

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, 2023 Taxable Valuations

For FY2024/2025 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	Schools Only	TIF Type	Taxable Net Valuation Without Gas/Electric Utilities	Taxable Gas/Electric Utility Valuation
160001	CENTER TWP/BENNETT SCH	23.01257	0.00000	0.00000	R	N	N	N	N	4,268,139	80,458
160003	INLAND TWP/BENNETT SCH	22.62979	0.00000	0.00000	R	N	N	N	N	54,223,383	487,234
160004	SPRINGFIELD TWP/BENNETT SCH	22.60341	0.00000	0.00000	R	N	N	N	N	13,233,341	280,728
160007	MASSILLON TWP/NORTH CEDAR SCH	24.74163	0.00000	0.00000	R	N	N	N	N	43,058,928	475,671
160011	FREMONT TWP/NORTH CEDAR SCH/MCVILLE FD	25.15545	0.00000	0.00000	R	N	N	N	N	29,530,396	324,454
160012	LINN TWP/NORTH CEDAR SCH	24.99422	0.00000	0.00000	R	N	N	N	N	10,653,622	156,908
160013	PIONEER TWP/NORTH CEDAR SCH	25.00240	0.00000	0.00000	R	N	N	N	N	32,007,803	259,565
160014	RED OAK TWP/NORTH CEDAR SCH/MCVILLE FD	24.97164	0.00000	0.00000	R	N	N	N	N	8,262,591	0
160015	SPRINGFIELD TWP/NORTH CEDAR	24.77376	0.00000	0.00000	R	N	N	N	N	30,272,153	224,623
160016	GOWER TWP/WEST BRANCH SCH	26.49313	0.00000	0.00000	R	N	N	N	N	59,306,079	555,293
160017	IOWA TWP/WEST BRANCH SCH	26.58928	0.00000	0.00000	R	N	N	N	N	35,699,047	119,524
160018	SPRINGDALE TWP/WEST BRANCH SCH	26.49501	0.00000	0.00000	R	N	N	N	N	62,222,267	752,007
160019	CASS TWP/TIPTON SCH	24.32249	0.00000	0.00000	R	N	N	N	N	37,713,346	311,441
160020	CENTER TWP/TIPTON SCH	24.42420	0.00000	0.00000	R	N	N	N	N	100,350,839	594,597
160021	FAIRFIELD TWP/TIPTON SCH	23.99643	0.00000	0.00000	R	N	N	N	N	20,538,926	274,332
160022	LINN TWP/TIPTON SCH	24.23550	0.00000	0.00000	R	N	N	N	N	2,795,803	67,474
160023	RED OAK TWP/TIPTON SCH/TIPTON FD	24.21293	0.00000	0.00000	R	N	N	N	N	13,249,346	59,008
160024	ROCHESTER TWP/TIPTON SCH	24.28672	0.00000	0.00000	R	N	N	N	N	36,092,181	147,790
160025	SUGAR CREEK TWP/TIPTON SCH	23.85127	0.00000	0.00000	R	N	N	N	N	5,150,238	7,524
160026	MASSILLON TWP/MIDLAND SCH(LN)	27.43451	0.00000	0.00000	R	N	N	N	N	133,318	551
160027	MASSILLON TWP/MIDLAND(LN) SCH	27.88194	0.00000	0.00000	R	N	N	N	N	1,819,698	11,602
160028	CASS TWP/LISBON SCH	28.76015	0.00000	0.00000	R	N	N	N	N	262,838	2,009
160029	LINN TWP/LISBON SCH	28.67316	0.00000	0.00000	R	N	N	N	N	11,056,688	240,977
160030	PIONEER TWP/LISBON SCH	28.68134	0.00000	0.00000	R	N	N	N	N	42,891,668	164,403
160031	IOWA TWP/WEST LIBERTY SCH	24.27154	0.00000	0.00000	R	N	N	N	N	21,024,990	37,236
