

Iowa Department of Management - Local Government Property Valuation System

16 - CEDAR COUNTY "Consolidated", "Debt Service/403.19 Excluded Combined" & "Net Consolidated For TIF Tax Revenue" Tax Rates

January 1, 2021 Taxable Valuations

For FY2022/2023 Tax Levies

For TIF Increment taxing district "Net Consolidated Tax Rate For TIF Tax Revenue" is the "Consolidated Tax Rate" less any "Debt Service/403.19 Excluded Tax Rate Combined"

District Number	District Name	Consolidated Tax Rate	Debt Service/403.19 Excluded Tax Rates Combined	Net Consolidated Tax Rate For TIF Tax Revenue	Rural or Urban	City Ag	City Exempt	TIF Type	Taxable Net Valuation Without Gas/Electric Utilities	Taxable Gas/Electric Utility Valuation
160001	CENTER TWP/BENNETT SCH	21.46083	0.00000	0.00000	R	N	N	N	4,203,203	89,615
160003	INLAND TWP/BENNETT SCH	21.12528	0.00000	0.00000	R	N	N	N	53,818,652	526,449
160004	SPRINGFIELD TWP/BENNETT SCH	21.10474	0.00000	0.00000	R	N	N	N	12,936,828	318,979
160007	MASSILLON TWP/NORTH CEDAR SCH	23.90555	0.00000	0.00000	R	N	N	N	41,489,799	458,960
160011	FREMONT TWP/NORTH CEDAR SCH/MCVILLE FD	24.31277	0.00000	0.00000	R	N	N	N	28,292,918	347,139
160012	LINN TWP/NORTH CEDAR SCH	24.12843	0.00000	0.00000	R	N	N	N	10,437,834	166,981
160013	PIONEER TWP/NORTH CEDAR SCH	24.21067	0.00000	0.00000	R	N	N	N	31,159,980	273,872
160014	RED OAK TWP/NORTH CEDAR SCH/MCVILLE FD	24.12178	0.00000	0.00000	R	N	N	N	8,306,705	0
160015	SPRINGFIELD TWP/NORTH CEDAR	23.93270	0.00000	0.00000	R	N	N	N	28,892,943	228,208
160016	GOWER TWP/WEST BRANCH SCH	25.66052	0.00000	0.00000	R	N	N	N	55,360,951	581,293
160017	IOWA TWP/WEST BRANCH SCH	25.77932	0.00000	0.00000	R	N	N	N	31,301,749	123,656
160018	SPRINGDALE TWP/WEST BRANCH SCH	25.67216	0.00000	0.00000	R	N	N	N	60,394,350	783,237
160019	CASS TWP/TIPTON SCH	22.93967	0.00000	0.00000	R	N	N	N	36,432,457	326,825
160020	CENTER TWP/TIPTON SCH	22.99567	0.00000	0.00000	R	N	N	N	92,376,669	636,778
160021	FAIRFIELD TWP/TIPTON SCH	22.60948	0.00000	0.00000	R	N	N	N	20,147,800	307,228
160022	LINN TWP/TIPTON SCH	22.83531	0.00000	0.00000	R	N	N	N	2,745,696	71,941
160023	RED OAK TWP/TIPTON SCH/TIPTON FD	22.82592	0.00000	0.00000	R	N	N	N	12,907,086	60,339
