

PRESS RELEASE FROM MONROE COUNTY AUDITOR AMANDA R. HARLAN
August 5, 2019

Property taxes due this fall (2019) and next spring (2020) have been computed by Monroe County Auditor Amanda Harlan and turned over to Monroe County Treasurer Peggy VandenBerg for distribution and collection. Statements are expected to be out by mid to late next week.

What Affects My Property Tax bill?

There are many variables that affect property tax bills. Major factors include the following:

1. Tax asking of each taxing entity (i.e. schools, cities, county, hospital, townships, etc)
2. Property assessment
3. State ordered equalizations and property assessment rollbacks
4. Tax credits paid by the state of Iowa to reduce property taxes (i.e.-homestead, military, elderly credit, ag land, family farm, business tax)
5. City and rural tax abatement programs

What happened in the current year?

For property taxes to be paid in the fall of 2019 and the spring of 2020, the total property taxes levied countywide is \$16,008,384, which is \$623,645, or 4%, higher than the previous year. If your tax bill change is substantially higher or lower than the percentage increase in tax asking, other factors previously mentioned above may be influencing your particular tax billing.

Each of the 30 tax districts in Monroe County have different total tax rates made up of the compilation of each applicable taxing entity levy rate. Rural properties have total tax levies ranging from \$28.55 per \$1000 of taxable valuation in Mantua Township (EBF School District) to \$32.25 per \$1000 in Guilford Township (Albia School District.) City properties have total tax levies ranging from \$37.66 per \$1000 of taxable valuation in Lovilia City to \$47.31 per \$1000 in Albia City.

How are tax levies set?

Tax levies are the result of a taxing entity's budgeted property tax revenue in relation to the taxable valuation. Monroe County's total taxable valuation is \$483,175,240 and budgeted property tax and utility tax revenues compared to the prior year are as follows:

Budgeted Property Tax \$ Revenues	2018/2019	2019/2020	Inc/Dec
Schools:			
Albia Schools	4,017,467	4,015,773	0%
Eddyville Schools	5,105,522	5,459,325	6%
Moravia Schools	1,454,140	1,408,806	-3%
County:			
Countywide	3,686,561	4,012,642	8%
County Rural Services	1,433,814	1,500,616	4%
Cities:			
Albia City	1,790,716	1,840,359	3%
Eddyville City	344,690	348,915	1%
Lovilia City	93,735	90,236	-4%
Melrose City	28,811	34,730	17%
Moravia City	133,715	149,756	11%
Townships:			
Bluff Creek Township	9,140	9,532	4%
Cedar Township	5,197	5,323	2%
Franklin Township	9,096	9,799	7%
Guilford Township	18,031	18,516	3%
Jackson Township	10,962	10,962	0%
Mantua Township	12,000	12,302	2%
Monroe Township	14,636	14,461	-1%
Pleasant Township	104,542	108,760	4%
Troy Township	24,869	26,059	5%
Union Township	10,170	10,748	5%
Urbana Township	11,260	10,437	-8%
Wayne Township	5,650	6,411	12%
Misc:			
County Hospital (all)	1,389,064	1,449,525	4%
IHCC (all)	5,632,862	6,189,961	9%
Ag Extension (all)	145,205	153,447	5%
Assessor (all)	330,493	332,020	0%
B & T State Fund (all)	1,343	1,353	1%

How is my property tax bill calculated?

Property taxes are calculated by multiplying assessed value by the appropriate state rollback rate, multiplied by the combined total tax levies of the applicable taxing entities, divided by \$1000, less any applicable credits.