160032	SPRINGDALE TWP/WEST LIBERTY SCH	24.17727	0.00000	0.00000	R	N	N	N	N	14,379,041	59,253
160033	CENTER TWP/WILTON SCH	24.78082	0.00000	0.00000	R	N	N	N	N	2,221,402	2,371
160035	ROCHESTER TWP/WILTON SCH	24.64334	0.00000	0.00000	R	N	N	N	N	22,829,290	54,853
160036	SUGAR CREEK TWP/WILTON SCH	24.20789	0.00000	0.00000	R	N	N	N	N	45,037,955	373,054
160037	BENNETT CITY/BENNETT SCH	30.82143	0.00000	0.00000	U	N	N	N	N	9,760,970	127,213
160038	CLARENCE CITY/NORTH CEDAR SCH	31.51045	0.00000	0.00000	U	N	N	N	N	12,640,863	434,896
160039	DURANT CITY/DURANT SCH	36.21126	0.00000	0.00000	U	N	N	N	N	64,639,063	193,751
160040	LOWDEN CITY/NORTH CEDAR SCH	32.82396	0.00000	0.00000	U	N	N	N	N	22,504,557	401,721
160041	MECHANICSVILLE CITY/NORTH CEDAR SCH	36.82597	0.00000	0.00000	U	N	N	N	N	35,572,089	364,902
160042	STANWOOD CITY/NORTH CEDAR SCH	35.37639	0.00000	0.00000	U	N	N	N	N	18,117,606	262,364
160043	TIPTON CITY/TIPTON SCH	37.16710	0.00000	0.00000	U	N	N	N	N	68,020,686	1,040,186
160044	WEST BRANCH CITY/WEST BRANCH SCH	36.22779	0.00000	0.00000	U	N	N	N	N	93,664,356	1,178,344
160045	CLARENCE CITY AG/NORTH CEDAR SCH	24.56376	0.00000	0.00000	U	Y	N	N	N	0	0
160046	LOWDEN CITY AG/NORTH CEDAR SCH	24.56376	0.00000	0.00000	U	Y	N	N	N	500,828	0
160047	MECHANICSVILLE CITY AG/NORTH CEDAR SCH	24.56376	0.00000	0.00000	U	Y	N	N	N	258,448	0
160048	STANWOOD CITY AG/NORTH CEDAR SCH	24.56376	0.00000	0.00000	U	Y	N	N	N	328,345	0
160049	TIPTON CITY AG/TIPTON SCH	23.80504	0.00000	0.00000	U	Y	N	N	N	248,133	0
160050	WEST BRANCH CITY AG/WEST BRANCH SCH	23.03285	0.00000	0.00000	U	Y	N	N	N	419,090	0

*403.19 excludes PPEL FY01 and beyond and ISL FY14 and beyond
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160052	WILTON CITY/WILTON SCH	34.82854	0.00000	0.00000	U	N	N	N	N	106,417	1,334
160053	DURANT CITY AG/DURANT SCH	22.94972	0.00000	0.00000	U	Y	N	N	N	152,696	0
160054	INLAND TWP/TIPTON SCH	24.04142	0.00000	0.00000	R	N	N	N	N	234,523	0
160057	WILTON CITY AG/WILTON SCH	24.16166	0.00000	0.00000	U	Y	N	N	N	29,418	0
160062	FREMONT TWP/NORTH CEDAR SCH/STANWOOD FD	24.94204	0.00000	0.00000	R	N	N	N	N	23,176,167	296,473
160063	DAYTON TWP/NORTH CEDAR SCH	24.75382	0.00000	0.00000	R	N	N	N	N	56,109,013	301,971
160064	FAIRFIELD TWP/NORTH CEDAR SCH	24.75515	0.00000	0.00000	R	N	N	N	N	19,994,566	166,972
160071	TIPTON CITY AG/TIPTON SCH/TIPTON ORIG 1993 UR TIF BASE	23.80504	0.00000	0.00000	U	Y	N	N	B	71,586	0
160072	TIPTON CITY AG/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM	23.80504	3.14762	20.65742	U	Y	N	N	I	0	0
