

City of Glenwood

Proposed Property Tax FY 2026



Recent Property Tax Challenges

- Budget Restraints on General Levy - Combined General Fund Levy
 - HF718 and SF2442
 - Limits Property tax growth on the levy side
 - Reduced the number of levies available for cities to use
 - Ex: Glenwood used to use an emergency levy
 - Kept the max General Fund levy at \$8.10. Reducing cities overall ability to tax.
 - The Combined General Fund Levy (CGFL) also limits property growth for 4 years by ratcheting property tax levies down based on the % growth in Assessed Valuations from the last year.
 - After 4 years in FY 2029 the max CGFL will be \$8.10
 - Until FY 2029 the formula may actually ratchet a city's max rate below \$8.10
 - Glenwoods FY 2026 Max CGFL is only \$8.04575
 - CGFL tax revenue only grew by \$29 thousand for FY 2026 - not keeping up with inflation, wages, etc.

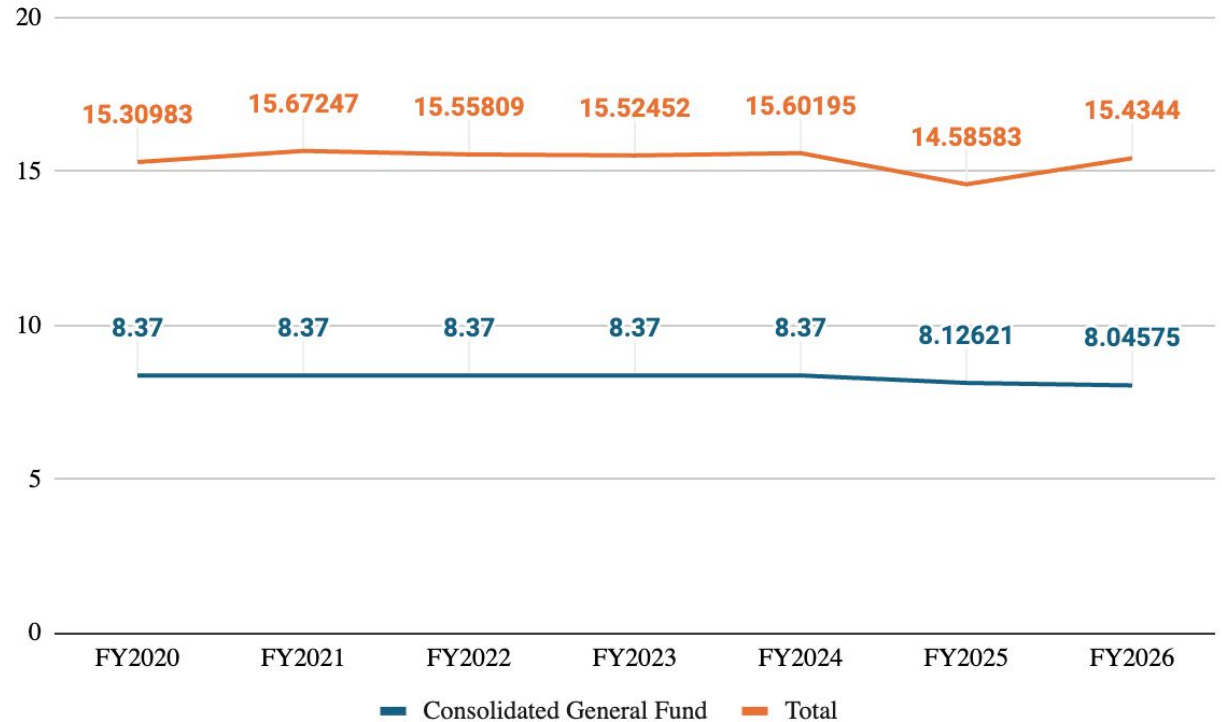
FY 2026 Property Tax Mailer Review

- State Required Mailer sent out by County Auditor is required to have inaccurate information.
- It assumes a 10% in assessed valuations and then calculates the increase % off of that.
- The taxable value for Glenwood from FY 2025 to FY 2026 only grew 2.83%, much less than the 10% assumed in the mailer.
- A more accurate estimate of property tax increase would be 11.37% rather than 19.13%.
- The vast majority of this increase is due to the debt levy increase to pay for the 2024 GO bond being used for a few major street repairs and capital equipment.
- The City tax levy is still the lowest in our region of the state for similar/comparable cities.