160024	ROCHESTER TWP/TIPTON SCH	22.71314	0.00000	0.00000	R	N	N	N	33,841,122	160,319
160025	SUGAR CREEK TWP/TIPTON SCH	22.40918	0.00000	0.00000	R	N	N	N	5,046,438	6,998
160026	MASSILLON TWP/MIDLAND SCH(LN)	23.91822	0.00000	0.00000	R	N	N	N	138,651	513
160027	MASSILLON TWP/MIDLAND(LN) SCH	24.31742	0.00000	0.00000	R	N	N	N	1,793,210	12,126
160028	CASS TWP/LISBON SCH	27.90591	0.00000	0.00000	R	N	N	N	259,436	2,023
160029	LINN TWP/LISBON SCH	27.80155	0.00000	0.00000	R	N	N	N	10,751,969	256,835
160030	PIONEER TWP/LISBON SCH	27.88379	0.00000	0.00000	R	N	N	N	39,900,142	173,441
160031	IOWA TWP/WEST LIBERTY SCH	23.39562	0.00000	0.00000	R	N	N	N	20,458,034	34,986
160032	SPRINGDALE TWP/WEST LIBERTY SCH	23.28846	0.00000	0.00000	R	N	N	N	13,874,340	61,039
160033	CENTER TWP/WILTON SCH	24.94916	0.00000	0.00000	R	N	N	N	2,213,183	2,205
160035	ROCHESTER TWP/WILTON SCH	24.66663	0.00000	0.00000	R	N	N	N	22,697,910	53,139
160036	SUGAR CREEK TWP/WILTON SCH	24.36267	0.00000	0.00000	R	N	N	N	43,997,187	421,608
160037	BENNETT CITY/BENNETT SCH	30.65202	0.00000	0.00000	U	N	N	N	9,026,719	135,939
160038	CLARENCE CITY/NORTH CEDAR SCH	31.35742	0.00000	0.00000	U	N	N	N	10,971,672	444,168
160039	DURANT CITY/DURANT SCH	31.11370	0.00000	0.00000	U	N	N	N	58,820,903	206,357
160040	LOWDEN CITY/NORTH CEDAR SCH	32.43173	0.00000	0.00000	U	N	N	N	21,362,057	408,853
160041	MECHANICSVILLE CITY/NORTH CEDAR SCH	35.95839	0.00000	0.00000	U	N	N	N	27,889,332	373,748
160042	STANWOOD CITY/NORTH CEDAR SCH	34.51494	0.00000	0.00000	U	N	N	N	16,751,180	268,376
160043	TIPTON CITY/TIPTON SCH	36.33579	0.00000	0.00000	U	N	N	N	67,152,928	1,053,287
160044	WEST BRANCH CITY/WEST BRANCH SCH	35.72576	0.00000	0.00000	U	N	N	N	87,396,536	1,220,715
160045	CLARENCE CITY AG/NORTH CEDAR SCH	24.01382	0.00000	0.00000	U	Y	N	N	0	0
160046	LOWDEN CITY AG/NORTH CEDAR SCH	24.01382	0.00000	0.00000	U	Y	N	N	487,698	0
160047	MECHANICSVILLE CITY AG/NORTH CEDAR SCH	24.01382	0.00000	0.00000	U	Y	N	N	253,697	0
160048	STANWOOD CITY AG/NORTH CEDAR SCH	24.01382	0.00000	0.00000	U	Y	N	N	320,460	0
160049	TIPTON CITY AG/TIPTON SCH	22.72070	0.00000	0.00000	U	Y	N	N	262,394	0
160050	WEST BRANCH CITY AG/WEST BRANCH SCH	25.50923	0.00000	0.00000	U	Y	N	N	463,729	0

