

CITY OF ATLANTIC, 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	\$7.94118	\$1,998,211	\$0	\$1,998,211	
2026-27	\$4.54533	\$2,038,175	\$12,254	\$2,050,430	2.6%
2027-28	\$4.57677	\$2,060,680	\$12,339	\$2,073,019	1.1%
2028-29	\$4.45561	\$2,114,477	\$12,012	\$2,126,489	2.6%
2029-30	\$4.48329	\$2,137,123	\$12,087	\$2,149,210	1.1%
2030-31	\$4.36302	\$2,192,193	\$11,763	\$2,203,955	2.5%
2031-32	\$4.38983	\$2,214,975	\$11,835	\$2,226,810	1.0%
2032-33	\$4.27313	\$2,271,345	\$11,520	\$2,282,865	2.5%
2033-34	\$4.29912	\$2,294,279	\$11,590	\$2,305,869	1.0%
2034-35	\$4.18582	\$2,351,988	\$11,285	\$2,363,273	2.5%
2035-36	\$4.21104	\$2,375,092	\$11,353	\$2,386,445	1.0%

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	\$507,732,727	\$251,626,492	\$3,977,649	\$255,604,141
2026-27	\$469,836,942	\$451,106,470	\$4,624,537	\$455,731,007
2027-28	\$471,758,932	\$452,943,675	\$4,709,322	\$457,652,997
2028-29	\$496,392,399	\$477,261,130	\$5,025,334	\$482,286,464
2029-30	\$498,598,389	\$479,382,335	\$5,110,119	\$484,492,454
2030-31	\$524,696,560	\$505,144,454	\$5,446,170	\$510,590,625
2031-32	\$526,902,550	\$507,265,659	\$5,530,955	\$512,796,615
2032-33	\$554,231,201	\$534,237,217	\$5,888,049	\$540,125,266
2033-34	\$556,437,191	\$536,358,422	\$5,972,834	\$542,331,256
2034-35	\$585,048,219	\$564,590,263	\$6,352,021	\$570,942,284
2035-36	\$587,254,209	\$566,711,468	\$6,436,806	\$573,148,274

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	75.41%	-1.96%	73.45%	23.83%	1.52%	0.89%
2026-27	97.76%	-20.40%	77.35%	20.75%	1.08%	0.50%
2027-28	97.91%	-20.51%	77.41%	20.71%	1.08%	0.49%
2028-29	97.16%	-19.63%	77.53%	20.67%	1.04%	0.47%
2029-30	97.26%	-19.66%	77.59%	20.62%	1.03%	0.47%
2030-31	96.48%	-18.76%	77.72%	20.58%	0.99%	0.44%
2031-32	96.57%	-18.80%	77.78%	20.53%	0.98%	0.44%
2032-33	95.83%	-17.95%	77.89%	20.50%	0.94%	0.42%
2033-34	95.92%	-17.98%	77.94%	20.45%	0.94%	0.42%
2034-35	95.21%	-17.18%	78.03%	20.43%	0.90%	0.40%
2035-36	95.29%	-17.21%	78.09%	20.39%	0.90%	0.40%

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 ATLANTIC, 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	\$251,626,492	\$7.94118	\$1,998,211
2026-27	\$451,106,470	\$4.54533	\$2,050,430
2027-28	\$452,943,675	\$4.57677	\$2,073,019
2028-29	\$477,261,130	\$4.45561	\$2,126,489
2029-30	\$479,382,335	\$4.48329	\$2,149,210
2030-31	\$505,144,454	\$4.36302	\$2,203,955
2031-32	\$507,265,659	\$4.38983	\$2,226,810
2032-33	\$534,237,217	\$4.27313	\$2,282,865
2033-34	\$536,358,422	\$4.29912	\$2,305,869
2034-35	\$564,590,263	\$4.18582	\$2,363,273
2035-36	\$566,711,468	\$4.21104	\$2,386,445

CITY OF ATLANTIC, 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	\$251,626,492	\$7.94118	\$1,998,211
2026-27	\$259,235,777	\$7.86255	\$2,038,255
2027-28	\$264,534,080	\$7.86255	\$2,079,914
2028-29	\$274,921,781	\$7.86255	\$2,161,587
2029-30	\$280,587,128	\$7.86255	\$2,206,132
2030-31	\$291,535,274	\$7.86255	\$2,292,212
2031-32	\$297,497,039	\$7.86255	\$2,339,087
2032-33	\$309,034,590	\$7.86255	\$2,429,801
2033-34	\$315,309,157	\$7.86255	\$2,479,135
2034-35	\$327,467,126	\$7.86255	\$2,574,728
2035-36	\$334,070,180	\$7.86255	\$2,626,645

