

CITY OF ARCHER, 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	\$7.86410	\$42,054	\$0	\$42,054	
2026-27	\$5.95401	\$42,895	\$45	\$42,941	2.1%
2027-28	\$5.99350	\$43,155	\$46	\$43,201	0.6%
2028-29	\$5.80415	\$44,065	\$44	\$44,109	2.1%
2029-30	\$5.83447	\$44,330	\$44	\$44,374	0.6%
2030-31	\$5.64476	\$45,261	\$43	\$45,304	2.1%
2031-32	\$5.67418	\$45,531	\$43	\$45,574	0.6%
2032-33	\$5.49191	\$46,486	\$42	\$46,527	2.1%
2033-34	\$5.52047	\$46,760	\$42	\$46,802	0.6%
2034-35	\$5.34517	\$47,738	\$41	\$47,779	2.1%
2035-36	\$5.37291	\$48,017	\$41	\$48,058	0.6%

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	\$8,071,440	\$5,347,635	\$0	\$5,347,635
2026-27	\$7,349,634	\$7,212,056	\$0	\$7,212,056
2027-28	\$7,345,545	\$7,207,967	\$0	\$7,207,967
2028-29	\$7,737,152	\$7,599,574	\$0	\$7,599,574
2029-30	\$7,743,063	\$7,605,485	\$0	\$7,605,485
2030-31	\$8,163,497	\$8,025,919	\$0	\$8,025,919
2031-32	\$8,169,408	\$8,031,830	\$0	\$8,031,830
2032-33	\$8,609,546	\$8,471,968	\$0	\$8,471,968
2033-34	\$8,615,458	\$8,477,880	\$0	\$8,477,880
2034-35	\$9,076,216	\$8,938,638	\$0	\$8,938,638
2035-36	\$9,082,127	\$8,944,549	\$0	\$8,944,549

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	29.70%	-2.21%	27.49%	68.56%	2.93%	1.02%
2026-27	50.71%	-23.31%	27.39%	68.40%	3.43%	0.75%
2027-28	50.84%	-23.49%	27.35%	68.43%	3.44%	0.75%
2028-29	50.25%	-22.43%	27.82%	68.15%	3.29%	0.72%
2029-30	50.31%	-22.44%	27.87%	68.10%	3.29%	0.72%
2030-31	49.68%	-21.28%	28.40%	67.76%	3.15%	0.68%
2031-32	49.74%	-21.29%	28.45%	67.71%	3.14%	0.68%
2032-33	49.13%	-20.20%	28.93%	67.40%	3.01%	0.64%
2033-34	49.18%	-20.21%	28.98%	67.35%	3.01%	0.64%
2034-35	48.60%	-19.18%	29.42%	67.08%	2.88%	0.61%
2035-36	48.65%	-19.19%	29.46%	67.03%	2.88%	0.61%

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 ARCHER, 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	\$5,347,635	\$7.86410	\$42,054
2026-27	\$7,212,056	\$5.95401	\$42,941
2027-28	\$7,207,967	\$5.99350	\$43,201
2028-29	\$7,599,574	\$5.80415	\$44,109
2029-30	\$7,605,485	\$5.83447	\$44,374
2030-31	\$8,025,919	\$5.64476	\$45,304
2031-32	\$8,031,830	\$5.67418	\$45,574
2032-33	\$8,471,968	\$5.49191	\$46,527
2033-34	\$8,477,880	\$5.52047	\$46,802
2034-35	\$8,938,638	\$5.34517	\$47,779
2035-36	\$8,944,549	\$5.37291	\$48,058

CITY OF ARCHER, 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	\$5,347,635	\$7.86410	\$42,054
2026-27	\$5,788,783	\$7.63505	\$44,198
2027-28	\$5,826,467	\$7.63505	\$44,485
2028-29	\$6,085,465	\$7.63505	\$46,463
2029-30	\$6,125,131	\$7.63505	\$46,766
2030-31	\$6,397,204	\$7.63505	\$48,843
2031-32	\$6,438,951	\$7.63505	\$49,162
2032-33	\$6,724,757	\$7.63505	\$51,344
2033-34	\$6,768,700	\$7.63505	\$51,679
2034-35	\$7,068,936	\$7.63505	\$53,972
2035-36	\$7,115,183	\$7.63505	\$54,325

