CITY OF ZEARING, IOWA
SPECIAL COUNCIL MEETING AT 6:30PM
CITY HALL, 105 W. MAIN ST.
MONDAY, MARCH 30, 2026

Call to Order and Roll Call

1. Public Hearing: To hear comments regarding the Proposed FY27 Property Tax Levy
2. Adjournment

CITY NAME: ZEARING

NOTICE OF PUBLIC HEARING - CITY OF ZEARING - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2026 - June 30, 2027

CITY #: 85-824

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
Meeting Date: 3/30/2026 Meeting Time: 06:30 PM Meeting Location: City Hall 105 W. Main St. Zearing, IA 50278
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)
ZEARINGIOWA.COM

City Telephone Number
(641) 487-7477

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	18,006,328	17,467,553	17,467,553
Consolidated General Fund	137,480	137,480	141,487
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	79,079	79,079	81,896
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)	19,627	19,627	24,001
Other Employee Benefits	7,041	7,041	14,530
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	18,006,328	17,467,553	17,467,553
Debt Service	0	0	0
CITY REGULAR TOTAL PROPERTY TAX	243,227	243,227	261,914
CITY REGULAR TAX RATE	13.50783	13.92450	14.99427
Taxable Value for City Ag Land	388,784	414,773	414,773
Ag Land	1,168	1,168	1,246
CITY AG LAND TAX RATE	3.00375	2.81600	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	641	735	14.66
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	2,785	3,431	23.20

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:
Increased property tax revenue will go to pay increased city liability insurance rates, new and increased employee health insurance premiums, as well as increased FICA/IPERS as a result of increased employee wages.