

COUNTY NAME: UNION COUNTY	NOTICE OF PUBLIC HEARING -PROPOSED PROPERTY TAX LEVY Fiscal Year July 1, 2026 - June 30, 2027	COUNTY NUMBER: 88
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The County Board of Supervisors will conduct a public hearing on the proposed Fiscal Year County tax asking as follows:

Meeting Date: 3/25/2026 Meeting Time: 09:05 AM Meeting Location: Union County Board of Supervisors Office 300 N Pine St Creston, IA 50801

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)
www.unioncountyiowa.gov

County Telephone Number
(641) 782-1701

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	606,197,824	665,187,425	665,187,425
Requested Tax Dollars-Countywide Rates Except Debt Service	3,973,003	3,973,003	3,942,779
Taxable Valuations-Debt Service	628,715,348	694,486,991	694,486,991
Requested Tax Dollars-Debt Service	1,227,768	1,227,768	1,194,997
Requested Tax Dollars-Countywide Rates	5,200,771	5,200,771	5,137,776
Tax Rate-Countywide	8.50679	7.74064	7.64801
Taxable Valuations-Rural Services	316,895,008	365,290,077	365,290,077
Requested Tax Dollars-Additional Rural Levies	1,105,412	1,105,412	1,237,113
Tax Rate-Rural Additional	3.48826	3.02612	3.38666
Rural Total	11.99505	10.76676	11.03467
Tax Rate Comparison-Current VS. Proposed			
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	403	375	-6.95
Rural Taxpayer	569	541	-4.92
Tax Rate Comparison-Current VS. Proposed			
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	1,753	1,750	-0.17
Rural Taxpayer	2,472	2,525	2.14

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: