

CITY OF BELMOND, 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	\$8.37000	\$656,613	\$0	\$656,613	
2026-27	\$5.22386	\$669,745	\$2,851	\$672,596	2.4%
2027-28	\$5.25800	\$675,959	\$2,870	\$678,829	0.9%
2028-29	\$5.11496	\$692,405	\$2,792	\$695,197	2.4%
2029-30	\$5.14460	\$698,672	\$2,808	\$701,480	0.9%
2030-31	\$5.00278	\$715,510	\$2,731	\$718,240	2.4%
2031-32	\$5.03156	\$721,832	\$2,746	\$724,578	0.9%
2032-33	\$4.89431	\$739,070	\$2,671	\$741,741	2.4%
2033-34	\$4.92227	\$745,449	\$2,687	\$748,136	0.9%
2034-35	\$4.78934	\$763,099	\$2,614	\$765,713	2.3%
2035-36	\$4.81652	\$769,541	\$2,629	\$772,170	0.8%

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	\$166,055,853	\$78,448,361	\$1,121,087	\$79,569,448
2026-27	\$148,204,496	\$128,754,639	\$1,255,617	\$130,010,256
2027-28	\$148,553,874	\$129,104,016	\$1,255,617	\$130,359,634
2028-29	\$155,427,013	\$135,914,375	\$1,318,398	\$137,232,773
2029-30	\$155,865,391	\$136,352,752	\$1,318,398	\$137,671,151
2030-31	\$163,146,811	\$143,568,253	\$1,384,318	\$144,952,571
2031-32	\$163,585,189	\$144,006,631	\$1,384,318	\$145,390,949
2032-33	\$171,199,439	\$151,551,665	\$1,453,534	\$153,005,199
2033-34	\$171,637,817	\$151,990,043	\$1,453,534	\$153,443,577
2034-35	\$179,599,023	\$159,878,573	\$1,526,211	\$161,404,783
2035-36	\$180,037,401	\$160,316,950	\$1,526,211	\$161,843,161

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	68.39%	-2.36%	66.03%	23.59%	3.55%	3.00%
2026-27	96.56%	-26.05%	70.51%	22.22%	2.71%	1.84%
2027-28	96.67%	-26.13%	70.54%	22.21%	2.70%	1.83%
2028-29	95.86%	-24.96%	70.90%	22.20%	2.59%	1.74%
2029-30	95.90%	-24.96%	70.94%	22.17%	2.59%	1.73%
2030-31	95.06%	-23.77%	71.29%	22.16%	2.48%	1.65%
2031-32	95.11%	-23.78%	71.33%	22.13%	2.47%	1.64%
2032-33	94.30%	-22.66%	71.65%	22.12%	2.37%	1.56%
2033-34	94.35%	-22.66%	71.69%	22.10%	2.37%	1.56%
2034-35	93.58%	-21.61%	71.97%	22.10%	2.27%	1.48%
2035-36	93.63%	-21.62%	72.01%	22.08%	2.27%	1.48%

**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 BELMOND, 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	\$78,448,361	\$8.37000	\$656,613
2026-27	\$128,754,639	\$5.22386	\$672,596
2027-28	\$129,104,016	\$5.25800	\$678,829
2028-29	\$135,914,375	\$5.11496	\$695,197
2029-30	\$136,352,752	\$5.14460	\$701,480
2030-31	\$143,568,253	\$5.00278	\$718,240
2031-32	\$144,006,631	\$5.03156	\$724,578
2032-33	\$151,551,665	\$4.89431	\$741,741
2033-34	\$151,990,043	\$4.92227	\$748,136
2034-35	\$159,878,573	\$4.78934	\$765,713
2035-36	\$160,316,950	\$4.81652	\$772,170

CITY OF BELMOND, 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	\$78,448,361	\$8.37000	\$656,613
2026-27	\$80,725,930	\$8.28713	\$668,986
2027-28	\$82,163,750	\$8.28713	\$680,902
2028-29	\$85,119,668	\$8.10000	\$689,469
2029-30	\$86,630,987	\$8.10000	\$701,711
2030-31	\$89,744,567	\$8.10000	\$726,931
2031-32	\$91,333,057	\$8.10000	\$739,798
2032-33	\$94,612,397	\$8.10000	\$766,360
2033-34	\$96,282,335	\$8.10000	\$779,887
2034-35	\$99,736,103	\$8.10000	\$807,862
2035-36	\$101,491,557	\$8.10000	\$822,082

