change
Urban Taxpayer	1,327	1,460	10.02
Rural Taxpayer	1,978	2,161	9.25

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:

No increase.