

TAXPAYERS

ASSOCIATION

■ of Central Iowa ■

City and School Property Tax Rates

2013 - 14

November 4, 2013

Taxpayers Association of Central Iowa
400 E. Court Avenue, Suite 118 ~ Des Moines, IA 50309 ~ taxpayersci.org

Asserting taxpayer interests...shaping the future of government

FISCAL YEAR 2013 - 2014 ESTIMATED PROPERTY TAXES
(After Rollback and Homestead Credit)
By City

City	School District	County	Consolidated Tax Rate 2014	\$137,000 Residence	\$300,000 Residence	\$1,000,000 Business
Adel	Adel	Dallas	37.89498	\$2,558	\$5,821	\$37,895
Altoona	Bondurant-Farrar	Polk	38.96663	\$2,631	\$5,985	\$38,967
Altoona	Southeast Polk	Polk	42.29300	\$2,855	\$6,496	\$42,293
Ankeny	Ankeny	Polk	43.80032	\$2,957	\$6,728	\$43,800
Ankeny	Saydel	Polk	36.34782	\$2,454	\$5,583	\$36,348
Ankeny	North Polk	Polk	34.44439	\$2,325	\$5,291	\$34,444
Bondurant	Bondurant	Polk	43.77226	\$2,955	\$6,723	\$43,772
Carlisle	Carlisle	Polk	43.12826	\$2,912	\$6,624	\$43,128
Carlisle	Carlisle	Warren	38.96669	\$2,631	\$5,985	\$38,967
Clive	Waukee	Dallas	32.55418	\$2,198	\$5,000	\$32,554
Clive	West Des Moines	Polk	34.68726	\$2,342	\$5,328	\$34,687
Dallas Center	DC- Grimes	Dallas	36.32931	\$2,453	\$5,580	\$36,329
Des Moines	Carlisle	Polk	46.45812	\$3,136	\$7,136	\$46,458
Des Moines	Des Moines	Polk	46.89408	\$3,166	\$7,203	\$46,894
Des Moines	Johnston	Polk	45.90010	\$3,099	\$7,050	\$45,900
Des Moines	Saydel	Polk	41.42537	\$2,797	\$6,363	\$41,425
Des Moines	Southeast Polk	Polk	50.20432	\$3,389	\$7,711	\$50,204
Des Moines	West Des Moines	Polk	41.81018	\$2,823	\$6,422	\$41,810
Des Moines	Carlisle	Polk	46.45812	\$3,136	\$7,136	\$46,458
Des Moines	Carlisle	Warren	42.29655	\$2,855	\$6,497	\$42,297
Des Moines	Des Moines	Warren	42.73251	\$2,885	\$6,564	\$42,733
Des Moines	Indianola	Warren	42.04831	\$2,839	\$6,459	\$42,048
Des Moines	Norwalk	Warren	44.18448	\$2,983	\$6,787	\$44,184
Elkhart	North Polk	Polk	40.15814	\$2,711	\$6,168	\$40,158
Grimes	Waukee	Dallas	35.44811	\$2,393	\$5,445	\$35,448
Grimes	Dallas Center-Grimes	Polk	42.16141	\$2,846	\$6,476	\$42,161
Grimes	Johnton	Polk	41.67111	\$2,813	\$6,401	\$41,671
Indianola	Indianola	Warren	35.65461	\$2,407	\$5,477	\$35,655
Johnston	Johnston	Polk	39.93616	\$2,696	\$6,134	\$39,936
Mitchellville	Southeast Polk	Polk	47.47241	\$3,205	\$7,292	\$47,472
Norwalk	Des Moines	Polk	44.99007	\$3,037	\$6,910	\$44,990
Norwalk	Norwalk	Warren	42.34797	\$2,859	\$6,505	\$42,348
Perry	Perry	Dallas	41.39400	\$2,794	\$6,358	\$41,394
Pleasant Hill	Des Moines	Polk	41.40904	\$2,795	\$6,360	\$41,409
Pleasant Hill	Southeast Polk	Polk	44.71928	\$3,019	\$6,869	\$44,719
Polk City	Ankeny	Polk	39.61186	\$2,674	\$6,084	\$39,612
Polk City	North Polk	Polk	39.27964	\$2,652	\$6,033	\$39,280
Runnells	Southeast Polk	Polk	43.98712	\$2,970	\$6,756	\$43,987
Sheldahl	North Polk	Polk	34.01597	\$2,296	\$5,225	\$34,016
Urbandale	Dallas Center-Grimes	Dallas	33.45314	\$2,258	\$5,138	\$33,453
Urbandale	Waukee	Dallas	32.18509	\$2,173	\$4,944	\$32,185
Urbandale	Dallas Center-Grimes	Polk	38.89839	\$2,626	\$5,975	\$38,898
Urbandale	Des Moines	Polk	39.87370	\$2,692	\$6,125	\$39,874
Urbandale	Johnston	Polk	38.40809	\$2,593	\$5,899	\$38,408
Urbandale	Urbandale	Polk	38.78980	\$2,619	\$5,958	\$38,790
Urbandale	West Des Moines	Polk	34.38728	\$2,321	\$5,282	\$34,387
Van Meter	Van Meter	Dallas	36.95975	\$2,495	\$5,677	\$36,960
Waukee	Waukee	Dallas	35.58309	\$2,402	\$5,466	\$35,583
West Des Moines	Waukee	Dallas	34.76609	\$2,347	\$5,340	\$34,766
West Des Moines	Des Moines	Polk	41.98307	\$2,834	\$6,449	\$41,983
West Des Moines	West Des Moines	Polk	36.89917	\$2,491	\$5,668	\$36,899
West Des Moines	Norwalk	Warren	39.27437	\$2,651	\$6,033	\$39,274
Windsor Heights	Des Moines	Polk	44.47862	\$3,003	\$6,832	\$44,479
Windsor Heights	West Des Moines	Polk	38.92309	\$2,628	\$5,979	\$38,923

