



Bedford Community School District

General Obligation Bond Referendum

ON THE BALLOT

Tuesday, November 4, 2025

ADDRESSING OUR FACILITY NEEDS

The Bedford Community School District has a proud history of instilling a lifelong passion for learning and preparing students for future success.

Our schools are classified by the Iowa Department of Education as **high performing** and our students exceed state averages for proficiency in math, English language arts, and science. But while we are home to high-achieving students, some of our facilities need improvement.

On **Tuesday, November 4, 2025**, district residents will consider approving a \$11.5 million general obligation bond referendum. These funds would allow us to construct a **new competition gymnasium and loading dock** at the secondary school.

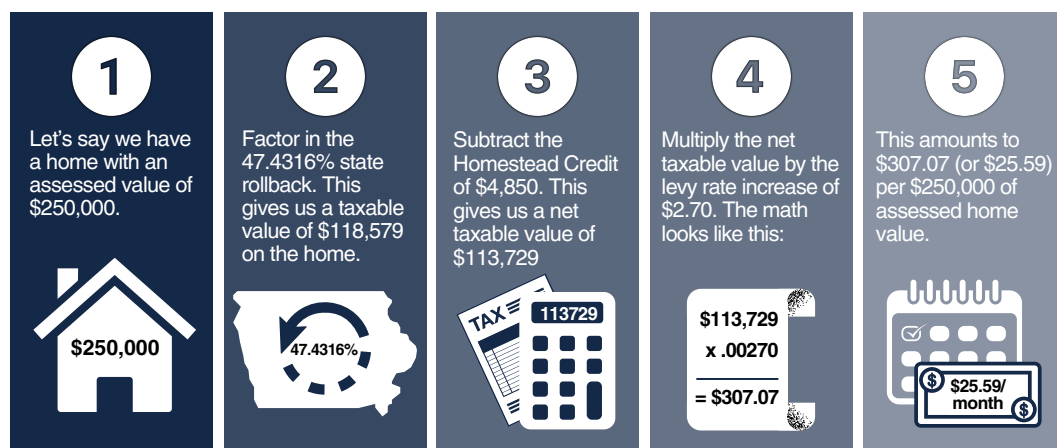
State law requires voter approval of at least 60% in order for bond measures to pass.

These are the next major items identified by the district's **Master Facilities Plan**, which guides improvement and development projects to ensure our students have the learning environment and resources they need to be successful.

WHAT'S THE IMPACT ON PROPERTY TAXES?

An approved general obligation bond referendum would have a tax impact of **\$2.70 per year on every \$1,000** of taxable property value (not assessed value). For a home with an assessed value of \$250,000, this would amount to an increase of approximately **\$25.59 per month**.

Calculating the tax impact can be complicated due to the state rollback and Homestead Credit. Below is a five-step process to provide some clarification:



The first \$150,000 of commercial property valuation receives the same rollback as residential property. Additional value receives a commercial rollback of 90%. This means for a \$300,000 commercial property, the annual tax impact would be approximately \$556.60.

First \$150,000	x	47.4316%	=	\$71,147	x	.00270	=	\$192.10
Second \$150,000	x	90%	=	135,000	x	.00270	=	\$364.50

Based on the average per-acre value in Taylor County of \$1,220, the annual impact of an approved bond referendum would equate to approximately \$2.43 (20¢ per month).

County	Avg. Assessed Value per Acre		State Rollback		Taxable Value		Levy Rate Increase		Change in Annual Tax per Acre
Taylor County	\$1,220	x	73.8575%	=	\$901	x	.00270	=	\$2.43
Page County	\$1,554	x	73.8575%	=	\$1,148	x	.00270	=	\$3.09
Ringgold County	\$839	x	73.8575%	=	\$620	x	.00270	=	\$1.67

Bedford CSD's cumulative property tax rate **has steadily fallen** throughout the past 15 years, from \$13.57 per \$1,000 of taxable value in Fiscal Year 2010 to \$10.93 today. Our current rate ranks in the **bottom third statewide** and is the **lowest rate** in the Corner Conference and among neighboring districts.

88%

In a community survey, 88% of respondents said they are satisfied with BCSD.