*403.19 excludes PPEL FY01 and beyond and ISL FY14 and beyond
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160052	WILTON CITY/WILTON SCH	35.18080	0.00000	0.00000	U	N	N	N	102,815	1,240
160053	DURANT CITY AG/DURANT SCH	19.47222	0.00000	0.00000	U	Y	N	N	149,002	0
160054	INLAND TWP/TIPTON SCH	22.66012	0.00000	0.00000	R	N	N	N	223,531	0
160057	WILTON CITY AG/WILTON SCH	24.67419	0.00000	0.00000	U	Y	N	N	28,742	0
160062	FREMONT TWP/NORTH CEDAR SCH/STANWOOD FD	24.31276	0.00000	0.00000	R	N	N	N	22,629,834	314,664
160063	DAYTON TWP/NORTH CEDAR SCH	23.91435	0.00000	0.00000	R	N	N	N	53,784,844	283,340
160064	FAIRFIELD TWP/NORTH CEDAR SCH	23.90260	0.00000	0.00000	R	N	N	N	19,463,538	188,523
160071	TIPTON CITY AG/TIPTON SCH/TIPTON ORIG 1993 UR TIF BASE	22.72070	0.00000	0.00000	U	Y	N	B	69,862	0
160072	TIPTON CITY AG/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM	22.72070	3.34551	19.37519	U	Y	N	I	0	0
160073	TIPTON CITY/TIPTON SCH/TIPTON ORIG 1993 UR TIF BASE	36.33579	0.00000	0.00000	U	N	N	B	32,053,220	0
160074	TIPTON CITY/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM	36.33579	6.64417	29.69162	U	N	N	I	3,791,127	0
160079	DURANT CITY AG/DURANT SCH/DURANT ORIG UR TIF BASE	19.47222	0.00000	0.00000	U	Y	N	B	26,677	0
160080	DURANT CITY AG/DURANT SCH/DURANT ORIG UR TIF INCREM	19.47222	1.13721	18.33501	U	Y	N	I	0	0
160081	DURANT CITY/DURANT SCH/DURANT ORIG UR TIF BASE	31.11370	0.00000	0.00000	U	N	N	B	5,232,249	0
160082	DURANT CITY/DURANT SCH/DURANT ORIG UR TIF INCREM	31.11370	5.95834	25.15536	U	N	N	I	0	0
160083	RED OAK TWP/NORTH CEDAR SCH/STANWOOD FD	23.90685	0.00000	0.00000	R	N	N	N	9,245,578	217,981
160084	RED OAK TWP/NORTH CEDAR SCH/TIPTON FD	24.11904	0.00000	0.00000	R	N	N	N	268,092	0
160085	RED OAK TWP/TIPTON SCH/MCVILLE FD	22.82866	0.00000	0.00000	R	N	N	N	4,820,157	300,029
160086	RED OAK TWP/TIPTON SCH/STANWOOD FD	22.61373	0.00000	0.00000	R	N	N	N	1,307,883	394,130
160087	DURANT CITY/DURANT SCH/DURANT (AMEND) UR TIF BASE	31.11370	0.00000	0.00000	U	N	N	B	6,344,896	0
160088	DURANT CITY/DURANT SCH/DURANT (AMEND) UR TIF INCREM	31.11370	5.95834	25.15536	U	N	N	I	0	0
160091	FREMONT TWP/NORTH CEDAR SCH/MCVILLE UR TIF BASE	24.31277	0.00000	0.00000	R	N	N	B	11,836	0
160092	FREMONT TWP/NORTH CEDAR SCH/MCVILLE UR TIF INCREM	24.31277	3.82797	20.48480	R	N	N	I	0	0
160093	SPRINGDALE TWP/WEST BRANCH SCH/W BR (ORIG 1988)UR TIF BASE	25.67216	0.00000	0.00000	R	N	N	B	1,931,473	0
160094	SPRINGDALE TWP/WEST BRANCH SCH/W BR (ORIG 1988)UR TIF INCREM	25.67216	6.25134	19.42082	R	N	N	I	0	0
160095	CLARENCE CITY AG/NORTH CEDAR SCH/CLARENCE UR TIF BASE	24.01382	0.00000	0.00000	U	Y	N	B	326,781	0
160096	CLARENCE CITY AG/NORTH CEDAR SCH/CLARENCE UR TIF INCREM	24.01382	3.82797	20.18585	U	Y	N	I	0	0
160097	CLARENCE CITY/NORTH CEDAR SCH/CLAR UR TIF BASE	31.35742	0.00000	0.00000	U	N	N	B	20,148,853	0
160098	CLARENCE CITY/NORTH CEDAR SCH/CLAR UR TIF INCREM	31.35742	5.47813	25.87929	U	N	N	I	0	0
160099	MECHANICSVILLE CITY AG/NORTH CEDAR SCH/MCVILLE UR TIF BASE	24.01382	0.00000	0.00000	U	Y	N	B	23,302	0
160100	MECHANICSVILLE CITY AG/NORTH CEDAR SCH/MCVILLE UR TIF INCREM	24.01382	3.82797	20.18585	U	Y	N	I	0	0
160101	MECHANICSVILLE CITY/NORTH CEDAR SCH/MCVIL UR TIF BASE	35.95839	0.00000	0.00000	U	N	N	B	4,334,430	0
160102	MECHANICSVILLE CITY/NORTH CEDAR SCH/MCVIL UR TIF INCREM	35.95839	5.84202	30.11637	U	N	N	I	0	0
160103	WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF BASE	25.50923	0.00000	0.00000	U	Y	N	B	50,879	0
160104	WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF INCREM	25.50923	6.25134	19.25789	U	Y	N	I	0	0
160105	WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF BASE	25.50923	0.00000	0.00000	U	Y	N	B	0	0
160106	WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF INCREM	25.50923	6.25134	19.25789	U	Y	N	I	0	0
160107	WEST BRANCH CITY/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF BASE	35.72576	0.00000	0.00000	U	N	N	B	10,000,378	0
160108	WEST BRANCH CITY/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF INCREM	35.72576	7.88777	27.83799	U	N	N	I	2,533,940	0
160109	WEST BRANCH CITY/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF BASE	35.72576	0.00000	0.00000	U	N	N	B	8,410,456	0
160110	WEST BRANCH CITY/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF INCREM	35.72576	7.88777	27.83799	U	N	N	I	2,376,022	0
160113	STANWOOD CITY AG/NORTH CEDAR SCH/STANWOOD UR TIF BASE	24.01382	0.00000	0.00000	U	Y	N	B	0	0
160114	STANWOOD CITY AG/NORTH CEDAR SCH/STANWOOD UR TIF INCREM	24.01382	3.82797	20.18585	U	Y	N	I	0	0

