

	NOTICE OF PUBLIC HEARING - PROPOSED PROPERTY TAX LEVY Proposed LEWIS CENTRAL Property Tax Levy Fiscal Year July 1, 2026 - June 30, 2027	
Location of Public Hearing: Lewis Central CSD Education Resource Center 4121 Harry Langdon Blvd Council Bluffs, IA 51503	Date of Public Hearing: 4/6/2026	Time of Public Hearing: 06:00 PM
Location of Notice on School Website: https://www.lewiscentral.org/news/proposed_tax_notice/3811/		

At the public hearing any resident or taxpayer may present oral or written 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 budget.

		Current Year Final Property Tax Dollar Levy FY 2026	Budget Year Effective Property Tax Dollar Levy (No change in Property Tax Dollars Levied) FY 2027	Budget Year Proposed Property Tax Dollar Levy FY 2027
General Fund Levy	1	12,876,033	12,876,033	14,558,511
Instructional Support Levy	2	849,713	849,713	443,114
Management	3	0	0	1,009,733
Amana Library	4	0	0	0
Voted Physical Plant and Equipment	5	1,798,030	1,798,030	2,110,671
Regular Physical Plant and Equipment	6	593,350	593,350	696,521
Reorganization Equalization	7	0	0	0
Public Education/Recreation (Playground)	8	0	0	0
Debt Service	9	4,045,568	4,045,568	5,003,661
Grand Total	10	20,162,694	20,162,694	23,822,211
		Current Year Final Property Tax Rate FY 2026	Budget Year Effective Property Tax Rate (No change in Property Tax Dollars Levied) FY 2027	Budget Year Proposed Property Tax Rate FY 2027
Grand Total Levy Rate		11.26103	9.62155	11.36975
Property Tax Comparison		Current Year Property Taxes	Proposed Property Taxes	Percent Change
Residential property with an Actual/Assessed Value of \$100,000/\$110,000		534	557	4.31
Commercial property with an Actual/Assessed Value of \$300,000/\$330,000		2,321	2,602	12.11

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:

The district's mandated Uniform Levy of \$5.40/thousand increased due to valuation increase of 16.64%. The district chose to reduce future year interest costs by paying down additional bond principal. The district levied for Management fund to cover property and worker's compensation insurance costs.