160073	TIPTON CITY/TIPTON SCH/TIPTON ORIG 1993 UR TIF BASE	37.16710	0.00000	0.00000	U	N	N	N	B	30,949,509	0
160074	TIPTON CITY/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM	37.16710	5.91021	31.25689	U	N	N	N	I	5,789,105	0
160079	DURANT CITY AG/DURANT SCH/DURANT ORIG UR TIF BASE	22.94972	0.00000	0.00000	U	Y	N	N	B	27,801	0
160080	DURANT CITY AG/DURANT SCH/DURANT ORIG UR TIF INCREM	22.94972	3.89490	19.05482	U	Y	N	N	I	0	0
160081	DURANT CITY/DURANT SCH/DURANT ORIG UR TIF BASE	36.21126	0.00000	0.00000	U	N	N	N	B	4,988,184	0
160082	DURANT CITY/DURANT SCH/DURANT ORIG UR TIF INCREM	36.21126	8.48666	27.72460	U	N	N	N	I	0	0
160083	RED OAK TWP/NORTH CEDAR SCH/STANWOOD FD	24.75137	0.00000	0.00000	R	N	N	N	N	9,426,782	204,806
160084	RED OAK TWP/NORTH CEDAR SCH/TIPTON FD	24.97165	0.00000	0.00000	R	N	N	N	N	273,750	0
160085	RED OAK TWP/TIPTON SCH/MCVILLE FD	24.21292	0.00000	0.00000	R	N	N	N	N	5,141,673	280,591
160086	RED OAK TWP/TIPTON SCH/STANWOOD FD	23.99265	0.00000	0.00000	R	N	N	N	N	1,363,693	368,644
160087	DURANT CITY/DURANT SCH/DURANT (AMEND) UR TIF BASE	36.21126	0.00000	0.00000	U	N	N	N	B	6,383,615	0
160088	DURANT CITY/DURANT SCH/DURANT (AMEND) UR TIF INCREM	36.21126	8.48666	27.72460	U	N	N	N	I	0	0
160091	FREMONT TWP/NORTH CEDAR SCH/MCVILLE UR TIF BASE	25.15545	0.00000	0.00000	R	N	N	N	B	14,177	0
160092	FREMONT TWP/NORTH CEDAR SCH/MCVILLE UR TIF INCREM	25.15545	1.41450	23.74095	R	N	N	N	I	0	0
160093	SPRINGDALE TWP/WEST BRANCH SCH/W BR (ORIG 1988)UR TIF BASE	26.49501	0.00000	0.00000	R	N	N	N	B	2,363,967	0
160094	SPRINGDALE TWP/WEST BRANCH SCH/W BR (ORIG 1988)UR TIF INCREM	26.49501	5.72108	20.77393	R	N	N	N	I	0	0
160095	CLARENCE CITY AG/NORTH CEDAR SCH/CLARENCE UR TIF BASE	24.56376	0.00000	0.00000	U	Y	N	N	B	311,413	0
160096	CLARENCE CITY AG/NORTH CEDAR SCH/CLARENCE UR TIF INCREM	24.56376	1.41450	23.14926	U	Y	N	N	I	0	0
160097	CLARENCE CITY/NORTH CEDAR SCH/CLAR UR TIF BASE	31.51045	0.00000	0.00000	U	N	N	N	B	21,883,002	0
160098	CLARENCE CITY/NORTH CEDAR SCH/CLAR UR TIF INCREM	31.51045	1.41450	30.09595	U	N	N	N	I	0	0
160099	MECHANICSVILLE CITY AG/NORTH CEDAR SCH/MCVILLE UR TIF BASE	24.56376	0.00000	0.00000	U	Y	N	N	B	23,871	0
160100	MECHANICSVILLE CITY AG/NORTH CEDAR SCH/MCVILLE UR TIF INCREM	24.56376	1.41450	23.14926	U	Y	N	N	I	0	0
160101	MECHANICSVILLE CITY/NORTH CEDAR SCH/MCVIL UR TIF BASE	36.82597	0.00000	0.00000	U	N	N	N	B	5,536,683	0
160102	MECHANICSVILLE CITY/NORTH CEDAR SCH/MCVIL UR TIF INCREM	36.82597	2.93756	33.88841	U	N	N	N	I	0	0