FISCAL YEAR 2013 - 2014 CONSOLIDATED TAX RATES BY CITY
Highest to Lowest

Rate Quintile	Rank	City	School District	County	Consolidated Tax Rate 2014	\$137,000 Residence	\$300,000 Residence	\$1,000,000 Business
High	1	Des Moines	Southeast Polk	Polk	50.20432	\$3,389	\$7,711	\$50,204
	2	Mitchellville	Southeast Polk	Polk	47.47241	\$3,205	\$7,292	\$47,472
	3	Des Moines	Des Moines	Polk	46.89408	\$3,166	\$7,203	\$46,894
Medium-High	4	Des Moines	Carlisle	Polk	46.45812	\$3,136	\$7,136	\$46,458
	5	Des Moines	Carlisle	Polk	46.45812	\$3,136	\$7,136	\$46,458
	6	Des Moines	Johnston	Polk	45.90010	\$3,099	\$7,050	\$45,900
	5	Norwalk	Des Moines	Polk	44.99007	\$3,037	\$6,910	\$44,990
	6	Pleasant Hill	Southeast Polk	Polk	44.71928	\$3,019	\$6,869	\$44,719
	7	Windsor Heights	Des Moines	Polk	44.47862	\$3,003	\$6,832	\$44,479
	8	Des Moines	Norwalk	Warren	44.18448	\$2,983	\$6,787	\$44,184
	9	Runnells	Southeast Polk	Polk	43.98712	\$2,970	\$6,756	\$43,987
	10	Ankeny	Ankeny	Polk	43.80032	\$2,957	\$6,728	\$43,800
	11	Bondurant	Bondurant	Polk	43.77226	\$2,955	\$6,723	\$43,772
12	Carlisle	Carlisle	Polk	43.12826	\$2,912	\$6,624	\$43,128	
Medium	13	Des Moines	Des Moines	Warren	42.73251	\$2,885	\$6,564	\$42,733
	14	Norwalk	Norwalk	Warren	42.34797	\$2,859	\$6,505	\$42,348
	15	Des Moines	Carlisle	Warren	42.29655	\$2,855	\$6,497	\$42,297
	16	Altoona	Southeast Polk	Polk	42.29300	\$2,855	\$6,496	\$42,293
	17	Grimes	Dallas Center-Grimes	Polk	42.16141	\$2,846	\$6,476	\$42,161
	18	Des Moines	Indianola	Warren	42.04831	\$2,839	\$6,459	\$42,048
	19	West Des Moines	Des Moines	Polk	41.98307	\$2,834	\$6,449	\$41,983
	20	Des Moines	West Des Moines	Polk	41.81018	\$2,823	\$6,422	\$41,810
	21	Grimes	Johnton	Polk	41.67111	\$2,813	\$6,401	\$41,671
	22	Des Moines	Saydel	Polk	41.42537	\$2,797	\$6,363	\$41,425
	23	Pleasant Hill	Des Moines	Polk	41.40904	\$2,795	\$6,360	\$41,409
	24	Perry	Perry	Dallas	41.39400	\$2,794	\$6,358	\$41,394