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160115	TIPTON CITY/TIPTON SCH/TIPTON (AMEND 1996) UR TIF BASE	36.33579	0.00000	0.00000	U	N	N	B	16,154,602	0
160116	TIPTON CITY/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM	36.33579	6.64417	29.69162	U	N	N	I	2,459,109	0
160117	TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1996) UR TIF BASE	22.72070	0.00000	0.00000	U	Y	N	B	43,897	0
160118	TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM	22.72070	3.34551	19.37519	U	Y	N	I	0	0
160119	STANWOOD CITY/NORTH CEDAR SCH/STANWOOD UR TIF BASE	34.51494	0.00000	0.00000	U	N	N	B	2,204,775	0
160120	STANWOOD CITY/NORTH CEDAR SCH/STANWOOD UR TIF INCR	34.51494	6.57077	27.94417	U	N	N	I	0	0
160121	STANWOOD CITY/NORTH CEDAR SCH/STANWD (AMEND 1998) UR TIF BASE	34.51494	0.00000	0.00000	U	N	N	B	2,060,104	0
160122	STANWOOD CITY/NORTH CEDAR SCH/STANWD (AMEND 1998) UR TIF INCREM	34.51494	6.57077	27.94417	U	N	N	I	0	0
160123	TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1997) UR TIF BASE	22.72070	0.00000	0.00000	U	Y	N	B	79,122	0
160124	TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1997) UR TIF INCREM	22.72070	3.34551	19.37519	U	Y	N	I	0	0
160125	CLARENCE CITY AG/NORTH CEDAR SCH	24.01382	0.00000	0.00000	U	Y	N	N	60,531	0
160126	LOWDEN CITY/NORTH CEDAR SCH/LOWDEN UR 1999 TIF BASE	32.43173	0.00000	0.00000	U	N	N	B	1,991,916	0
160127	LOWDEN CITY/NORTH CEDAR SCH/LOWDEN UR 1999 TIF INCREM	32.43173	4.09309	28.33864	U	N	N	I	0	0
160128	FARMINGTON TWP/BENNETT SCH/DURANT FD	21.29166	0.00000	0.00000	R	N	N	N	1,585,421	11,388
160129	FARMINGTON TWP/BENNETT SCH/WILTON FD	21.29160	0.00000	0.00000	R	N	N	N	616,939	286
160130	FARMINGTON TWP/DURANT SCH/DURANT FD	19.58011	0.00000	0.00000	R	N	N	N	54,740,347	379,038
160131	FARMINGTON TWP/DURANT SCH/WILTON FD	19.58005	0.00000	0.00000	R	N	N	N	1,468,043	1,992
160132	FARMINGTON TWP/WILTON SCH/DURANT FD	24.77999	0.00000	0.00000	R	N	N	N	615,357	21,633
160133	FARMINGTON TWP/WILTON SCH/WILTON FD	24.77993	0.00000	0.00000	R	N	N	N	18,603,478	99,104
160134	CENTER TWP/TIPTON SCH/CEDAR COUNTY UR TIF BASE	22.99567	0.00000	0.00000	R	N	N	B	2,484,523	0
160135	CENTER TWP/TIPTON SCH/CEDAR COUNTY UR TIF INCREM	22.99567	3.34551	19.65016	R	N	N	I	0	0
160136	BENNETT CITY AG/BENNETT SCH	21.18586	0.00000	0.00000	U	Y	N	N	22,893	0
160141	STANWOOD CITY/NORTH CEDAR SCH/STAN UR TIF BASE	34.51494	0.00000	0.00000	U	N	N	B	0	0
160142	STANWOOD CITY/NORTH CEDAR SCH/STAN UR TIF INCREM	34.51494	6.57077	27.94417	U	N	N	I	0	0
160147	WEST BRANCH CITY/WEST BRANCH SCH/W BR (Amend 2002) UR TIF BASE	35.72576	0.00000	0.00000	U	N	N	B	41,275,809	0
160148	WEST BRANCH CITY/WEST BRANCH SCH/W BR (Amend 2002) UR TIF INCREM	35.72576	7.88777	27.83799	U	N	N	I	11,660,751	0
160161	TIPTON CITY/TIPTON SCH/TIPTON 06 UR TIF BASE	36.33579	0.00000	0.00000	U	N	N	B	7,989,223	0
160162	TIPTON CITY/TIPTON SCH/TIPTON 06 UR TIF INCREM	36.33579	6.64417	29.69162	U	N	N	I	409,851	0
160173	DURANT CITY/DURANT SCH/DURANT UR/TIF BASE	31.11370	0.00000	0.00000	U	N	N	B	153,729	0
160174	DURANT CITY/DURANT SCH/DURANT UR/TIF INCREM	31.11370	5.95834	25.15536	U	N	N	I	0	0
160175	DURANT CITY/DURANT SCH/JAE/TIF BASE	31.11370	0.00000	0.00000	U	N	N	B	8,387,208	0
160176	DURANT CITY/DURANT SCH/JAE/TIF INCREM	31.11370	5.95834	25.15536	U	N	N	I	0	0
160185	CLARENCE CITY/NORTH CEDAR SCH/CLAR UR#2 TIF BASE	31.35742	0.00000	0.00000	U	N	N	B	0	0
160186	CLARENCE CITY/NORTH CEDAR SCH/CLAR UR#2 TIF INCREM	31.35742	5.47813	25.87929	U	N	N	I	1,559,376	0
160187	TIPTON CITY/TIPTON SCH/KRUSE/TIF BASE	36.33579	0.00000	0.00000	U	N	N	B	126,403	0
160188	TIPTON CITY/TIPTON SCH/KRUSE/TIF INCREM	36.33579	6.64417	29.69162	U	N	N	I	1,098,334	0
160189	TIPTON CITY/TIPTON SCH/COOK/TIF BASE	36.33579	0.00000	0.00000	U	N	N	B	499,634	0
160190	TIPTON CITY/TIPTON SCH/COOK/TIF INCREM	36.33579	6.64417	29.69162	U	N	N	I	0	0
160191	TIPTON CITY/TIPTON SCH/OROURKE/TIF BASE	36.33579	0.00000	0.00000	U	N	N	B	134,626	0
160192	TIPTON CITY/TIPTON SCH/OROURKE/TIF INCREM	36.33579	6.64417	29.69162	U	N	N	I	439,565	0
160193	TIPTON CITY/TIPTON SCH/DORNFELD/TIF BASE	36.33579	0.00000	0.00000	U	N	N	B	593,514	0
160194	TIPTON CITY/TIPTON SCH/DORNFELD/TIF INCREM	36.33579	6.64417	29.69162	U	N	N	I	0	0
160195	WEST BRANCH CITY/WEST BRANCH SCH/CASEY/TIF BASE	35.72576	0.00000	0.00000	U	N	N	B	97,526	0