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	\$191,870,693	(\$3.31722)	\$12,174
2027-28	\$188,409,595	(\$3.28578)	-\$6,895
2028-29	\$202,339,349	(\$3.40694)	-\$35,098
2029-30	\$198,795,207	(\$3.37926)	-\$56,922
2030-31	\$213,609,180	(\$3.49953)	-\$88,257
2031-32	\$209,768,620	(\$3.47272)	-\$112,277
2032-33	\$225,202,627	(\$3.58942)	-\$146,936
2033-34	\$221,049,265	(\$3.56343)	-\$173,266
2034-35	\$237,123,137	(\$3.67673)	-\$211,455
2035-36	\$232,641,288	(\$3.65151)	-\$240,200

CITY OF ATLANTIC, 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	\$188	\$269	\$50,000	\$51,515	\$188	\$225	\$50,000	\$58,947	\$170	\$39	\$146	\$39	\$188	\$257
\$100,000	\$123,480	\$377	\$539	\$100,000	\$103,030	\$377	\$450	\$100,000	\$117,894	\$358	\$296	\$334	\$296	\$377	\$514
\$150,000	\$185,220	\$565	\$808	\$150,000	\$154,545	\$565	\$674	\$150,000	\$176,842	\$547	\$553	\$522	\$553	\$565	\$772
\$200,000	\$246,960	\$922	\$1,077	\$200,000	\$206,060	\$922	\$899	\$200,000	\$235,789	\$735	\$811	\$711	\$811	\$753	\$1,029
\$250,000	\$308,700	\$1,280	\$1,347	\$250,000	\$257,575	\$1,280	\$1,124	\$250,000	\$294,736	\$923	\$1,068	\$899	\$1,068	\$942	\$1,286
\$300,000	\$370,440	\$1,637	\$1,616	\$300,000	\$309,090	\$1,637	\$1,349	\$300,000	\$353,683	\$1,112	\$1,325	\$1,087	\$1,325	\$1,130	\$1,543
\$400,000	\$493,920	\$2,352	\$2,155	\$400,000	\$412,120	\$2,352	\$1,798	\$400,000	\$471,578	\$1,488	\$1,839	\$1,464	\$1,839	\$1,507	\$2,058
\$500,000	\$617,400	\$3,066	\$2,694	\$500,000	\$515,151	\$3,066	\$2,248	\$500,000	\$589,472	\$1,865	\$2,354	\$1,841	\$2,354	\$1,883	\$2,572
\$600,000	\$740,880	\$3,781	\$3,232	\$600,000	\$618,181	\$3,781	\$2,697	\$600,000	\$707,366	\$2,242	\$2,868	\$2,217	\$2,868	\$2,260	\$3,086
\$700,000	\$864,360	\$4,496	\$3,771	\$700,000	\$721,211	\$4,496	\$3,147	\$700,000	\$825,261	\$2,618	\$3,382	\$2,594	\$3,382	\$2,637	\$3,601
\$800,000	\$987,840	\$5,211	\$4,310	\$800,000	\$824,241	\$5,211	\$3,596	\$800,000	\$943,155	\$2,995	\$3,897	\$2,971	\$3,897	\$3,013	\$4,115
\$900,000	\$1,111,320	\$5,925	\$4,849	\$900,000	\$927,271	\$5,925	\$4,046	\$900,000	\$1,061,050	\$3,372	\$4,411	\$3,347	\$4,411	\$3,390	\$4,629
\$1,000,000	\$1,234,800	\$6,640	\$5,387	\$1,000,000	\$1,030,301	\$6,640	\$4,495	\$1,000,000	\$1,178,944	\$3,748	\$4,926	\$3,724	\$4,926	\$3,767	\$5,144
\$2,000,000	\$2,469,600	\$13,787	\$10,775	\$2,000,000	\$2,060,602	\$13,787	\$8,990	\$2,000,000	\$2,357,888	\$7,515	\$10,069	\$7,491	\$10,069	\$7,533	\$10,288
\$3,000,000	\$3,704,400	\$20,934	\$16,162	\$3,000,000	\$3,090,903	\$20,934	\$13,486	\$3,000,000	\$3,536,832	\$11,282	\$15,213	\$11,257	\$15,213	\$11,300	\$15,431