	25	Elkhart	North Polk	Polk	40.15814	\$2,711	\$6,168	\$40,158
	26	Johnston	Johnston	Polk	39.93616	\$2,696	\$6,134	\$39,936
27	Urbandale	Des Moines	Polk	39.87370	\$2,692	\$6,125	\$39,874	
28	Polk City	Ankeny	Polk	39.61186	\$2,674	\$6,084	\$39,612	
Medium-Low	29	Polk City	North Polk	Polk	39.27964	\$2,652	\$6,033	\$39,280
	30	West Des Moines	Norwalk	Warren	39.27437	\$2,651	\$6,033	\$39,274
	31	Carlisle	Carlisle	Warren	38.96669	\$2,631	\$5,985	\$38,967
	32	Altoona	Bondurant-Farrar	Polk	38.96663	\$2,631	\$5,985	\$38,967
	33	Windsor Heights	West Des Moines	Polk	38.92309	\$2,628	\$5,979	\$38,923
	34	Urbandale	Dallas Center-Grimes	Polk	38.89839	\$2,626	\$5,975	\$38,898
	35	Urbandale	Urbandale	Polk	38.78980	\$2,619	\$5,958	\$38,790
	36	Urbandale	Johnston	Polk	38.40809	\$2,593	\$5,899	\$38,408
	37	Adel	Adel	Dallas	37.89498	\$2,558	\$5,821	\$37,895
	38	Van Meter	Van Meter	Dallas	36.95975	\$2,495	\$5,677	\$36,960
	39	West Des Moines	West Des Moines	Polk	36.89917	\$2,491	\$5,668	\$36,899
	40	Ankeny	Saydel	Polk	36.34782	\$2,454	\$5,583	\$36,348
	41	Dallas Center	DC- Grimes	Dallas	36.32931	\$2,453	\$5,580	\$36,329
Low	42	Indianola	Indianola	Warren	35.65461	\$2,407	\$5,477	\$35,655
	43	Waukee	Waukee	Dallas	35.58309	\$2,402	\$5,466	\$35,583
	44	Grimes	Waukee	Dallas	35.44811	\$2,393	\$5,445	\$35,448
	45	West Des Moines	Waukee	Dallas	34.76609	\$2,347	\$5,340	\$34,766
	46	Clive	West Des Moines	Polk	34.68726	\$2,342	\$5,328	\$34,687
	47	Ankeny	North Polk	Polk	34.44439	\$2,325	\$5,291	\$34,444
	48	Urbandale	West Des Moines	Polk	34.38728	\$2,321	\$5,282	\$34,387
	49	Sheldahl	North Polk	Polk	34.01597	\$2,296	\$5,225	\$34,016
	50	Urbandale	Dallas Center-Grimes	Dallas	33.45314	\$2,258	\$5,138	\$33,453
	51	Clive	Waukee	Dallas	32.55418	\$2,198	\$5,000	\$32,554
	52	Urbandale	Waukee	Dallas	32.18509	\$2,173	\$4,944	\$32,185

**FISCAL YEAR 2013 - 2014 CONSOLIDATED TAX RATES
(After Rollback and Homestead Credit)**

"Top 10" (Highest First)