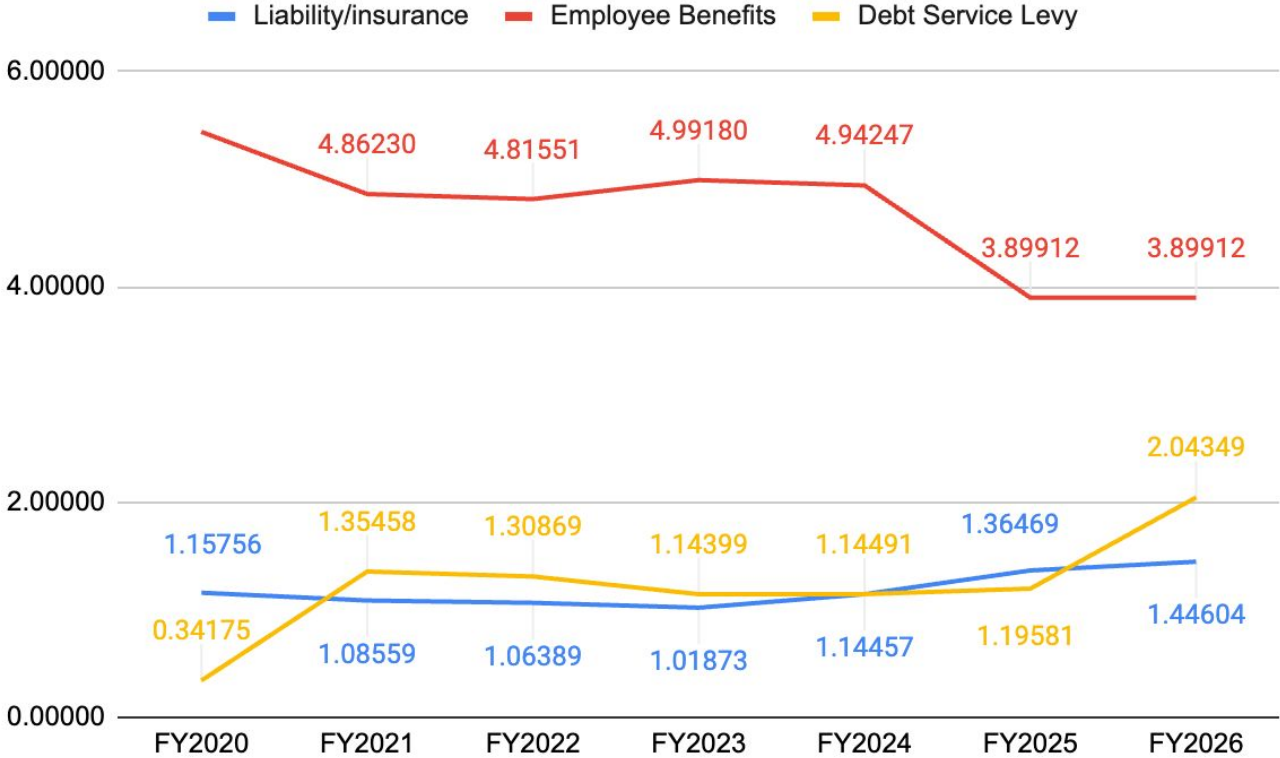
	FY 2025	FY 2026 Realistic Calculation	FY 2026 State Mailer
Taxable Valuation	203,458,388	209,220,878	209,220,878
% Growth		2.83%	2.83%
Rate	14.58583	15.4344	15.4344
% Growth		5.82%	5.82%
Residential Property with an Actual/Assessed Valuation of \$100,000 for FY 2025	100,000	102,832	110,000
Rollback %	46.3428%	47.4316%	47.4316%
Taxable Value	46,342.80	48,774.99	52,174.76
Property Tax	676	753	805
% Growth		11.37%	19.13%

City Tax Rate History - Overall and CGFL

- Glenwood's overall rate has stayed consistent.
- Decreased last year due to reducing employee benefits rate to spend fund balance.
- Increasing in FY26 because of debt levy increase for 2024 GO Bond.



