

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

Meeting Date: 3/23/2026 Meeting Time: 05:00 PM Meeting Location: City Council Chambers, 204 E Main St, Manchester, IA

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.manchester-ia.org

City Telephone Number
(563) 927-1113

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	240,038,343	262,958,206	262,958,206
Consolidated General Fund	1,912,354	1,912,354	2,033,937
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	189,369	189,369	216,712
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	393,459	393,459	417,212
Other Employee Benefits	508,584	508,584	560,146
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	262,104,833	285,090,618	285,090,618
Debt Service	770,696	770,696	765,517
CITY REGULAR TOTAL PROPERTY TAX	3,774,462	3,774,462	3,993,524
CITY REGULAR TAX RATE	15.45410	14.12632	14.96091
Taxable Value for City Ag Land	1,151,514	1,144,517	1,144,517
Ag Land	3,459	3,459	3,438
CITY AG LAND TAX RATE	3.00375	3.02224	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	733	733	0.00
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	3,186	3,423	7.44

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 increase is due to increases in insurance and staffing costs along with increases in operational and maintenance costs for City facilities.