Rank	City	School District	County	Consolidated Tax Rate 2014	\$137,000 Residence	\$300,000 Residence	\$1,000,000 Business
1	Des Moines	Southeast Polk	Polk	50.20432	\$3,389	\$7,711	\$50,204
2	Mitchellville	Southeast Polk	Polk	47.47241	\$3,205	\$7,292	\$47,472
3	Des Moines	Des Moines	Polk	46.89408	\$3,166	\$7,203	\$46,894
4	Des Moines	Carlisle	Polk	46.45812	\$3,136	\$7,136	\$46,458
5	Des Moines	Carlisle	Polk	46.45812	\$3,136	\$7,136	\$46,458
6	Des Moines	Johnston	Polk	45.90010	\$3,099	\$7,050	\$45,900
7	Norwalk	Des Moines	Polk	44.99007	\$3,037	\$6,910	\$44,990
8	Pleasant Hill	Southeast Polk	Polk	44.71928	\$3,019	\$6,869	\$44,719
9	Windsor Heights	Des Moines	Polk	44.47862	\$3,003	\$6,832	\$44,479
10	Des Moines	Norwalk	Warren	44.18448	\$2,983	\$6,787	\$44,184

"Lowest 10" (Lowest First)

Rank	City	School District	County	Consolidated Tax Rate 2014	\$137,000 Residence	\$300,000 Residence	\$1,000,000 Business
1	Urbandale	Waukee	Dallas	32.18509	\$2,173	\$4,944	\$32,185
2	Clive	Waukee	Dallas	32.55418	\$2,198	\$5,000	\$32,554
3	Urbandale	Dallas Center-Grimes	Dallas	33.45314	\$2,258	\$5,138	\$33,453
4	Sheldahl	North Polk	Polk	34.01597	\$2,296	\$5,225	\$34,016
5	Urbandale	West Des Moines	Polk	34.38728	\$2,321	\$5,282	\$34,387
6	Ankeny	North Polk	Polk	34.44439	\$2,325	\$5,291	\$34,444
7	Clive	West Des Moines	Polk	34.68726	\$2,342	\$5,328	\$34,687
8	West Des Moines	Waukee	Dallas	34.76609	\$2,347	\$5,340	\$34,766
9	Grimes	Waukee	Dallas	35.44811	\$2,393	\$5,445	\$35,448
10	Waukee	Waukee	Dallas	35.58309	\$2,402	\$5,466	\$35,583

Individual City Property Tax Rates for Fiscal Year 2013 - 2014

Rank	City	FY 2013	FY 2014	Change In Tax Rate	% Change in Taxable Value
1	Des Moines	16.91982	16.92001	NC	2.4
2	Norwalk	15.69000	15.69000	NC	(3.6)
3	Bondurant	14.08040	14.03532	(0.04508)	4.6
4	Windsor Heights	13.31499	13.89892	0.58393	3.5
5	Carlisle	13.80444	13.80315	(0.00129)	4.8
6	Waukee	13.50000	13.50000	NC	8.5
7	Grimes	12.90968	12.91302	0.00334	8.5
8	West Des Moines	12.05000	12.05000	NC	4.3
9	Ankeny	12.02746	12.02746	NC	3.0
10	Pleasant Hill	11.65600	11.65000	(0.00600)	11.5
11	Indianola	11.20726	11.20031	(0.00695)	3.7
12	Johnston	11.29000	11.15007	(0.13993)	6.7
13	Clive	9.98809	9.98810	NC	3.4
14	Urbandale	9.62000	9.57000	(0.05000)	4.5
15	Altoona	9.14369	9.14369	NC	1.1

Individual City Property Tax Rates for Fiscal Year 2013 - 2014 Excluding Debt Service

Rank	City	FY 2013	FY 2014	Change in Tax Rate
1	Windsor Heights	13.31499	13.54612	0.23113
2	Des Moines	12.70000	12.81000	0.11000
3	Norwalk	12.16573	12.67563	0.50990
4	Pleasant Hill	10.35600	10.42000	0.06400
5	Waukee	10.18000	10.18000	NC
6	Bondurant	10.45179	10.17346	(0.27833)
7	West Des Moines	10.05000	10.05000	NC
8	Grimes	9.60535	9.74825	0.14290
9	Carlisle	9.40444	9.40315	(0.00129)
10	Indianola	9.29931	9.25001	(0.04930)
11	Altoona	8.75227	8.75227	NC
12	Clive	8.50738	8.50737	NC
13	Ankeny	7.67746	7.67746	NC
14	Johnston	7.70194	7.57474	(0.12720)
15	Urbandale	7.47000	7.42000	(0.05000)

