

Include this STUB with September 2025 payment.

Pottawattamie County Treasurer

Lea A. Voss
227 South 6th Street
Council Bluffs, IA 51501

2024 CT
Parcel#: 754428452003
Receipt# 3047011
Dist: 000

(712) 328-5627

Include this STUB with March 2026 payment.

Pottawattamie County Treasurer

Lea A. Voss
227 South 6th Street
Council Bluffs, IA 51501

2024 CT
Parcel#: 754428452003
Receipt# 3047011
Dist: 000

(712) 328-5627

TAX DUE: Full Year or September 2025

\$1,167.00

\$0.00

Delq Oct 1, 2025



TGIF LLC
17368 S ST
OMAHA, NE 68135

TAX DUE: March 2026

\$1,167.00

Delq April 1, 2026



TGIF LLC
17368 S ST
OMAHA, NE 68135

Pottawattamie County Tax Bill for September, 2025 and March, 2026.

Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. Based on January 1, 2024 valuations. Taxes for July 1, 2024 through June 30, 2025. Payable September 2025 and March 2026.

Keep this document in a safe location.

PARCEL Deed: TGIF LLC Mail: TGIF LLC

Class: R

Dist/Parcel CO BLUFFS CITY/CO BLUFFS 754428452003

Type: 2024 CT

Receipt# 3047011

Location: 3554 AVE C

Legal: FERRY ADDITION LT 3 BLK 19

Acres: 0.000

Tax ID:

VALUATIONS AND TAXES

NOTICE(S) TO OWNER(S)

OWNERS

DEED: TGIF LLC

CONTRACT:

	2024 (This Year)		2023 (Last Year)	
	Assessed	Taxable	Assessed	Taxable
Land:	18,400	8,727	18,400	8,527
Buildings:	0	0	0	0
Dwellings:	121,400	57,582	121,400	56,260
Total Values:	139,800	66,309	139,800	64,787
Less Homestead Exemption:		6,500		3,250
Less Military Exemption:		0		0
Net Taxable Values:		59,809		61,537
Value Times Levy Rate of:		42.4637200		43.0203800
EQUALS GROSS TAX OF:		\$2,539.71		\$2,647.35
Less Credits of: Homestead:		\$205.95		\$208.65
Low Income/Elderly Credit:		\$0.00		\$0.00
Ag land Credit:		\$0.00		\$0.00
Family Farm Credit:		\$0.00		\$0.00
Net Annual Taxes:		\$2,334.00		\$2,438.00
Payments:		\$1,167.00		

Tax Dollars for Emergency Management County: \$3,996,961.00

Taxing Authority:	Distribution of your current year taxes:			Total property taxes levied by taxing authority:		
	% of Total	2024 (This Year)	2023 (Last Year)	This Year	Last Year	Percent +/-
CITY OF COUNCIL BLUFFS	41.67	972.47	1,011.85	62,570,309.00	59,945,858.00	4.38
COUNCIL BLUFFS COMMUNITY SCHOOL	37.79	882.06	905.20	43,495,246.00	42,273,963.00	2.89
GENERAL BASIC	8.27	193.04	203.01	21,899,774.00	21,446,338.00	2.11
GENERAL SUPPLEMENTAL	7.49	174.79	191.55	19,827,941.00	20,233,919.00	(2.01)
AREA COLLEGE - IWCC	3.47	81.01	83.67	19,149,286.00	18,455,936.00	3.76
ASSESSOR	0.69	16.17	17.36	1,833,773.00	1,833,864.00	0.00
2021B SERIES GO CAPITAL LOAN NOTE	0.24	5.66	8.24	658,266.00	895,367.00	(26.48)
AG EXTENSION - WEST	0.19	4.41	4.67	426,265.00	417,445.00	2.11
2021A SERIES GO CAPITAL LOAN NOTE	0.09	2.15	2.29	249,366.00	248,994.00	0.15
2022 SERIES GO CAPITAL LOAN NOTE	0.06	1.41	3.17	164,492.00	344,063.00	(52.19)
2016A SERIES GO CAPITAL LOAN NOTE	0.04	0.83	0.90	96,046.00	98,055.00	(2.05)
2020A SERIES GO CAPITAL LOAN NOTE	0.00	0.00	5.99	0.00	650,577.00	(100.00)
STATE OF IOWA - BRUCCELLOSIS	0.00	0.00	0.10	0.00	0.00	0.00
TOTALS:	100.00	2,334.00	2,438.00	170,370,764.00	166,844,379.00	

Polling places will be open from 7:00AM to 8:00pm on election days from 2021 - 2024

You may pay online at: www.iowatreasurers.org

Your Tax Receipt Number is: **3047011**

Pottawattamie County Treasurer
Lea A. Voss
227 South 6th Street
Council Bluffs, IA 51501

Due in September 2025: \$0.00

Due in March 2026: \$1,167.00

Date Paid: _____

Date Paid: _____

Check # _____

Check # _____

(712) 328-5627

Retain this lower portion for your records. Enter the date paid and your check number for your information. Keep in a safe place.