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	\$48,028,708	(\$3.06327)	\$3,610
2027-28	\$46,940,266	(\$3.02913)	-\$2,073
2028-29	\$50,794,707	(\$2.98504)	\$5,727
2029-30	\$49,721,765	(\$2.95540)	-\$231
2030-31	\$53,823,686	(\$3.09722)	-\$8,691
2031-32	\$52,673,574	(\$3.06844)	-\$15,220
2032-33	\$56,939,268	(\$3.20569)	-\$24,620
2033-34	\$55,707,708	(\$3.17773)	-\$31,751
2034-35	\$60,142,470	(\$3.31066)	-\$42,150
2035-36	\$58,825,393	(\$3.28348)	-\$49,912

CITY OF BELMOND, 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	\$199	\$309	\$50,000	\$51,515	\$199	\$258	\$50,000	\$58,947	\$179	\$45	\$153	\$45	\$199	\$295
\$100,000	\$123,480	\$397	\$618	\$100,000	\$103,030	\$397	\$515	\$100,000	\$117,894	\$378	\$340	\$352	\$340	\$397	\$590
\$150,000	\$185,220	\$596	\$927	\$150,000	\$154,545	\$596	\$773	\$150,000	\$176,842	\$576	\$635	\$550	\$635	\$596	\$885
\$200,000	\$246,960	\$972	\$1,235	\$200,000	\$206,060	\$972	\$1,031	\$200,000	\$235,789	\$775	\$929	\$749	\$929	\$794	\$1,180
\$250,000	\$308,700	\$1,349	\$1,544	\$250,000	\$257,575	\$1,349	\$1,289	\$250,000	\$294,736	\$973	\$1,224	\$947	\$1,224	\$993	\$1,474
\$300,000	\$370,440	\$1,725	\$1,853	\$300,000	\$309,090	\$1,725	\$1,546	\$300,000	\$353,683	\$1,172	\$1,519	\$1,146	\$1,519	\$1,191	\$1,769
\$400,000	\$493,920	\$2,479	\$2,471	\$400,000	\$412,120	\$2,479	\$2,062	\$400,000	\$471,578	\$1,569	\$2,109	\$1,543	\$2,109	\$1,588	\$2,359
\$500,000	\$617,400	\$3,232	\$3,089	\$500,000	\$515,151	\$3,232	\$2,577	\$500,000	\$589,472	\$1,966	\$2,699	\$1,940	\$2,699	\$1,985	\$2,949
\$600,000	\$740,880	\$3,985	\$3,706	\$600,000	\$618,181	\$3,985	\$3,093	\$600,000	\$707,366	\$2,363	\$3,289	\$2,337	\$3,289	\$2,382	\$3,539
\$700,000	\$864,360	\$4,739	\$4,324	\$700,000	\$721,211	\$4,739	\$3,608	\$700,000	\$825,261	\$2,760	\$3,878	\$2,734	\$3,878	\$2,779	\$4,129
\$800,000	\$987,840	\$5,492	\$4,942	\$800,000	\$824,241	\$5,492	\$4,123	\$800,000	\$943,155	\$3,157	\$4,468	\$3,131	\$4,468	\$3,176	\$4,718
\$900,000	\$1,111,320	\$6,245	\$5,560	\$900,000	\$927,271	\$6,245	\$4,639	\$900,000	\$1,061,050	\$3,554	\$5,058	\$3,528	\$5,058	\$3,573	\$5,308
\$1,000,000	\$1,234,800	\$6,999	\$6,177	\$1,000,000	\$1,030,301	\$6,999	\$5,154	\$1,000,000	\$1,178,944	\$3,951	\$5,648	\$3,925	\$5,648	\$3,970	\$5,898
\$2,000,000	\$2,469,600	\$14,532	\$12,355	\$2,000,000	\$2,060,602	\$14,532	\$10,309	\$2,000,000	\$2,357,888	\$7,921	\$11,546	\$7,895	\$11,546	\$7,940	\$11,796
\$3,000,000	\$3,704,400	\$22,065	\$18,532	\$3,000,000	\$3,090,903	\$22,065	\$15,463	\$3,000,000	\$3,536,832	\$11,891	\$17,444	\$11,865	\$17,444	\$11,910	\$17,694
