

**Include this STUB with September 2025 payment.**

Pottawattamie County Treasurer

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

2024 CT  
Parcel#: 754425313002  
Receipt# 3012061  
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#: 754425313002  
Receipt# 3012061  
Dist: 000

(712) 328-5627

**TAX DUE:** Full Year or September 2025

\$1,259.00

\$0.00

Delq Oct 1, 2025



CUSTER, TRICIA  
415 N 8TH ST  
COUNCIL BLUFFS, IA 51503

**TAX DUE:** March 2026

\$1,259.00

Delq April 1, 2026



CUSTER, TRICIA  
415 N 8TH ST  
COUNCIL BLUFFS, IA 51503

**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: CUSTER, TRICIA Mail: CUSTER, TRICIA

Class: R

Dist/Parcel CO BLUFFS CITY/CO BLUFFS 754425313002

Type: 2024 CT

Receipt# 3012061

Location: 415 N 8TH ST

Legal: HALLS ADD N18' LT 3 & EXC N7' LT 4 BLK 2

Acres: 0.000

Tax ID:

**VALUATIONS AND TAXES**

**NOTICE(S) TO OWNER(S)**

**OWNERS**

DEED: CUSTER, TRICIA

CONTRACT:

|                            | 2024 (This Year) |                   | 2023 (Last Year) |                   |
|----------------------------|------------------|-------------------|------------------|-------------------|
|                            | Assessed         | Taxable           | Assessed         | Taxable           |
| Land:                      | 22,500           | 10,672            | 22,500           | 10,427            |
| Buildings:                 | 0                | 0                 | 0                | 0                 |
| Dwellings:                 | 102,500          | 48,617            | 102,500          | 47,501            |
| <b>Total Values:</b>       | <b>125,000</b>   | <b>59,289</b>     | <b>125,000</b>   | <b>57,928</b>     |
| Less Homestead Exemption:  |                  | 0                 |                  | 0                 |
| Less Military Exemption:   |                  | 0                 |                  | 0                 |
| <b>Net Taxable Values:</b> |                  | <b>59,289</b>     |                  | <b>57,928</b>     |
| Value Times Levy Rate of:  |                  | 42.4637200        |                  | 43.0203800        |
| EQUALS GROSS TAX OF:       |                  | \$2,517.63        |                  | \$2,492.08        |
| Less Credits of:           |                  | \$0.00            |                  | \$0.00            |
| Homestead:                 |                  | \$0.00            |                  | \$0.00            |
| Low Income/Elderly Credit: |                  | \$0.00            |                  | \$0.00            |
| Ag land Credit:            |                  | \$0.00            |                  | \$0.00            |
| Family Farm Credit:        |                  | \$0.00            |                  | \$0.00            |
| <b>Net Annual Taxes:</b>   |                  | <b>\$2,518.00</b> |                  | <b>\$2,492.00</b> |
| Payments:                  |                  | \$1,259.00        |                  |                   |

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                                    | 1,049.15         | 1,034.25         | 62,570,309.00                                    | 59,945,858.00         | 4.38        |
| COUNCIL BLUFFS COMMUNITY SCHOOL   | 37.79                                    | 951.60           | 925.25           | 43,495,246.00                                    | 42,273,963.00         | 2.89        |
| GENERAL BASIC                     | 8.27                                     | 208.24           | 207.53           | 21,899,774.00                                    | 21,446,338.00         | 2.11        |
| GENERAL SUPPLEMENTAL              | 7.49                                     | 188.57           | 195.79           | 19,827,941.00                                    | 20,233,919.00         | (2.01)      |
| AREA COLLEGE - IWCC               | 3.47                                     | 87.40            | 85.52            | 19,149,286.00                                    | 18,455,936.00         | 3.76        |
| ASSESSOR                          | 0.69                                     | 17.44            | 17.75            | 1,833,773.00                                     | 1,833,864.00          | 0.00        |
| 2021B SERIES GO CAPITAL LOAN NOTE | 0.24                                     | 6.11             | 8.42             | 658,266.00                                       | 895,367.00            | (26.48)     |
| AG EXTENSION - WEST               | 0.19                                     | 4.76             | 4.77             | 426,265.00                                       | 417,445.00            | 2.11        |
| 2021A SERIES GO CAPITAL LOAN NOTE | 0.09                                     | 2.31             | 2.34             | 249,366.00                                       | 248,994.00            | 0.15        |
| 2022 SERIES GO CAPITAL LOAN NOTE  | 0.06                                     | 1.53             | 3.24             | 164,492.00                                       | 344,063.00            | (52.19)     |
| 2016A SERIES GO CAPITAL LOAN NOTE | 0.04                                     | 0.89             | 0.92             | 96,046.00                                        | 98,055.00             | (2.05)      |
| 2020A SERIES GO CAPITAL LOAN NOTE | 0.00                                     | 0.00             | 6.12             | 0.00                                             | 650,577.00            | (100.00)    |
| STATE OF IOWA - BRUCellosis       | 0.00                                     | 0.00             | 0.10             | 0.00                                             | 0.00                  | 0.00        |
| <b>TOTALS:</b>                    | <b>100.00</b>                            | <b>2,518.00</b>  | <b>2,492.00</b>  | <b>170,370,764.00</b>                            | <b>166,844,379.00</b> |             |

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](http://www.iowatreasurers.org)

Your Tax Receipt Number is: **3012061**

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

Due in September 2025: \$0.00

Due in March 2026: \$1,259.00

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.**