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	\$1,423,273	(\$1.68104)	-\$1,257
2027-28	\$1,381,500	(\$1.64155)	-\$1,284
2028-29	\$1,514,108	(\$1.83090)	-\$2,354
2029-30	\$1,480,353	(\$1.80058)	-\$2,392
2030-31	\$1,628,715	(\$1.99029)	-\$3,539
2031-32	\$1,592,879	(\$1.96087)	-\$3,588
2032-33	\$1,747,211	(\$2.14314)	-\$4,817
2033-34	\$1,709,180	(\$2.11458)	-\$4,877
2034-35	\$1,869,702	(\$2.28988)	-\$6,193
2035-36	\$1,829,366	(\$2.26214)	-\$6,267

CITY OF ARCHER, 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	\$187	\$349	\$50,000	\$51,515	\$187	\$291	\$50,000	\$58,947	\$168	\$51	\$144	\$51	\$187	\$333
\$100,000	\$123,480	\$373	\$697	\$100,000	\$103,030	\$373	\$582	\$100,000	\$117,894	\$355	\$383	\$331	\$383	\$373	\$665
\$150,000	\$185,220	\$560	\$1,046	\$150,000	\$154,545	\$560	\$872	\$150,000	\$176,842	\$541	\$716	\$517	\$716	\$560	\$998
\$200,000	\$246,960	\$913	\$1,394	\$200,000	\$206,060	\$913	\$1,163	\$200,000	\$235,789	\$728	\$1,049	\$704	\$1,049	\$746	\$1,331
\$250,000	\$308,700	\$1,267	\$1,743	\$250,000	\$257,575	\$1,267	\$1,454	\$250,000	\$294,736	\$914	\$1,381	\$890	\$1,381	\$933	\$1,664
\$300,000	\$370,440	\$1,621	\$2,091	\$300,000	\$309,090	\$1,621	\$1,745	\$300,000	\$353,683	\$1,101	\$1,714	\$1,077	\$1,714	\$1,119	\$1,996
\$400,000	\$493,920	\$2,329	\$2,788	\$400,000	\$412,120	\$2,329	\$2,326	\$400,000	\$471,578	\$1,474	\$2,380	\$1,450	\$2,380	\$1,492	\$2,662
\$500,000	\$617,400	\$3,037	\$3,485	\$500,000	\$515,151	\$3,037	\$2,908	\$500,000	\$589,472	\$1,847	\$3,045	\$1,823	\$3,045	\$1,865	\$3,327
\$600,000	\$740,880	\$3,744	\$4,182	\$600,000	\$618,181	\$3,744	\$3,489	\$600,000	\$707,366	\$2,220	\$3,711	\$2,196	\$3,711	\$2,238	\$3,993
\$700,000	\$864,360	\$4,452	\$4,879	\$700,000	\$721,211	\$4,452	\$4,071	\$700,000	\$825,261	\$2,593	\$4,376	\$2,569	\$4,376	\$2,611	\$4,658
\$800,000	\$987,840	\$5,160	\$5,576	\$800,000	\$824,241	\$5,160	\$4,653	\$800,000	\$943,155	\$2,966	\$5,042	\$2,942	\$5,042	\$2,984	\$5,324
\$900,000	\$1,111,320	\$5,868	\$6,273	\$900,000	\$927,271	\$5,868	\$5,234	\$900,000	\$1,061,050	\$3,339	\$5,707	\$3,315	\$5,707	\$3,357	\$5,989
\$1,000,000	\$1,234,800	\$6,576	\$6,970	\$1,000,000	\$1,030,301	\$6,576	\$5,816	\$1,000,000	\$1,178,944	\$3,712	\$6,373	\$3,688	\$6,373	\$3,730	\$6,655
\$2,000,000	\$2,469,600	\$13,653	\$13,940	\$2,000,000	\$2,060,602	\$13,653	\$11,632	\$2,000,000	\$2,357,888	\$7,442	\$13,027	\$7,418	\$13,027	\$7,460	\$13,310
\$3,000,000	\$3,704,400	\$20,731	\$20,910	\$3,000,000	\$3,090,903	\$20,731	\$17,447	\$3,000,000	\$3,536,832	\$11,172	\$19,682	\$11,148	\$19,682	\$11,190	\$19,965