160103	WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF BASE	23.03285	0.00000	0.00000	U	Y	N	N	B	38,275	0
160104	WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF INCREM	23.03285	5.72108	17.31177	U	Y	N	N	I	0	0
160105	WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF BASE	23.03285	0.00000	0.00000	U	Y	N	N	B	0	0
160106	WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF INCREM	23.03285	5.72108	17.31177	U	Y	N	N	I	0	0
160107	WEST BRANCH CITY/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF BASE	36.22779	0.00000	0.00000	U	N	N	N	B	19,881,162	0
160108	WEST BRANCH CITY/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF INCREM	36.22779	7.41646	28.81133	U	N	N	N	I	5,152,786	0
160109	WEST BRANCH CITY/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF BASE	36.22779	0.00000	0.00000	U	N	N	N	B	8,900,206	0
160110	WEST BRANCH CITY/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF INCREM	36.22779	7.41646	28.81133	U	N	N	N	I	2,306,746	0
160113	STANWOOD CITY AG/NORTH CEDAR SCH/STANWOOD UR TIF BASE	24.56376	0.00000	0.00000	U	Y	N	N	B	0	0
160114	STANWOOD CITY AG/NORTH CEDAR SCH/STANWOOD UR TIF INCREM	24.56376	1.41450	23.14926	U	Y	N	N	I	0	0

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160115	TIPTON CITY/TIPTON SCH/TIPTON (AMEND 1996) UR TIF BASE	37.16710	0.00000	0.00000	U	N	N	N	B	18,964,511	0
160116	TIPTON CITY/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM	37.16710	5.91021	31.25689	U	N	N	N	I	836,204	0
160117	TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1996) UR TIF BASE	23.80504	0.00000	0.00000	U	Y	N	N	B	44,956	0
160118	TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM	23.80504	3.14762	20.65742	U	Y	N	N	I	0	0
160119	STANWOOD CITY/NORTH CEDAR SCH/STANWOOD UR TIF BASE	35.37639	0.00000	0.00000	U	N	N	N	B	2,004,729	0
160120	STANWOOD CITY/NORTH CEDAR SCH/STANWOOD UR TIF INCR	35.37639	4.71884	30.65755	U	N	N	N	I	0	0
160121	STANWOOD CITY/NORTH CEDAR SCH/STANWD (AMEND 1998) UR TIF BASE	35.37639	0.00000	0.00000	U	N	N	N	B	1,973,795	0
160122	STANWOOD CITY/NORTH CEDAR SCH/STANWD (AMEND 1998) UR TIF INCREM	35.37639	4.71884	30.65755	U	N	N	N	I	0	0
160123	TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1997) UR TIF BASE	23.80504	0.00000	0.00000	U	Y	N	N	B	80,961	0
160124	TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1997) UR TIF INCREM	23.80504	3.14762	20.65742	U	Y	N	N	I	0	0
160125	CLARENCE CITY AG/NORTH CEDAR SCH	24.56376	0.00000	0.00000	U	Y	N	N	N	96,261	0
