

Include this STUB with September 2025 payment.

Pottawattamie County Treasurer

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

2024 CT  
Parcel#: 754427307012  
Receipt# 3026275  
Dist: 000

(712) 328-5627

Include this STUB with March 2026 payment.

Pottawattamie County Treasurer

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227 South 6th Street  
Council Bluffs, IA 51501

2024 CT  
Parcel#: 754427307012  
Receipt# 3026275  
Dist: 000

(712) 328-5627

TAX DUE: Full Year or September 2025

\$1,950.00

\$0.00

Delq Oct 1, 2025



TNA 3203 LLC  
4308 L ST  
OMAHA, NE 68107

TAX DUE: March 2026

\$1,950.00

Delq April 1, 2026



TNA 3203 LLC  
4308 L ST  
OMAHA, NE 68107



### 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: TNA 3203 LLC Mail: TNA 3203 LLC

Class: R

Dist/Parcel CO BLUFFS CITY/CO BLUFFS 754427307012

Type: 2024 CT Receipt# 3026275

Location: 3203 AVE E

Legal: PERRYS SECOND ADDITION W1/2 LTS 1 AND 2 BLK K

Acres: 0.000

Tax ID:

#### VALUATIONS AND TAXES

#### NOTICE(S) TO OWNER(S)

#### OWNERS

DEED: TNA 3203 LLC

CONTRACT:

	2024 (This Year)		2023 (Last Year)	
	Assessed	Taxable	Assessed	Taxable
Land:	21,800	10,340	21,800	10,103
Buildings:	0	0	0	0
Dwellings:	171,800	81,487	171,800	79,617
<b>Total Values:</b>	<b>193,600</b>	<b>91,827</b>	<b>193,600</b>	<b>89,720</b>
Less Homestead Exemption:		0		0
Less Military Exemption:		0		0
<b>Net Taxable Values:</b>		<b>91,827</b>		<b>89,720</b>
Value Times Levy Rate of:		42.4637200		43.0203800
EQUALS GROSS TAX OF:		\$3,899.32		\$3,859.79
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>\$3,900.00</b>		<b>\$3,860.00</b>
Payments:		\$1,950.00		

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	1,624.95	1,602.01	62,570,309.00	59,945,858.00	4.38
COUNCIL BLUFFS COMMUNITY SCHOOL	37.79	1,473.87	1,433.18	43,495,246.00	42,273,963.00	2.89
GENERAL BASIC	8.27	322.60	321.42	21,899,774.00	21,446,338.00	2.11
GENERAL SUPPLEMENTAL	7.49	292.06	303.27	19,827,941.00	20,233,919.00	(2.01)
AREA COLLEGE - IWCC	3.47	135.37	132.48	19,149,286.00	18,455,936.00	3.76
ASSESSOR	0.69	27.01	27.49	1,833,773.00	1,833,864.00	0.00
2021B SERIES GO CAPITAL LOAN NOTE	0.24	9.46	13.05	658,266.00	895,367.00	(26.48)
AG EXTENSION - WEST	0.19	7.36	7.39	426,265.00	417,445.00	2.11
2021A SERIES GO CAPITAL LOAN NOTE	0.09	3.58	3.63	249,366.00	248,994.00	0.15
2022 SERIES GO CAPITAL LOAN NOTE	0.06	2.36	5.01	164,492.00	344,063.00	(52.19)
2016A SERIES GO CAPITAL LOAN NOTE	0.04	1.38	1.43	96,046.00	98,055.00	(2.05)
2020A SERIES GO CAPITAL LOAN NOTE	0.00	0.00	9.48	0.00	650,577.00	(100.00)
STATE OF IOWA - BRUCellosis	0.00	0.00	0.16	0.00	0.00	0.00
TOTALS:	100.00	3,900.00	3,860.00	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](http://www.iowatreasurers.org)

Your Tax Receipt Number is: 3026275

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

Due in September 2025: \$0.00

Due in March 2026: \$1,950.00

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.