\$4,000,000	\$4,939,200	\$29,598	\$24,710	\$4,000,000	\$4,121,204	\$29,598	\$20,617	\$4,000,000	\$4,715,776	\$15,861	\$23,342	\$15,835	\$23,342	\$15,880	\$23,592
\$5,000,000	\$6,174,000	\$37,131	\$30,887	\$5,000,000	\$5,151,505	\$37,131	\$25,772	\$5,000,000	\$5,894,720	\$19,831	\$29,240	\$19,805	\$29,240	\$19,850	\$29,490
\$6,000,000	\$7,408,800	\$44,664	\$37,065	\$6,000,000	\$6,181,806	\$44,664	\$30,926	\$6,000,000	\$7,073,664	\$23,801	\$35,138	\$23,775	\$35,138	\$23,820	\$35,388
\$7,000,000	\$8,643,600	\$52,197	\$43,242	\$7,000,000	\$7,212,107	\$52,197	\$36,081	\$7,000,000	\$8,252,608	\$27,771	\$41,036	\$27,745	\$41,036	\$27,790	\$41,286
\$8,000,000	\$9,878,400	\$59,730	\$49,419	\$8,000,000	\$8,242,408	\$59,730	\$41,235	\$8,000,000	\$9,431,552	\$31,741	\$46,934	\$31,715	\$46,934	\$31,760	\$47,184
\$9,000,000	\$11,113,200	\$67,263	\$55,597	\$9,000,000	\$9,272,709	\$67,263	\$46,389	\$9,000,000	\$10,610,496	\$35,711	\$52,832	\$35,685	\$52,832	\$35,730	\$53,082
\$10,000,000	\$12,348,000	\$74,796	\$61,774	\$10,000,000	\$10,303,010	\$74,796	\$51,544	\$10,000,000	\$11,789,440	\$39,681	\$58,730	\$39,655	\$58,730	\$39,700	\$58,980
\$15,000,000	\$18,522,000	\$112,461	\$92,661	\$15,000,000	\$15,454,515	\$112,461	\$77,316	\$15,000,000	\$17,684,160	\$59,531	\$88,220	\$59,505	\$88,220	\$59,550	\$88,470
\$20,000,000	\$24,696,000	\$150,126	\$123,549	\$20,000,000	\$20,606,020	\$150,126	\$103,087	\$20,000,000	\$23,578,880	\$79,381	\$117,710	\$79,355	\$117,710	\$79,400	\$117,960
\$25,000,000	\$30,870,000	\$187,791	\$154,436	\$25,000,000	\$25,757,525	\$187,791	\$128,859	\$25,000,000	\$29,473,600	\$99,231	\$147,200	\$99,206	\$147,200	\$99,251	\$147,450
\$30,000,000	\$37,044,000	\$225,456	\$185,323	\$30,000,000	\$30,909,030	\$225,456	\$154,631	\$30,000,000	\$35,368,320	\$119,081	\$176,690	\$119,056	\$176,690	\$119,101	\$176,940
\$35,000,000	\$43,218,000	\$263,121	\$216,210	\$35,000,000	\$36,060,535	\$263,121	\$180,403	\$35,000,000	\$41,263,040	\$138,932	\$206,180	\$138,906	\$206,180	\$138,951	\$206,430
\$40,000,000	\$49,392,000	\$300,786	\$247,097	\$40,000,000	\$41,212,040	\$300,786	\$206,175	\$40,000,000	\$47,157,760	\$158,782	\$235,670	\$158,756	\$235,670	\$158,801	\$235,920
\$45,000,000	\$55,566,000	\$338,451	\$277,984	\$45,000,000	\$46,363,545	\$338,451	\$231,947	\$45,000,000	\$53,052,480	\$178,632	\$265,160	\$178,606	\$265,160	\$178,651	\$265,410
\$50,000,000	\$61,740,000	\$376,116	\$308,872	\$50,000,000	\$51,515,050	\$376,116	\$257,718	\$50,000,000	\$58,947,200	\$198,482	\$294,650	\$198,456	\$294,650	\$198,501	\$294,900