160126	LOWDEN CITY/NORTH CEDAR SCH/LOWDEN UR 1999 TIF BASE	32.82396	0.00000	0.00000	U	N	N	N	B	2,073,840	0
160127	LOWDEN CITY/NORTH CEDAR SCH/LOWDEN UR 1999 TIF INCREM	32.82396	1.51658	31.30738	U	N	N	N	I	0	0
160128	FARMINGTON TWP/BENNETT SCH/DURANT FD	22.79912	0.00000	0.00000	R	N	N	N	N	1,624,496	10,709
160129	FARMINGTON TWP/BENNETT SCH/WILTON FD	22.73306	0.00000	0.00000	R	N	N	N	N	641,388	308
160130	FARMINGTON TWP/DURANT SCH/DURANT FD	23.35543	0.00000	0.00000	R	N	N	N	N	57,163,382	359,135
160131	FARMINGTON TWP/DURANT SCH/WILTON FD	23.28937	0.00000	0.00000	R	N	N	N	N	1,489,547	2,142
160132	FARMINGTON TWP/WILTON SCH/DURANT FD	24.56737	0.00000	0.00000	R	N	N	N	N	584,565	20,220
160133	FARMINGTON TWP/WILTON SCH/WILTON FD	24.50131	0.00000	0.00000	R	N	N	N	N	19,695,376	94,471
160136	BENNETT CITY AG/BENNETT SCH	22.39341	0.00000	0.00000	U	Y	N	N	N	23,678	0
160141	STANWOOD CITY/NORTH CEDAR SCH/STAN UR TIF BASE	35.37639	0.00000	0.00000	U	N	N	N	B	0	0
160142	STANWOOD CITY/NORTH CEDAR SCH/STAN UR TIF INCREM	35.37639	4.71884	30.65755	U	N	N	N	I	0	0
160147	WEST BRANCH CITY/WEST BRANCH SCH/W BR (Amend 2002) UR TIF BASE	36.22779	0.00000	0.00000	U	N	N	N	B	43,269,367	0
160148	WEST BRANCH CITY/WEST BRANCH SCH/W BR (Amend 2002) UR TIF INCREM	36.22779	7.41646	28.81133	U	N	N	N	I	11,214,524	0
160161	TIPTON CITY/TIPTON SCH/TIPTON 06 UR TIF BASE	37.16710	0.00000	0.00000	U	N	N	N	B	8,380,141	0
160162	TIPTON CITY/TIPTON SCH/TIPTON 06 UR TIF INCREM	37.16710	5.91021	31.25689	U	N	N	N	I	379,475	0
160173	DURANT CITY/DURANT SCH/DURANT UR/TIF BASE	36.21126	0.00000	0.00000	U	N	N	N	B	483,822	0
160174	DURANT CITY/DURANT SCH/DURANT UR/TIF INCREM	36.21126	8.48666	27.72460	U	N	N	N	I	0	0
160175	DURANT CITY/DURANT SCH/JAE/TIF BASE	36.21126	0.00000	0.00000	U	N	N	N	B	7,413,101	0
160176	DURANT CITY/DURANT SCH/JAE/TIF INCREM	36.21126	8.48666	27.72460	U	N	N	N	I	0	0
160185	CLARENCE CITY/NORTH CEDAR SCH/CLAR UR#2 TIF BASE	31.51045	0.00000	0.00000	U	N	N	N	B	1,654,876	0
160186	CLARENCE CITY/NORTH CEDAR SCH/CLAR UR#2 TIF INCREM	31.51045	1.41450	30.09595	U	N	N	N	I	382,972	0
160187	TIPTON CITY/TIPTON SCH/KRUSE/TIF BASE	37.16710	0.00000	0.00000	U	N	N	N	B	0	0
160188	TIPTON CITY/TIPTON SCH/KRUSE/TIF INCREM	37.16710	5.91021	31.25689	U	N	N	N	I	1,315,983	0
160189	TIPTON CITY/TIPTON SCH/COOK/TIF BASE	37.16710	0.00000	0.00000	U	N	N	N	B	517,560	0
160190	TIPTON CITY/TIPTON SCH/COOK/TIF INCREM	37.16710	5.91021	31.25689	U	N	N	N	I	0	0
160191	TIPTON CITY/TIPTON SCH/OROURKE/TIF BASE	37.16710	0.00000	0.00000	U	N	N	N	B	191,660	0
