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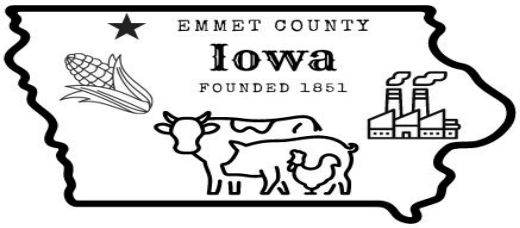

Roxanne Budach
Real Estate &
Deputy Commissioner
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Kayleen Farmer
Payroll/Benefits

PRESS RELEASE August 18, 2026

EMMET COUNTY, IA-Property tax statements have been sent out by the Emmet County Treasurer's Office. New this year, the "total property taxes levied by taxing authority" will show the total dollar amount levied over all counties the authority operates in, not just the Emmet County portion like in the past.

The tax bills are the result of the annual property tax process that involves determining the value of each individual property parcel in the county and applying the property tax rates of various local entities to the sum of those values. Several modifications take place through the process based on laws intended to make the system as fair as possible.

The county assessor determined each property's assessed value as of January 1, 2025. After several required steps, the taxable value of the property was fixed by January 1, 2026. Among these steps were the calculation of a state-applied rollback percentage, which determined by property class, how much of a property's assessed value is taxed.

Cities, school districts, agricultural extension agencies, assessor, townships, benefited fire districts, community colleges and counties are the primary property-tax levying bodies. Their governing boards and councils determine property tax rates by April 30th. The county auditor's office applies the taxing needs to the county's taxable valuation and calculates the amount of tax owed by each property owner. Various tax credits and exemptions are applied at an individual property parcel level.

These tax amounts are provided to the county treasurer, who mailed out the bills and will collect the taxes. The tax rates determined in the spring of 2026 are applied to the January 1, 2025 property tax values, and the taxes are payable in two installments: the first in September of 2026 and the second in March of 2027.

This is a very simplified look at the property tax system. You will notice that drainage assessments and special assessments are included payable with the September 2025 portion of your property taxes. For questions, contact the County Assessor's Office 712-362-2609, the County Auditor's Office 712-362-4261, or the County Treasurer's Office 712-362-3824.