\$4,000,000	\$4,939,200	\$27,809	\$27,881	\$4,000,000	\$4,121,204	\$27,809	\$23,263	\$4,000,000	\$4,715,776	\$14,902	\$26,337	\$14,878	\$26,337	\$14,920	\$26,619
\$5,000,000	\$6,174,000	\$34,886	\$34,851	\$5,000,000	\$5,151,505	\$34,886	\$29,079	\$5,000,000	\$5,894,720	\$18,632	\$32,992	\$18,608	\$32,992	\$18,650	\$33,274
\$6,000,000	\$7,408,800	\$41,964	\$41,821	\$6,000,000	\$6,181,806	\$41,964	\$34,895	\$6,000,000	\$7,073,664	\$22,362	\$39,647	\$22,338	\$39,647	\$22,380	\$39,929
\$7,000,000	\$8,643,600	\$49,042	\$48,791	\$7,000,000	\$7,212,107	\$49,042	\$40,711	\$7,000,000	\$8,252,608	\$26,092	\$46,302	\$26,068	\$46,302	\$26,110	\$46,584
\$8,000,000	\$9,878,400	\$56,119	\$55,761	\$8,000,000	\$8,242,408	\$56,119	\$46,526	\$8,000,000	\$9,431,552	\$29,822	\$52,957	\$29,798	\$52,957	\$29,841	\$53,239
\$9,000,000	\$11,113,200	\$63,197	\$62,731	\$9,000,000	\$9,272,709	\$63,197	\$52,342	\$9,000,000	\$10,610,496	\$33,553	\$59,611	\$33,528	\$59,611	\$33,571	\$59,894
\$10,000,000	\$12,348,000	\$70,275	\$69,701	\$10,000,000	\$10,303,010	\$70,275	\$58,158	\$10,000,000	\$11,789,440	\$37,283	\$66,266	\$37,258	\$66,266	\$37,301	\$66,549
\$15,000,000	\$18,522,000	\$105,663	\$104,552	\$15,000,000	\$15,454,515	\$105,663	\$87,237	\$15,000,000	\$17,684,160	\$55,933	\$99,541	\$55,909	\$99,541	\$55,951	\$99,823
\$20,000,000	\$24,696,000	\$141,052	\$139,403	\$20,000,000	\$20,606,020	\$141,052	\$116,316	\$20,000,000	\$23,578,880	\$74,583	\$132,815	\$74,559	\$132,815	\$74,601	\$133,097
\$25,000,000	\$30,870,000	\$176,440	\$174,254	\$25,000,000	\$25,757,525	\$176,440	\$145,395	\$25,000,000	\$29,473,600	\$93,234	\$166,089	\$93,209	\$166,089	\$93,252	\$166,371
\$30,000,000	\$37,044,000	\$211,829	\$209,104	\$30,000,000	\$30,909,030	\$211,829	\$174,474	\$30,000,000	\$35,368,320	\$111,884	\$199,363	\$111,860	\$199,363	\$111,902	\$199,646
\$35,000,000	\$43,218,000	\$247,217	\$243,955	\$35,000,000	\$36,060,535	\$247,217	\$203,553	\$35,000,000	\$41,263,040	\$130,534	\$232,638	\$130,510	\$232,638	\$130,552	\$232,920
\$40,000,000	\$49,392,000	\$282,605	\$278,806	\$40,000,000	\$41,212,040	\$282,605	\$232,632	\$40,000,000	\$47,157,760	\$149,185	\$265,912	\$149,160	\$265,912	\$149,203	\$266,194
\$45,000,000	\$55,566,000	\$317,994	\$313,657	\$45,000,000	\$46,363,545	\$317,994	\$261,711	\$45,000,000	\$53,052,480	\$167,835	\$299,186	\$167,811	\$299,186	\$167,853	\$299,469
\$50,000,000	\$61,740,000	\$353,382	\$348,507	\$50,000,000	\$51,515,050	\$353,382	\$290,790	\$50,000,000	\$58,947,200	\$186,485	\$332,461	\$186,461	\$332,461	\$186,503	\$332,743

