

CITY OF CUMMING, IOWA  
HSB 328 & SSB 1227  
Estimated ACGFL Tax Rates & Revenues

ADJUSTED CITY GENERAL FUND LEVY RATES & REVENUES					
Fiscal Year	ACGFL Rate	Revenues from Existing Valuation	Revenues from New Construction	Total Revenues	Revenue Growth %
2025-26	\$7.63504	\$567,632	\$0	\$567,632	
2026-27	\$4.81929	\$578,985	\$145,358	\$724,343	27.6%
2027-28	\$4.94797	\$738,829	\$149,239	\$888,069	22.6%
2028-29	\$4.82708	\$905,829	\$145,593	\$1,051,422	18.4%
2029-30	\$4.94540	\$1,072,451	\$149,162	\$1,221,613	16.2%
2030-31	\$4.81920	\$1,246,046	\$145,355	\$1,391,401	13.9%
2031-32	\$4.93197	\$1,419,229	\$148,757	\$1,567,986	12.7%
2032-33	\$4.80333	\$1,599,345	\$144,877	\$1,744,222	11.2%
2033-34	\$4.91237	\$1,779,105	\$148,166	\$1,927,271	10.5%
2034-35	\$4.78246	\$1,965,816	\$144,247	\$2,110,063	9.5%
2035-36	\$4.88874	\$2,152,265	\$147,453	\$2,299,718	9.0%

TOTAL ASSESSED AND TAXABLE VALUATIONS				
Fiscal Year	Total Assessed Valuation (Including Ag)	Non-TIF Taxable Valuation (Excluding Ag)	TIF Taxable Valuation (Excluding Ag)	Total Taxable Valuation (Excluding Ag)
2025-26	\$164,696,597	\$74,345,672	\$29,838,654	\$104,184,326
2026-27	\$221,604,154	\$150,300,868	\$68,887,804	\$219,188,672
2027-28	\$268,518,932	\$179,481,390	\$86,622,060	\$266,103,450
2028-29	\$328,033,631	\$217,817,443	\$107,800,707	\$325,618,149
2029-30	\$374,970,409	\$247,019,965	\$125,534,963	\$372,554,927
2030-31	\$439,795,132	\$288,720,396	\$148,659,254	\$437,379,650
2031-32	\$486,731,910	\$317,922,918	\$166,393,510	\$484,316,428
2032-33	\$557,103,795	\$363,127,585	\$191,560,729	\$554,688,313
2033-34	\$604,040,573	\$392,330,107	\$209,294,985	\$601,625,091
2034-35	\$680,231,505	\$441,208,746	\$236,607,277	\$677,816,023
2035-36	\$727,168,283	\$470,411,268	\$254,341,533	\$724,752,801

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	43.64%	-0.23%	43.40%	56.32%	0.00%	0.11%
2026-27	49.63%	-4.57%	45.06%	53.80%	0.00%	0.05%
2027-28	42.50%	-4.04%	38.47%	60.70%	0.00%	0.04%
2028-29	37.45%	-3.52%	33.93%	65.47%	0.00%	0.03%
2029-30	33.89%	-3.31%	30.58%	68.92%	0.00%	0.03%
2030-31	31.01%	-3.01%	28.00%	71.60%	0.00%	0.03%
2031-32	28.90%	-2.90%	25.99%	73.66%	0.00%	0.02%
2032-33	27.02%	-2.69%	24.33%	75.39%	0.00%	0.02%
2033-34	25.63%	-2.63%	22.99%	76.75%	0.00%	0.02%
2034-35	24.29%	-2.47%	21.83%	77.96%	0.00%	0.02%
2035-36	23.32%	-2.44%	20.88%	78.92%	0.00%	0.02%

**NOTE:** Total Taxable Valuation will be lower than the Total Assessed valuation because:  
1) Ag Land and Ag Building values are excluded, and  
2) the Gas and Electric Utility rollback is not affected by the proposed legislation and is less than 100%.