\$4,000,000	\$4,939,200	\$28,081	\$21,550	\$4,000,000	\$4,121,204	\$28,081	\$17,981	\$4,000,000	\$4,715,776	\$15,048	\$20,357	\$15,024	\$20,357	\$15,067	\$20,575
\$5,000,000	\$6,174,000	\$35,228	\$26,937	\$5,000,000	\$5,151,505	\$35,228	\$22,476	\$5,000,000	\$5,894,720	\$18,815	\$25,501	\$18,790	\$25,501	\$18,833	\$25,719
\$6,000,000	\$7,408,800	\$42,375	\$32,325	\$6,000,000	\$6,181,806	\$42,375	\$26,971	\$6,000,000	\$7,073,664	\$22,582	\$30,644	\$22,557	\$30,644	\$22,600	\$30,863
\$7,000,000	\$8,643,600	\$49,522	\$37,712	\$7,000,000	\$7,212,107	\$49,522	\$31,467	\$7,000,000	\$8,252,608	\$26,348	\$35,788	\$26,324	\$35,788	\$26,366	\$36,006
\$8,000,000	\$9,878,400	\$56,669	\$43,100	\$8,000,000	\$8,242,408	\$56,669	\$35,962	\$8,000,000	\$9,431,552	\$30,115	\$40,932	\$30,090	\$40,932	\$30,133	\$41,150
\$9,000,000	\$11,113,200	\$63,816	\$48,487	\$9,000,000	\$9,272,709	\$63,816	\$40,457	\$9,000,000	\$10,610,496	\$33,881	\$46,076	\$33,857	\$46,076	\$33,900	\$46,294
\$10,000,000	\$12,348,000	\$70,964	\$53,875	\$10,000,000	\$10,303,010	\$70,964	\$44,952	\$10,000,000	\$11,789,440	\$37,648	\$51,219	\$37,624	\$51,219	\$37,666	\$51,438
\$15,000,000	\$18,522,000	\$106,699	\$80,812	\$15,000,000	\$15,454,515	\$106,699	\$67,428	\$15,000,000	\$17,684,160	\$56,481	\$76,938	\$56,457	\$76,938	\$56,499	\$77,156
\$20,000,000	\$24,696,000	\$142,434	\$107,749	\$20,000,000	\$20,606,020	\$142,434	\$89,904	\$20,000,000	\$23,578,880	\$75,314	\$102,657	\$75,290	\$102,657	\$75,333	\$102,875
\$25,000,000	\$30,870,000	\$178,169	\$134,686	\$25,000,000	\$25,757,525	\$178,169	\$112,381	\$25,000,000	\$29,473,600	\$94,147	\$128,376	\$94,123	\$128,376	\$94,166	\$128,594
\$30,000,000	\$37,044,000	\$213,905	\$161,624	\$30,000,000	\$30,909,030	\$213,905	\$134,857	\$30,000,000	\$35,368,320	\$112,981	\$154,095	\$112,956	\$154,095	\$112,999	\$154,313
\$35,000,000	\$43,218,000	\$249,640	\$188,561	\$35,000,000	\$36,060,535	\$249,640	\$157,333	\$35,000,000	\$41,263,040	\$131,814	\$179,813	\$131,789	\$179,813	\$131,832	\$180,031
\$40,000,000	\$49,392,000	\$285,375	\$215,498	\$40,000,000	\$41,212,040	\$285,375	\$179,809	\$40,000,000	\$47,157,760	\$150,647	\$205,532	\$150,622	\$205,532	\$150,665	\$205,750
\$45,000,000	\$55,566,000	\$321,111	\$242,436	\$45,000,000	\$46,363,545	\$321,111	\$202,285	\$45,000,000	\$53,052,480	\$169,480	\$231,251	\$169,456	\$231,251	\$169,498	\$231,469
\$50,000,000	\$61,740,000	\$356,846	\$269,373	\$50,000,000	\$51,515,050	\$356,846	\$224,761	\$50,000,000	\$58,947,200	\$188,313	\$256,970	\$188,289	\$256,970	\$188,331	\$257,188