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160196	WEST BRANCH CITY/WEST BRANCH SCH/CASEY/TIF INCREM	35.72576	7.88777	27.83799	U	N	N	I	1,303,180	0
160197	DURANT CITY/DURANT SCH/SCHUMACHER/TIF BASE	31.11370	0.00000	0.00000	U	N	N	B	509,104	0
160198	DURANT CITY/DURANT SCH/SCHUMACHER/TIF INCREM	31.11370	5.95834	25.15536	U	N	N	I	1,037,312	0
160199	WEST BRANCH CITY/WEST BRANCH SCH/(AMEND 2019) UR/TIF BASE	35.72576	0.00000	0.00000	U	N	N	B	0	0
160200	WEST BRANCH CITY/WEST BRANCH SCH/(AMEND 2019) UR /TIF INCREMENT	35.72576	7.88777	27.83799	U	N	N	I	2,820,795	0
160201	WEST BRANCH CITY/WEST BRANCH SCH/EMV/TIF BASE	35.72576	0.00000	0.00000	U	N	N	B	20,006	0
160202	WEST BRANCH CITY/WEST BRANCH SCH/EMV/TIF INCREMENT	35.72576	7.88777	27.83799	U	N	N	I	911,350	0
160203	WEST BRANCH CITY AG/WEST BRANCH SCH/2020UR/TIF BASE	25.50923	0.00000	0.00000	U	Y	N	B	0	0
160204	WEST BRANCH CITY AG/WEST BRANCH SCH/TIF INCREMENT	25.50923	6.25134	19.25789	U	Y	N	I	0	0