CITY OF ARCHER, 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	\$162	86.86%	\$104	55.92%	(\$118)	(70.01%)	(\$94)	(64.97%)	\$146	78.41%
\$100,000	\$324	86.86%	\$209	55.92%	\$28	7.98%	\$53	15.90%	\$292	78.41%
\$150,000	\$486	86.86%	\$313	55.92%	\$175	32.24%	\$199	38.44%	\$439	78.41%
\$200,000	\$481	52.62%	\$250	27.34%	\$321	44.07%	\$345	49.04%	\$585	78.41%
\$250,000	\$475	37.50%	\$187	14.73%	\$467	51.08%	\$491	55.19%	\$731	78.41%
\$300,000	\$470	28.98%	\$124	7.62%	\$613	55.71%	\$638	59.21%	\$877	78.41%
\$400,000	\$459	19.71%	(\$3)	(0.11%)	\$906	61.45%	\$930	64.15%	\$1,170	78.41%
\$500,000	\$448	14.77%	(\$129)	(4.24%)	\$1,198	64.88%	\$1,222	67.07%	\$1,462	78.41%
\$600,000	\$438	11.69%	(\$255)	(6.81%)	\$1,491	67.15%	\$1,515	69.00%	\$1,755	78.41%
\$700,000	\$427	9.59%	(\$381)	(8.56%)	\$1,783	68.77%	\$1,807	70.36%	\$2,047	78.41%
\$800,000	\$416	8.06%	(\$507)	(9.83%)	\$2,076	69.98%	\$2,100	71.38%	\$2,340	78.41%
\$900,000	\$405	6.91%	(\$634)	(10.80%)	\$2,368	70.92%	\$2,392	72.18%	\$2,632	78.41%
\$1,000,000	\$395	6.00%	(\$760)	(11.55%)	\$2,661	71.68%	\$2,685	72.81%	\$2,925	78.41%
\$2,000,000	\$287	2.10%	(\$2,022)	(14.81%)	\$5,585	75.05%	\$5,610	75.62%	\$5,850	78.41%
\$3,000,000	\$180	0.87%	(\$3,284)	(15.84%)	\$8,510	76.17%	\$8,534	76.56%	\$8,774	78.41%
\$4,000,000	\$72	0.26%	(\$4,545)	(16.35%)	\$11,435	76.73%	\$11,459	77.02%	\$11,699	78.41%
\$5,000,000	(\$36)	(0.10%)	(\$5,807)	(16.65%)	\$14,360	77.07%	\$14,384	77.30%	\$14,624	78.41%
\$6,000,000	(\$143)	(0.34%)	(\$7,069)	(16.85%)	\$17,285	77.29%	\$17,309	77.49%	\$17,549	78.41%
\$7,000,000	(\$251)	(0.51%)	(\$8,331)	(16.99%)	\$20,209	77.45%	\$20,234	77.62%	\$20,474	78.41%
\$8,000,000	(\$358)	(0.64%)	(\$9,593)	(17.09%)	\$23,134	77.57%	\$23,158	77.72%	\$23,398	78.41%
\$9,000,000	(\$466)	(0.74%)	(\$10,855)	(17.18%)	\$26,059	77.67%	\$26,083	77.79%	\$26,323	78.41%
\$10,000,000	(\$573)	(0.82%)	(\$12,117)	(17.24%)	\$28,984	77.74%	\$29,008	77.86%	\$29,248	78.41%
\$15,000,000	(\$1,111)	(1.05%)	(\$18,426)	(17.44%)	\$43,608	77.96%	\$43,632	78.04%	\$43,872	78.41%
\$20,000,000	(\$1,649)	(1.17%)	(\$24,736)	(17.54%)	\$58,232	78.08%	\$58,256	78.13%	\$58,496	78.41%
\$25,000,000	(\$2,186)	(1.24%)	(\$31,045)	(17.60%)	\$72,856	78.14%	\$72,880	78.19%	\$73,120	78.41%
\$30,000,000	(\$2,724)	(1.29%)	(\$37,355)	(17.63%)	\$87,479	78.19%	\$87,504	78.23%	\$87,744	78.41%
\$35,000,000	(\$3,262)	(1.32%)	(\$43,664)	(17.66%)	\$102,103	78.22%	\$102,128	78.25%	\$102,368	78.41%
\$40,000,000	(\$3,799)	(1.34%)	(\$49,973)	(17.68%)	\$116,727	78.24%	\$116,752	78.27%	\$116,991	78.41%
\$45,000,000	(\$4,337)	(1.36%)	(\$56,283)	(17.70%)	\$131,351	78.26%	\$131,376	78.29%	\$131,615	78.41%
\$50,000,000	(\$4,875)	(1.38%)	(\$62,592)	(17.71%)	\$145,975	78.28%	\$145,999	78.30%	\$146,239	78.41%