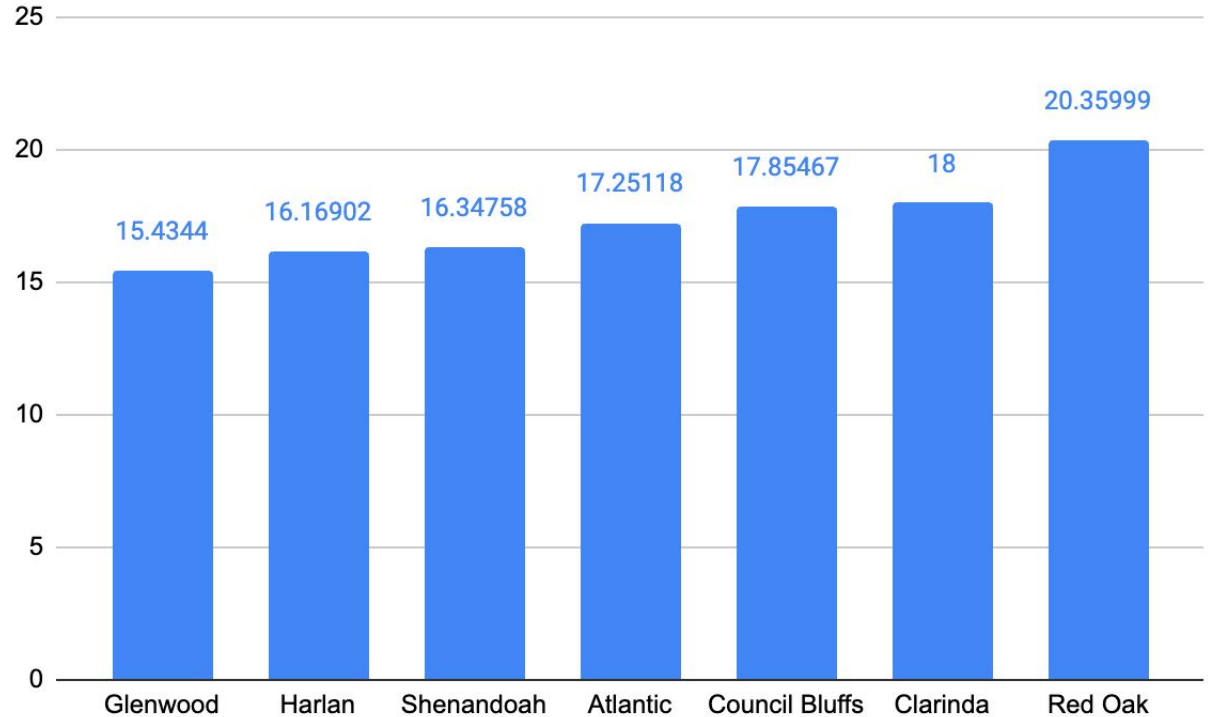
City Tax Rate History - Special Rates



City Comparison - Overall Tax Rate

FY 26 Proposed compared to FY 2025 Adopted Rates

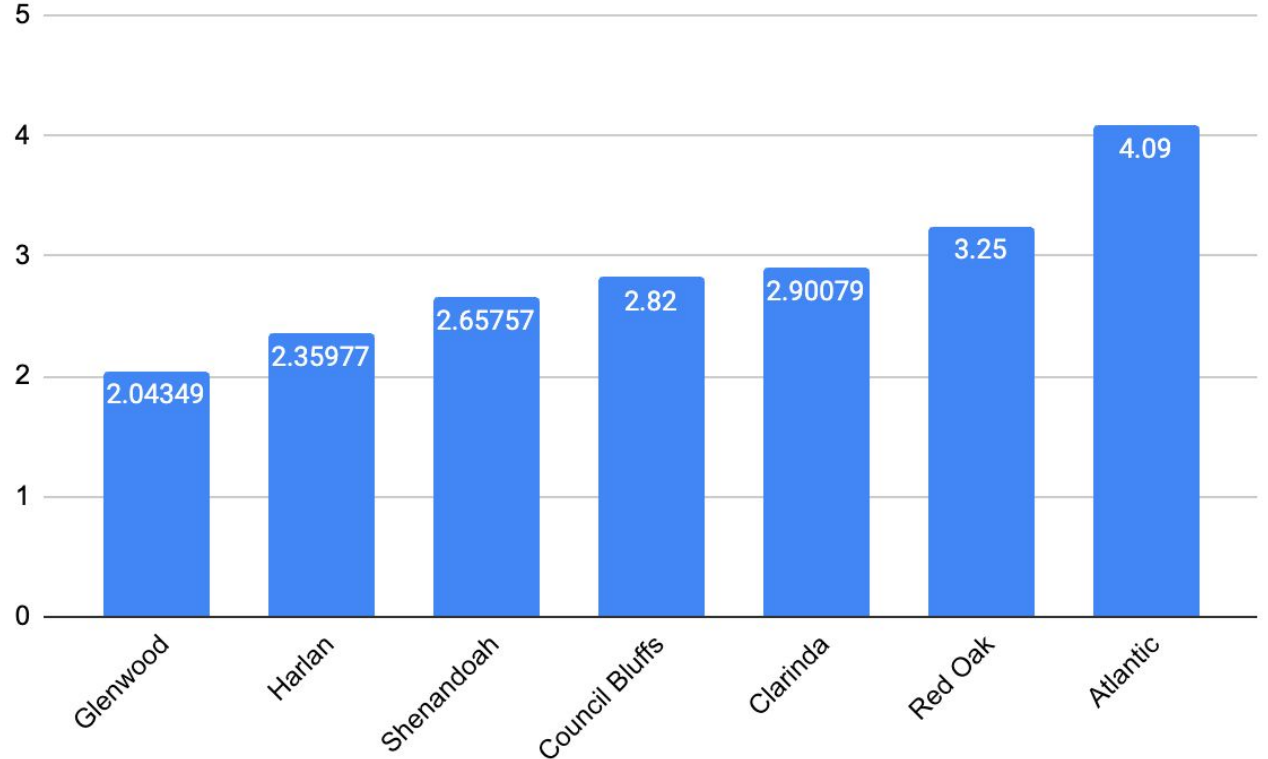
- Glenwood has the lowest property tax rate of cities of a comparable size in SW Iowa
- Council Bluffs included for context.



City Comparison - Debt Levy Tax Rate

FY 26 Proposed compared to FY 2025 Adopted Rates

- Glenwood's debt levy is increasing in FY 25 but is still substantially lower than surrounding cities of similar size (plus Council Bluffs)



City Comparison - Employee Benefits Tax Rate

FY 26 Proposed compared to FY 2025 Adopted Rates

- Harlan is only lower because they no longer have a police department. They contract for law enforcement.
- Glenwood's rate will need to increase in the future.
- Council Bluffs included for context.