## CITY OF CUMMING, IOWA

### *Estimated ACGFL Tax Rates & Revenues*

Under Proposed HSB 328/SSB 1227

ACGFL RATES & REVENUES - Proposed HSB 328/SSB 1227			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$74,345,672	\$7.63504	\$567,632
2026-27	\$150,300,868	\$4.81929	\$724,343
2027-28	\$179,481,390	\$4.94797	\$888,069
2028-29	\$217,817,443	\$4.82708	\$1,051,422
2029-30	\$247,019,965	\$4.94540	\$1,221,613
2030-31	\$288,720,396	\$4.81920	\$1,391,401
2031-32	\$317,922,918	\$4.93197	\$1,567,986
2032-33	\$363,127,585	\$4.80333	\$1,744,222
2033-34	\$392,330,107	\$4.91237	\$1,927,271
2034-35	\$441,208,746	\$4.78246	\$2,110,063
2035-36	\$470,411,268	\$4.88874	\$2,299,718

## CITY OF CUMMING, IOWA

### *Estimated ACGFL Tax Rates & Revenues*

Under Current HF 718/SF 2442

ACGFL RATES & REVENUES - Existing HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$74,345,672	\$7.63504	\$567,632
2026-27	\$100,357,909	\$7.41266	\$743,919
2027-28	\$106,341,868	\$7.26731	\$772,820
2028-29	\$134,219,047	\$7.26731	\$975,412
2029-30	\$158,096,823	\$7.26731	\$1,148,939
2030-31	\$188,454,221	\$7.26731	\$1,369,556
2031-32	\$212,499,797	\$7.26731	\$1,544,302
2032-33	\$245,462,320	\$7.26731	\$1,783,851
2033-34	\$269,684,775	\$7.26731	\$1,959,884
2034-35	\$305,383,769	\$7.26731	\$2,219,319
2035-36	\$329,792,216	\$7.26731	\$2,396,703

IMPACT OF PROPOSED HSB 328/SSB 1227 vs. CURRENT HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$0	\$0.00000	\$0
2026-27	\$49,942,959	(\$2.59337)	-\$19,576
2027-28	\$73,139,522	(\$2.31934)	\$115,249
2028-29	\$83,598,396	(\$2.44023)	\$76,010
2029-30	\$88,923,141	(\$2.32191)	\$72,673
2030-31	\$100,266,176	(\$2.44811)	\$21,846
2031-32	\$105,423,121	(\$2.33534)	\$23,684
2032-33	\$117,665,265	(\$2.46398)	-\$39,630
2033-34	\$122,645,332	(\$2.35494)	-\$32,613
2034-35	\$135,824,977	(\$2.48485)	-\$109,256
2035-36	\$140,619,052	(\$2.37857)	-\$96,985

CITY OF CUMMING, IOWA  
Estimated Tax Bill - **ACFGL Portion ONLY**  
*Change between FY 2026 and FY 2031*