Individual School District Property Tax Rates for Fiscal Year 2013 - 2014

Rank	District	FY 2013	FY 2014
1	Southeast Polk	21.65866	21.65866
2	Ankeny	20.59177	20.33221
3	North Polk	19.99983	19.99999
4	Norwalk	20.57093	19.80039
5	Des Moines	18.34845	18.34842
6	Bondurant-Farrar	19.24374	18.33229
7	Adel	18.41675	18.32707
8	Carlisle	18.57766	17.91246
9	Urbandale	17.63864	17.67483
10	Indianola	20.45943	17.66422
11	Johnston	17.35008	17.35444
12	Dallas Center-Grimes	16.56807	16.95112
13	Waukee	17.61083	16.57669
14	West Des Moines	13.30184	13.26452
15	Saydel	13.47994	12.87971

Individual School District Property Tax Rates for Fiscal Year 2013 - 2014 Excluding Debt Service

Rank	City	FY 2013	FY 2014
1	Southeast Polk	18.82875	18.96853
2	Des Moines	18.34845	18.34842
3	Ankeny	17.82194	17.78123
4	North Polk	16.15984	16.65142
5	Norwalk	17.08076	15.75072
6	Indianola	17.80189	15.57181
7	Johnston	15.44526	15.43563
8	Adel	15.94878	14.69915
9	Bondurant-Farrar	15.19763	14.29586
10	Carlisle	14.52766	13.87129
11	Urbandale	13.67140	13.81923
12	Dallas Center-Grimes	13.86997	13.79472
13	West Des Moines	13.30184	13.26452
14	Waukee	13.56083	12.52669
15	Saydel	12.39473	11.25289

Rollback History

(Percent of Assessed Value That is Taxed)

Fiscal Year	Percentage	Commercial
1995	68.0404	100.0000
1996	67.5074	100.0000
1997	59.3180	97.2824
1998	58.8284	100.0000
1999	54.9090	97.3606
2000	56.4789	100.0000
2001	54.8525	98.7700
2002	56.2600	100.0000
2003	51.6600	97.7701
2004	51.3900	100.0000
2005	48.4600	99.2570
2006	47.9642	100.0000
2007	45.9960	99.1509
2008	45.5600	100.0000
2009	44.0800	99.7300
2010	45.5900	100.0000
2011	46.9100	100.0000
2012	48.5300	100.0000
2013	50.7518	100.0000
2014	52.8166	100.0000
2015	54.4002	95.0000

History of Homestead Pro-Ration

Tax Due Date	Homestead Amount	Adjustment Percent	Adjusted Credit
2001/2001	\$ 4,850	NA	\$ 4,850
2002/2003	\$ 4,850	90%	\$ 4,365
2003/2004	\$ 4,850	85%	\$ 4,123
2004/2005	\$ 4,850	81%	\$ 3,929
2005/2006	\$ 4,850	78%	\$ 3,783
2006/2007	\$ 4,850	77%	\$ 3,735
2007/2008	\$ 4,850	73%	\$ 3,541
2008/2009	\$ 4,850	72%	\$ 3,492
2009/2010	\$ 4,850	73%	\$ 3,541
2010/2011	\$ 4,850	64%	\$ 3,104
2011/2012	\$ 4,850	78%	\$ 3,783
2012/2013	\$ 4,850	100%	\$ 4,850

Homestead Credit Calculation Example

Assessed Value	\$ 137,000	
Rollback Percentage	0.528166	2013/2014
Taxable Value	\$ 72,359	
Homestead Credit	\$ (4,850)	
Net Taxable Value	\$ 67,509	
Tax Levy*	0.04380032	
Property Tax	\$ 2,957	

* Assumes Ankeny City and Schools

Rollback Projections*

(Percent of Assessed Value That is Taxed)

Fiscal Year	Residential	Commercial
2016	54.6907	90.0000
2017	54.1648	90.0000
2018	55.5675	90.0000
2019	54.5091	90.0000
2020	55.8095	90.0000
2021	54.6164	90.0000
2022	55.8084	90.0000
2023	54.2289	90.0000
2024	55.3027	90.0000

* Source: Iowa Legislative Fiscal Services, 2013