

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 3/23/2026 Meeting Time: 06:00 PM Meeting Location: Cumming City Hall 649 N. 44th Street Cumming, Iowa 50061

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
<https://cumming.iowa.gov/wordpress/>

City Telephone Number
 (515) 981-9214

Iowa Department of Management	Current Year Certified Property Tax 2025 - 2026	Budget Year Effective Property Tax 2026 - 2027	Budget Year Proposed Property Tax 2026 - 2027
Taxable Valuations for Non-Debt Service	74,234,227	77,865,421	77,865,421
Consolidated General Fund	566,782	566,782	582,849
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	11,982	11,982	11,981
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	25,085	25,085	25,084
Other Employee Benefits	7,888	7,888	12,980
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	104,072,881	151,039,307	151,039,307
Debt Service	0	0	260,815
CITY REGULAR TOTAL PROPERTY TAX	611,737	611,737	893,709
CITY REGULAR TAX RATE	8.24064	7.85634	9.85486
Taxable Value for City Ag Land	1,540,698	1,643,658	1,643,658
Ag Land	0	0	0
CITY AG LAND TAX RATE	0.00000	0.00000	0.00000
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Residential	391	483	23.53
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Commercial	1,699	2,255	32.73

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

Increase in health insurance cost for staff position, increased cost in fire department/emergency medical services, and increased library services cost.