CITY OF BELMOND, 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	\$110	55.60%	\$59	29.83%	(\$134)	(75.03%)	(\$109)	(70.83%)	\$96	48.56%
\$100,000	\$221	55.60%	\$118	29.83%	(\$38)	(10.08%)	(\$12)	(3.49%)	\$193	48.56%
\$150,000	\$331	55.60%	\$178	29.83%	\$58	10.12%	\$84	15.28%	\$289	48.56%
\$200,000	\$263	27.09%	\$59	6.04%	\$155	19.97%	\$181	24.10%	\$386	48.56%
\$250,000	\$196	14.50%	(\$60)	(4.46%)	\$251	25.80%	\$277	29.23%	\$482	48.56%
\$300,000	\$128	7.41%	(\$179)	(10.38%)	\$348	29.66%	\$373	32.58%	\$578	48.56%
\$400,000	(\$8)	(0.31%)	(\$417)	(16.82%)	\$540	34.44%	\$566	36.69%	\$771	48.56%
\$500,000	(\$143)	(4.43%)	(\$655)	(20.26%)	\$733	37.29%	\$759	39.12%	\$964	48.56%
\$600,000	(\$279)	(7.00%)	(\$893)	(22.40%)	\$926	39.19%	\$952	40.72%	\$1,157	48.56%
\$700,000	(\$414)	(8.75%)	(\$1,131)	(23.86%)	\$1,119	40.54%	\$1,145	41.86%	\$1,350	48.56%
\$800,000	(\$550)	(10.01%)	(\$1,368)	(24.92%)	\$1,311	41.55%	\$1,337	42.71%	\$1,542	48.56%
\$900,000	(\$686)	(10.98%)	(\$1,606)	(25.72%)	\$1,504	42.33%	\$1,530	43.37%	\$1,735	48.56%
\$1,000,000	(\$821)	(11.73%)	(\$1,844)	(26.35%)	\$1,697	42.96%	\$1,723	43.90%	\$1,928	48.56%
\$2,000,000	(\$2,177)	(14.98%)	(\$4,223)	(29.06%)	\$3,625	45.77%	\$3,651	46.24%	\$3,856	48.56%
\$3,000,000	(\$3,532)	(16.01%)	(\$6,601)	(29.92%)	\$5,553	46.70%	\$5,579	47.02%	\$5,784	48.56%
\$4,000,000	(\$4,888)	(16.51%)	(\$8,980)	(30.34%)	\$7,481	47.17%	\$7,507	47.41%	\$7,712	48.56%
\$5,000,000	(\$6,243)	(16.81%)	(\$11,359)	(30.59%)	\$9,409	47.45%	\$9,435	47.64%	\$9,640	48.56%
\$6,000,000	(\$7,599)	(17.01%)	(\$13,737)	(30.76%)	\$11,337	47.63%	\$11,363	47.79%	\$11,568	48.56%
\$7,000,000	(\$8,955)	(17.16%)	(\$16,116)	(30.88%)	\$13,265	47.77%	\$13,291	47.90%	\$13,496	48.56%
\$8,000,000	(\$10,310)	(17.26%)	(\$18,495)	(30.96%)	\$15,193	47.87%	\$15,219	47.99%	\$15,424	48.56%
\$9,000,000	(\$11,666)	(17.34%)	(\$20,873)	(31.03%)	\$17,121	47.94%	\$17,147	48.05%	\$17,352	48.56%
\$10,000,000	(\$13,021)	(17.41%)	(\$23,252)	(31.09%)	\$19,049	48.00%	\$19,075	48.10%	\$19,280	48.56%
\$15,000,000	(\$19,799)	(17.61%)	(\$35,145)	(31.25%)	\$28,689	48.19%	\$28,715	48.26%	\$28,920	48.56%
\$20,000,000	(\$26,577)	(17.70%)	(\$47,038)	(31.33%)	\$38,329	48.28%	\$38,354	48.33%	\$38,559	48.56%
\$25,000,000	(\$33,355)	(17.76%)	(\$58,931)	(31.38%)	\$47,968	48.34%	\$47,994	48.38%	\$48,199	48.56%
\$30,000,000	(\$40,133)	(17.80%)	(\$70,824)	(31.41%)	\$57,608	48.38%	\$57,634	48.41%	\$57,839	48.56%
\$35,000,000	(\$46,910)	(17.83%)	(\$82,718)	(31.44%)	\$67,248	48.40%	\$67,274	48.43%	\$67,479	48.56%
\$40,000,000	(\$53,688)	(17.85%)	(\$94,611)	(31.45%)	\$76,888	48.42%	\$76,914	48.45%	\$77,119	48.56%
\$45,000,000	(\$60,466)	(17.87%)	(\$106,504)	(31.47%)	\$86,528	48.44%	\$86,554	48.46%	\$86,759	48.56%
\$50,000,000	(\$67,244)	(17.88%)	(\$118,397)	(31.48%)	\$96,168	48.45%	\$96,194	48.47%	\$96,399	48.56%