Commerical Valuation		Commercial Tax Bill		Industrial Valuation		Industrial Tax Bill		Residential Valuation		Residential Homestead - Non Senio		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031
\$50,000	\$61,740	\$181	\$298	\$50,000	\$51,515	\$181	\$248	\$50,000	\$58,947	\$164	\$43	\$140	\$43	\$181	\$284
\$100,000	\$123,480	\$362	\$595	\$100,000	\$103,030	\$362	\$497	\$100,000	\$117,894	\$345	\$327	\$321	\$327	\$362	\$568
\$150,000	\$185,220	\$543	\$893	\$150,000	\$154,545	\$543	\$745	\$150,000	\$176,842	\$526	\$611	\$502	\$611	\$543	\$852
\$200,000	\$246,960	\$887	\$1,190	\$200,000	\$206,060	\$887	\$993	\$200,000	\$235,789	\$707	\$895	\$683	\$895	\$724	\$1,136
\$250,000	\$308,700	\$1,230	\$1,488	\$250,000	\$257,575	\$1,230	\$1,241	\$250,000	\$294,736	\$888	\$1,179	\$864	\$1,179	\$905	\$1,420
\$300,000	\$370,440	\$1,574	\$1,785	\$300,000	\$309,090	\$1,574	\$1,490	\$300,000	\$353,683	\$1,069	\$1,464	\$1,045	\$1,464	\$1,086	\$1,704
\$400,000	\$493,920	\$2,261	\$2,380	\$400,000	\$412,120	\$2,261	\$1,986	\$400,000	\$471,578	\$1,431	\$2,032	\$1,407	\$2,032	\$1,449	\$2,273
\$500,000	\$617,400	\$2,948	\$2,975	\$500,000	\$515,151	\$2,948	\$2,483	\$500,000	\$589,472	\$1,793	\$2,600	\$1,770	\$2,600	\$1,811	\$2,841
\$600,000	\$740,880	\$3,635	\$3,570	\$600,000	\$618,181	\$3,635	\$2,979	\$600,000	\$707,366	\$2,155	\$3,168	\$2,132	\$3,168	\$2,173	\$3,409
\$700,000	\$864,360	\$4,323	\$4,166	\$700,000	\$721,211	\$4,323	\$3,476	\$700,000	\$825,261	\$2,517	\$3,736	\$2,494	\$3,736	\$2,535	\$3,977
\$800,000	\$987,840	\$5,010	\$4,761	\$800,000	\$824,241	\$5,010	\$3,972	\$800,000	\$943,155	\$2,880	\$4,304	\$2,856	\$4,304	\$2,897	\$4,545
\$900,000	\$1,111,320	\$5,697	\$5,356	\$900,000	\$927,271	\$5,697	\$4,469	\$900,000	\$1,061,050	\$3,242	\$4,872	\$3,218	\$4,872	\$3,259	\$5,113
\$1,000,000	\$1,234,800	\$6,384	\$5,951	\$1,000,000	\$1,030,301	\$6,384	\$4,965	\$1,000,000	\$1,178,944	\$3,604	\$5,441	\$3,580	\$5,441	\$3,621	\$5,682
\$2,000,000	\$2,469,600	\$13,256	\$11,901	\$2,000,000	\$2,060,602	\$13,256	\$9,930	\$2,000,000	\$2,357,888	\$7,225	\$11,122	\$7,202	\$11,122	\$7,243	\$11,363
\$3,000,000	\$3,704,400	\$20,127	\$17,852	\$3,000,000	\$3,090,903	\$20,127	\$14,896	\$3,000,000	\$3,536,832	\$10,847	\$16,804	\$10,823	\$16,804	\$10,864	\$17,045
\$4,000,000	\$4,939,200	\$26,999	\$23,803	\$4,000,000	\$4,121,204	\$26,999	\$19,861	\$4,000,000	\$4,715,776	\$14,468	\$22,485	\$14,445	\$22,485	\$14,486	\$22,726
