UNION COMMUNITY SCHOOL DISTRICT

BOND REFERENDUM | NOVEMBER 4, 2025

On **Tuesday, November 4, 2025**, Union Community School District residents will vote on an **$18.5 million bond referendum**. If the measure on the ballot receives approval of at least 60%, we will move ahead with major improvements at all of our campuses. The goal of these projects is to:

- Modernize outdated infrastructure and systems
- Improve safety and security
- Reconfigure spaces for current educational and program needs
- Provide long-term operational value and stewardship

WHAT'S THE POTENTIAL IMPACT ON PROPERTY TAXES?

If voters approve the general obligation bond referendum for Union CSD, the tax impact would be **$2.60 per $1,000** of taxable property value.

- For a $200,000 home, this would result in an annual increase of approximately $234.03 (or $19.50 per month).
- For a commercial property assessed at $1 million, the annual tax impact would be approximately $2,173.98.
- The annual impact for agricultural property based on the average assessed value would be $3.55 per acre in Blackhawk County, $3.56 in Tama, $3.98 in Benton, and $3.97 in Buchanan.

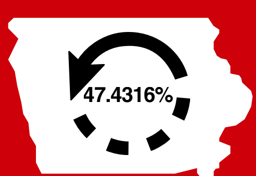
Calculating the tax impact can be a little complicated due to the state rollback and Homestead Credit. In addition, assessed value and taxable value are not the same thing. Below is a five-step process to provide clarification on how to determine your taxable value.

1

Let's say we have a home with an assessed value of $200,000.

2

Factor in the 47.4316% state rollback. This gives us a taxable value of $94,863 on the home.



3

Subtract the Homestead Credit of $4,850. This gives us a net taxable value of $90,013.

4

Multiply the net taxable value by the levy rate increase of $2.60. The calculation looks like this:

5

This amounts to $234.03 (or $19.50 per month) per $200,000 of assessed home value.

Find a property tax calculator: **UKNIGHTED4U.ORG/TAXES**