

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

Meeting Date: 3/25/2026 Meeting Time: 06:00 PM Meeting Location: CITY HALL, 421 MAIN, DUNCOMBE

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)
 WWW.CITYOFDUNCOMBE.COM

City Telephone Number
 (515) 543-5716

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	14,848,672	15,553,078	15,553,078
Consolidated General Fund	126,288	126,288	129,685
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	34,568	34,568	37,278
Support of Local Emergency Mgmt. Comm.	964	964	1,040
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	14,506	14,506	15,045
Other Employee Benefits	9,558	9,558	10,191
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	16,440,942	17,734,778	17,734,778
Debt Service	9,686	9,686	65,189
CITY REGULAR TOTAL PROPERTY TAX	195,570	195,570	258,428
CITY REGULAR TAX RATE	13.10761	12.49775	16.10019
Taxable Value for City Ag Land	1,611,939	1,744,728	1,744,728
Ag Land	4,842	4,842	5,241
CITY AG LAND TAX RATE	3.00375	2.77522	3.00375
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	622	789	26.85
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	2,702	3,684	36.34

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:

Increased cost for property & liability insurance, emergency management, and city debt payments.