\$5,000,000	\$6,174,000	\$33,870	\$29,754	\$5,000,000	\$5,151,505	\$33,870	\$24,826	\$5,000,000	\$5,894,720	\$18,090	\$28,167	\$18,066	\$28,167	\$18,107	\$28,408
\$6,000,000	\$7,408,800	\$40,742	\$35,704	\$6,000,000	\$6,181,806	\$40,742	\$29,791	\$6,000,000	\$7,073,664	\$21,711	\$33,848	\$21,687	\$33,848	\$21,729	\$34,089
\$7,000,000	\$8,643,600	\$47,613	\$41,655	\$7,000,000	\$7,212,107	\$47,613	\$34,757	\$7,000,000	\$8,252,608	\$25,332	\$39,530	\$25,309	\$39,530	\$25,350	\$39,771
\$8,000,000	\$9,878,400	\$54,485	\$47,606	\$8,000,000	\$8,242,408	\$54,485	\$39,722	\$8,000,000	\$9,431,552	\$28,954	\$45,212	\$28,930	\$45,212	\$28,971	\$45,453
\$9,000,000	\$11,113,200	\$61,356	\$53,557	\$9,000,000	\$9,272,709	\$61,356	\$44,687	\$9,000,000	\$10,610,496	\$32,575	\$50,893	\$32,552	\$50,893	\$32,593	\$51,134
\$10,000,000	\$12,348,000	\$68,228	\$59,507	\$10,000,000	\$10,303,010	\$68,228	\$49,652	\$10,000,000	\$11,789,440	\$36,197	\$56,575	\$36,173	\$56,575	\$36,214	\$56,816
\$15,000,000	\$18,522,000	\$102,586	\$89,261	\$15,000,000	\$15,454,515	\$102,586	\$74,478	\$15,000,000	\$17,684,160	\$54,304	\$84,983	\$54,280	\$84,983	\$54,321	\$85,224
\$20,000,000	\$24,696,000	\$136,943	\$119,015	\$20,000,000	\$20,606,020	\$136,943	\$99,305	\$20,000,000	\$23,578,880	\$72,411	\$113,390	\$72,387	\$113,390	\$72,428	\$113,631
\$25,000,000	\$30,870,000	\$171,301	\$148,769	\$25,000,000	\$25,757,525	\$171,301	\$124,131	\$25,000,000	\$29,473,600	\$90,518	\$141,798	\$90,494	\$141,798	\$90,536	\$142,039
\$30,000,000	\$37,044,000	\$205,659	\$178,522	\$30,000,000	\$30,909,030	\$205,659	\$148,957	\$30,000,000	\$35,368,320	\$108,625	\$170,206	\$108,602	\$170,206	\$108,643	\$170,447
\$35,000,000	\$43,218,000	\$240,016	\$208,276	\$35,000,000	\$36,060,535	\$240,016	\$173,783	\$35,000,000	\$41,263,040	\$126,732	\$198,614	\$126,709	\$198,614	\$126,750	\$198,855
\$40,000,000	\$49,392,000	\$274,374	\$238,030	\$40,000,000	\$41,212,040	\$274,374	\$198,609	\$40,000,000	\$47,157,760	\$144,839	\$227,022	\$144,816	\$227,022	\$144,857	\$227,263
\$45,000,000	\$55,566,000	\$308,732	\$267,784	\$45,000,000	\$46,363,545	\$308,732	\$223,435	\$45,000,000	\$53,052,480	\$162,946	\$255,430	\$162,923	\$255,430	\$162,964	\$255,671
\$50,000,000	\$61,740,000	\$343,089	\$297,537	\$50,000,000	\$51,515,050	\$343,089	\$248,261	\$50,000,000	\$58,947,200	\$181,053	\$283,837	\$181,030	\$283,837	\$181,071	\$284,078