CITY OF ATLANTIC, 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	\$81	43.03%	\$36	19.34%	(\$131)	(77.05%)	(\$107)	(73.19%)	\$69	36.56%
\$100,000	\$162	43.03%	\$73	19.34%	(\$62)	(17.35%)	(\$38)	(11.29%)	\$138	36.56%
\$150,000	\$243	43.03%	\$109	19.34%	\$7	1.22%	\$31	5.97%	\$207	36.56%
\$200,000	\$155	16.82%	(\$23)	(2.53%)	\$76	10.28%	\$100	14.08%	\$275	36.56%
\$250,000	\$67	5.25%	(\$156)	(12.18%)	\$144	15.64%	\$169	18.79%	\$344	36.56%
\$300,000	(\$21)	(1.27%)	(\$288)	(17.62%)	\$213	19.18%	\$238	21.87%	\$413	36.56%
\$400,000	(\$197)	(8.37%)	(\$554)	(23.54%)	\$351	23.58%	\$375	25.65%	\$551	36.56%
\$500,000	(\$373)	(12.16%)	(\$819)	(26.70%)	\$489	26.20%	\$513	27.88%	\$689	36.56%
\$600,000	(\$549)	(14.51%)	(\$1,084)	(28.67%)	\$626	27.94%	\$651	29.36%	\$826	36.56%
\$700,000	(\$725)	(16.12%)	(\$1,349)	(30.01%)	\$764	29.18%	\$789	30.40%	\$964	36.56%
\$800,000	(\$901)	(17.28%)	(\$1,614)	(30.98%)	\$902	30.11%	\$926	31.18%	\$1,102	36.56%
\$900,000	(\$1,077)	(18.17%)	(\$1,880)	(31.72%)	\$1,040	30.83%	\$1,064	31.79%	\$1,239	36.56%
\$1,000,000	(\$1,253)	(18.86%)	(\$2,145)	(32.30%)	\$1,177	31.41%	\$1,202	32.27%	\$1,377	36.56%
\$2,000,000	(\$3,012)	(21.85%)	(\$4,797)	(34.79%)	\$2,554	33.99%	\$2,579	34.43%	\$2,754	36.56%
\$3,000,000	(\$4,772)	(22.79%)	(\$7,448)	(35.58%)	\$3,931	34.85%	\$3,956	35.14%	\$4,131	36.56%
\$4,000,000	(\$6,531)	(23.26%)	(\$10,100)	(35.97%)	\$5,309	35.28%	\$5,333	35.50%	\$5,509	36.56%
\$5,000,000	(\$8,291)	(23.53%)	(\$12,752)	(36.20%)	\$6,686	35.53%	\$6,710	35.71%	\$6,886	36.56%
\$6,000,000	(\$10,051)	(23.72%)	(\$15,404)	(36.35%)	\$8,063	35.71%	\$8,087	35.85%	\$8,263	36.56%
\$7,000,000	(\$11,810)	(23.85%)	(\$18,056)	(36.46%)	\$9,440	35.83%	\$9,464	35.95%	\$9,640	36.56%
\$8,000,000	(\$13,570)	(23.95%)	(\$20,708)	(36.54%)	\$10,817	35.92%	\$10,842	36.03%	\$11,017	36.56%
\$9,000,000	(\$15,329)	(24.02%)	(\$23,359)	(36.60%)	\$12,194	35.99%	\$12,219	36.09%	\$12,394	36.56%
\$10,000,000	(\$17,089)	(24.08%)	(\$26,011)	(36.65%)	\$13,571	36.05%	\$13,596	36.14%	\$13,771	36.56%
\$15,000,000	(\$25,887)	(24.26%)	(\$39,271)	(36.80%)	\$20,457	36.22%	\$20,482	36.28%	\$20,657	36.56%
\$20,000,000	(\$34,685)	(24.35%)	(\$52,530)	(36.88%)	\$27,343	36.30%	\$27,367	36.35%	\$27,543	36.56%
\$25,000,000	(\$43,483)	(24.41%)	(\$65,789)	(36.92%)	\$34,228	36.36%	\$34,253	36.39%	\$34,428	36.56%
\$30,000,000	(\$52,281)	(24.44%)	(\$79,048)	(36.95%)	\$41,114	36.39%	\$41,138	36.42%	\$41,314	36.56%
\$35,000,000	(\$61,079)	(24.47%)	(\$92,307)	(36.98%)	\$48,000	36.41%	\$48,024	36.44%	\$48,199	36.56%
\$40,000,000	(\$69,877)	(24.49%)	(\$105,566)	(36.99%)	\$54,885	36.43%	\$54,910	36.46%	\$55,085	36.56%
\$45,000,000	(\$78,675)	(24.50%)	(\$118,826)	(37.00%)	\$61,771	36.45%	\$61,795	36.47%	\$61,971	36.56%
\$50,000,000	(\$87,473)	(24.51%)	(\$132,085)	(37.01%)	\$68,656	36.46%	\$68,681	36.48%	\$68,856	36.56%