160192	TIPTON CITY/TIPTON SCH/OROURKE/TIF INCREM	37.16710	5.91021	31.25689	U	N	N	N	I	499,214	0
160193	TIPTON CITY/TIPTON SCH/DORNFELD/TIF BASE	37.16710	0.00000	0.00000	U	N	N	N	B	776,150	0
160194	TIPTON CITY/TIPTON SCH/DORNFELD/TIF INCREM	37.16710	5.91021	31.25689	U	N	N	N	I	0	0
160195	WEST BRANCH CITY/WEST BRANCH SCH/CASEY/TIF BASE	36.22779	0.00000	0.00000	U	N	N	N	B	537,008	0
160196	WEST BRANCH CITY/WEST BRANCH SCH/CASEY/TIF INCREM	36.22779	7.41646	28.81133	U	N	N	N	I	1,067,654	0
160197	DURANT CITY/DURANT SCH/SCHUMACHER/TIF BASE	36.21126	0.00000	0.00000	U	N	N	N	B	445,996	0

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160198	DURANT CITY/DURANT SCH/SCHUMACHER/TIF INCREM	36.21126	8.48666	27.72460	U	N	N	N	I	939,584	0
160199	WEST BRANCH CITY/WEST BRANCH SCH/(AMEND 2019) UR/TIF BASE	36.22779	0.00000	0.00000	U	N	N	N	B	10,675,244	0
160200	WEST BRANCH CITY/WEST BRANCH SCH/(AMEND 2019) UR /TIF INCREMENT	36.22779	7.41646	28.81133	U	N	N	N	I	3,465,855	0
160201	WEST BRANCH CITY/WEST BRANCH SCH/EMV/TIF BASE	36.22779	0.00000	0.00000	U	N	N	N	B	699,857	0
160202	WEST BRANCH CITY/WEST BRANCH SCH/EMV/TIF INCREMENT	36.22779	7.41646	28.81133	U	N	N	N	I	640,592	0
160203	WEST BRANCH CITY AG/WEST BRANCH SCH/2020UR/TIF BASE	23.03285	0.00000	0.00000	U	Y	N	N	B	0	0
160204	WEST BRANCH CITY AG/WEST BRANCH SCH/TIF INCREMENT	23.03285	5.72108	17.31177	U	Y	N	N	I	0	0
160205	TIPTON CITY/TIPTON SCH/RHINOS TIF BASE	37.16710	0.00000	0.00000	U	N	N	N	B	61,799	0
160206	TIPTON CITY/TIPTON SCH/RHINOS TIF INCREMENT	37.16710	5.91021	31.25689	U	N	N	N	I	0	0
160207	WEST BRANCH CITY/WEST BRANCH SCH/2022 UR AMEND 5/TIF BASE	36.22779	0.00000	0.00000	U	N	N	N	B	2,764,964	0
160208	WEST BRANCH CITY/WEST BRANCH SCH/2022 AMEND 5/TIF INCREMENT	36.22779	7.41646	28.81133	U	N	N	N	I	338,090	0
160209	WEST BRANCH CITY AG/WEST BRANCH SCH/2022 UR AMEND 5/TIF BASE	23.03285	0.00000	0.00000	U	Y	N	N	B	29,741	0
160210	WEST BRANCH CITY AG/WEST BRANCH SCH/2022 UR AMEND 5/TIF INCREMENT	23.03285	5.72108	17.31177	U	Y	N	N	I	0	0
160211	WEST BRANCH CITY/WEST BRANCH SCH/2023 UR AMEND 6/TIF BASE	36.22779	0.00000	0.00000	U	N	N	N	B	0	0
160212	WEST BRANCH CITY/WEST BRANCH SCH/2023 AMEND 6/TIF INCREMENT	36.22779	7.41646	28.81133	U	N	N	N	I	0	0
160213	WEST BRANCH CITY AG/WEST BRANCH SCH/2023 UR AMEND 6/TIF BASE	23.03285	0.00000	0.00000	U	Y	N	N	B	14,181	0
160214	WEST BRANCH CITY AG/WEST BRANCH SCH/2023 UR AMEND 6/TIF INCREMENT	23.03285	5.72108	17.31177	U	Y	N	N	I	0	0