The tax bill for an agricultural land parcel with an assessed value of \$50,000 in Jackson Township with Ag Land and Family Farm Credits would be calculated as follows:

Property Tax Calculation					
Example Jackson Ag Land					
100% Assessed Value		\$ 50,000			
State rollback % rate	x	56.1324			
Taxable value	=	28,066			
Sum Total Levy:					
township levy	+	0.49143	14		
school levy	+	13.90240	390		
county levy	+	12.25474	344		
hospital levy	+	3.00000	84		
IHCC levy	+	0.99340	28		
Assessor levy	+	0.71323	20		
Ag Ext levy	+	0.31759	9		
Brucellosis levy	+	0.00280	0		
Total Levy	=	31.675590			
Gross Tax per \$1000			889		
Less Ag Land and FF credit	-			(68)	
Annual Property Tax Due	=				\$ 821

The tax bill for a residential parcel with an assessed value of \$100,000 in Albia City with a Homestead Credit would be calculated as follows:

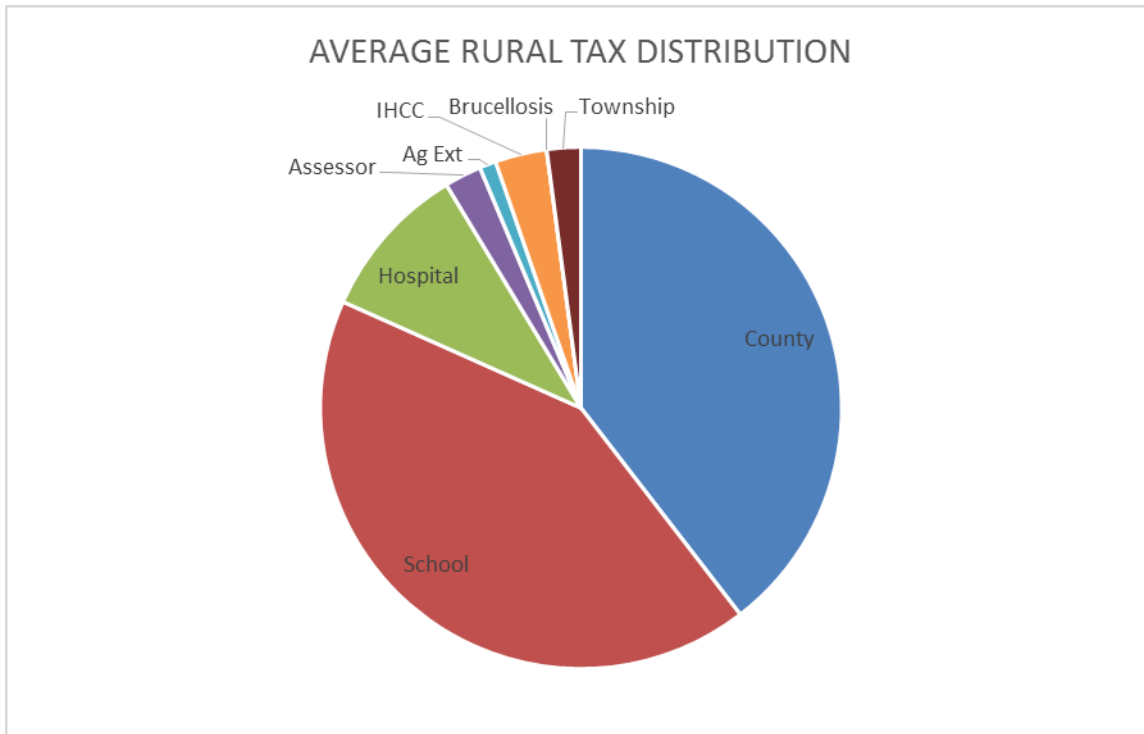
Property Tax Calculation					
Example Albia Residence					
100% Assessed Value		\$ 100,000			
State rollback % rate	x	56.918			
Taxable value	=	56,918			
Sum Total Levy:					
city levy	+	20.07386	1,143		
school levy	+	13.90240	791		
county levy	+	8.30474	473		
hospital levy	+	3.00000	171		
IHCC levy	+	0.99340	57		
Assessor levy	+	0.71323	41		
Ag Ext levy	+	0.31759	18		
Brucellosis levy	+	0.00280	0		
Total Levy	=	47.308020			
Gross Tax per \$1000			2,693		
Less Homestead Credit	-			(229)	
Annual Property Tax Due	=				\$ 2,463

Where does my tax money go?

