

	NOTICE OF PUBLIC HEARING -PROPOSED PROPERTY TAX LEVY Proposed WEST HANCOCK Property Tax Levy Fiscal Year July 1, 2026 - June 30, 2027	
Location of Public Hearing: West Hancock Middle School 423 E. 5th St. Kanawha, IA 50447	Date of Public Hearing: 3/23/2026	Time of Public Hearing: 06:00 PM
Location of Notice on School Website: https://whancock.org/school-board/		

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	2,729,560	2,729,560	2,919,403
Instructional Support Levy	2	213,676	213,676	221,621
Management	3	345,480	345,480	444,712
Amana Library	4	0	0	0
Voted Physical Plant and Equipment	5	79,728	79,728	94,537
Regular Physical Plant and Equipment	6	120,313	120,313	130,806
Reorganization Equalization	7	0	0	0
Public Education/Recreation (Playground)	8	49,099	49,099	53,375
Debt Service	9	0	0	0
Grand Total	10	3,537,856	3,537,856	3,864,454
		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		9.72478	8.94549	9.77132
Property Tax Comparison		Current Year Property Taxes	Proposed Property Taxes	Percent Change
Residential property with an Actual/Assessed Value of \$100,000/\$110,000		461	479	3.90
Commercial property with an Actual/Assessed Value of \$300,000/\$330,000		2,005	2,236	11.52

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:

Liability/property insurance rose drastically over the last 3 years. Inflation rate has affected our purchase prices. Increase in wages to maintain and attract staff.