CITY OF CUMMING, IOWA  
Estimated Tax Bill - ACFGL Portion ONLY  
Change between FY 2026 and FY 2031

	Commercial		Industrial		Residential Homestead - Non Senior		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026 Valuation	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %
\$50,000	\$116	64.32%	\$67	37.11%	(\$120)	(73.63%)	(\$97)	(69.19%)	\$103	56.89%
\$100,000	\$233	64.32%	\$134	37.11%	(\$17)	(5.04%)	\$6	1.92%	\$206	56.89%
\$150,000	\$349	64.32%	\$202	37.11%	\$86	16.29%	\$109	21.74%	\$309	56.89%
\$200,000	\$303	34.21%	\$106	11.98%	\$189	26.69%	\$212	31.06%	\$412	56.89%
\$250,000	\$257	20.91%	\$11	0.89%	\$292	32.85%	\$315	36.47%	\$515	56.89%
\$300,000	\$211	13.42%	(\$84)	(5.36%)	\$395	36.92%	\$418	40.01%	\$618	56.89%
\$400,000	\$119	5.27%	(\$275)	(12.16%)	\$601	41.97%	\$624	44.35%	\$824	56.89%
\$500,000	\$27	0.92%	(\$466)	(15.79%)	\$807	44.99%	\$830	46.92%	\$1,030	56.89%
\$600,000	(\$65)	(1.79%)	(\$656)	(18.05%)	\$1,013	46.99%	\$1,036	48.61%	\$1,236	56.89%
\$700,000	(\$157)	(3.63%)	(\$847)	(19.59%)	\$1,219	48.41%	\$1,242	49.81%	\$1,442	56.89%
\$800,000	(\$249)	(4.97%)	(\$1,038)	(20.71%)	\$1,425	49.48%	\$1,448	50.71%	\$1,648	56.89%
\$900,000	(\$341)	(5.99%)	(\$1,228)	(21.56%)	\$1,631	50.30%	\$1,654	51.40%	\$1,854	56.89%
\$1,000,000	(\$433)	(6.79%)	(\$1,419)	(22.22%)	\$1,837	50.97%	\$1,860	51.96%	\$2,060	56.89%
\$2,000,000	(\$1,354)	(10.22%)	(\$3,325)	(25.08%)	\$3,897	53.93%	\$3,920	54.44%	\$4,120	56.89%
\$3,000,000	(\$2,275)	(11.30%)	(\$5,231)	(25.99%)	\$5,957	54.92%	\$5,981	55.26%	\$6,180	56.89%
\$4,000,000	(\$3,196)	(11.84%)	(\$7,138)	(26.44%)	\$8,017	55.41%	\$8,041	55.67%	\$8,241	56.89%
\$5,000,000	(\$4,116)	(12.15%)	(\$9,044)	(26.70%)	\$10,077	55.71%	\$10,101	55.91%	\$10,301	56.89%
\$6,000,000	(\$5,037)	(12.36%)	(\$10,950)	(26.88%)	\$12,137	55.90%	\$12,161	56.07%	\$12,361	56.89%
\$7,000,000	(\$5,958)	(12.51%)	(\$12,857)	(27.00%)	\$14,198	56.05%	\$14,221	56.19%	\$14,421	56.89%
\$8,000,000	(\$6,879)	(12.63%)	(\$14,763)	(27.10%)	\$16,258	56.15%	\$16,281	56.28%	\$16,481	56.89%
\$9,000,000	(\$7,800)	(12.71%)	(\$16,669)	(27.17%)	\$18,318	56.23%	\$18,341	56.35%	\$18,541	56.89%
\$10,000,000	(\$8,720)	(12.78%)	(\$18,576)	(27.23%)	\$20,378	56.30%	\$20,402	56.40%	\$20,601	56.89%
\$15,000,000	(\$13,324)	(12.99%)	(\$28,107)	(27.40%)	\$30,679	56.49%	\$30,702	56.56%	\$30,902	56.89%
\$20,000,000	(\$17,928)	(13.09%)	(\$37,639)	(27.48%)	\$40,980	56.59%	\$41,003	56.64%	\$41,203	56.89%
\$25,000,000	(\$22,532)	(13.15%)	(\$47,170)	(27.54%)	\$51,280	56.65%	\$51,304	56.69%	\$51,504	56.89%
\$30,000,000	(\$27,136)	(13.19%)	(\$56,702)	(27.57%)	\$61,581	56.69%	\$61,605	56.73%	\$61,804	56.89%
\$35,000,000	(\$31,740)	(13.22%)	(\$66,233)	(27.60%)	\$71,882	56.72%	\$71,905	56.75%	\$72,105	56.89%
\$40,000,000	(\$36,344)	(13.25%)	(\$75,765)	(27.61%)	\$82,182	56.74%	\$82,206	56.77%	\$82,406	56.89%
\$45,000,000	(\$40,948)	(13.26%)	(\$85,296)	(27.63%)	\$92,483	56.76%	\$92,507	56.78%	\$92,707	56.89%
\$50,000,000	(\$45,552)	(13.28%)	(\$94,828)	(27.64%)	\$102,784	56.77%	\$102,807	56.79%	\$103,007	56.89%