Property tax dollars are distributed by the County Treasurer to the following taxing entities: Local Schools, Cities, County, Hospital, Assessor, Ag Extension, Area School (IHCC), Townships and Brucellosis (State Fund). Property tax statements include a breakdown of the distribution on the bottom of the form.

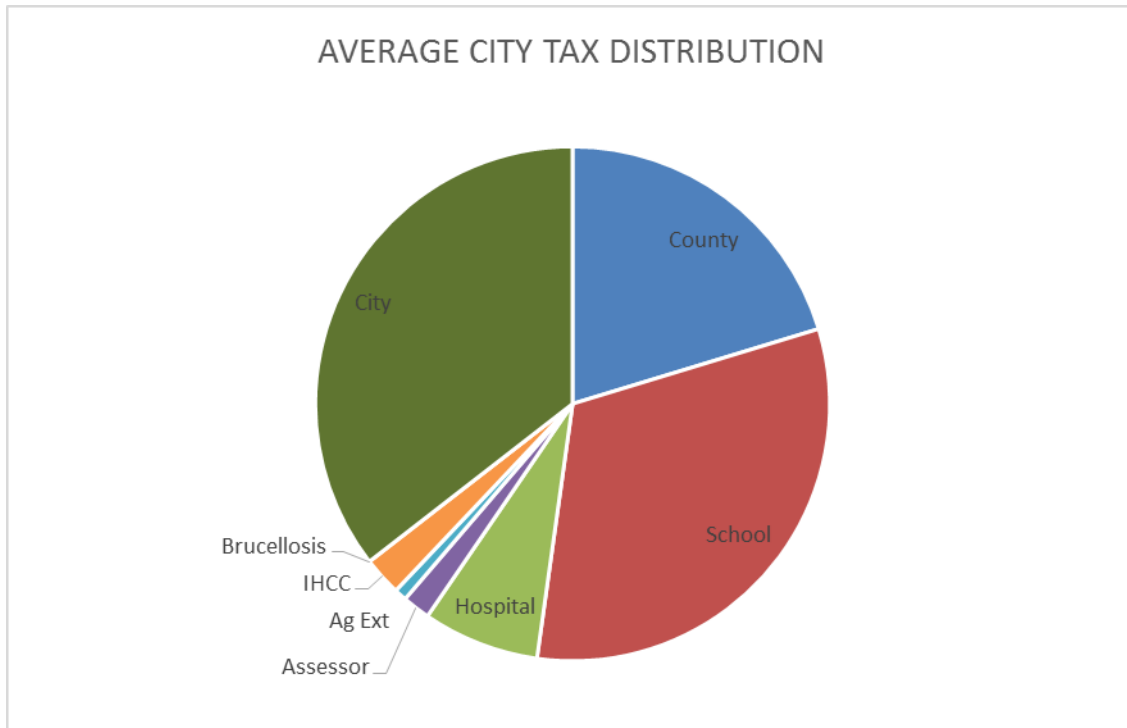
On average, rural property owners will see the following distribution of their property tax dollars:

Local School	42%	Assessor	2%
County	40%	Township	2%
Hospital	10%	Ag Extension	1%
Area School (IHCC)	3%	Brucellosis Fund	<1%



On average, city property owners will see the following distribution of their property tax dollars:

City	36%	Area School (IHCC)	2%
Local School	32%	Assessor	2%
County	20%	Ag Extension	1%
Hospital	7%	Brucellosis Fund	<1%



Who Can Answer My Questions?

If you have questions about your property tax bill, there are several offices involved in the process that can help answer those questions.

Please contact the County Treasurer's Office at 641-932-5011 with questions on how to read your tax statement, what credits you are getting and questions on the elderly tax credit.

Please contact the County Assessor at 641-932-2180 for questions concerning your property assessment and tax credits and abatements.

Please contact the County Auditor's Office at 641-932-2865 for questions regarding tax levies, tax asking of various taxing entities, rollbacks and property ownership. Also, please contact the County Auditor's Office for more information concerning the information within this article.

