

CITY OF BELLE PLAINE, 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	\$8.33825	\$600,097	\$0	\$600,097	
2026-27	\$5.17515	\$612,099	\$3,706	\$615,805	2.6%
2027-28	\$5.20968	\$618,884	\$3,731	\$622,614	1.1%
2028-29	\$5.06816	\$635,067	\$3,629	\$638,696	2.6%
2029-30	\$5.09769	\$641,890	\$3,650	\$645,540	1.1%
2030-31	\$4.95706	\$658,451	\$3,550	\$662,001	2.5%
2031-32	\$4.98571	\$665,311	\$3,570	\$668,881	1.0%
2032-33	\$4.84977	\$682,258	\$3,473	\$685,731	2.5%
2033-34	\$4.87759	\$689,160	\$3,493	\$692,653	1.0%
2034-35	\$4.74607	\$706,506	\$3,399	\$709,905	2.5%
2035-36	\$4.77310	\$713,454	\$3,418	\$716,872	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	\$162,975,269	\$71,969,219	\$10,575,314	\$82,544,533
2026-27	\$142,063,620	\$118,992,781	\$11,917,552	\$130,910,333
2027-28	\$142,618,501	\$119,511,063	\$11,954,152	\$131,465,214
2028-29	\$149,761,168	\$126,021,251	\$12,586,629	\$138,607,881
2029-30	\$150,410,401	\$126,633,885	\$12,623,229	\$139,257,114
2030-31	\$157,989,528	\$133,547,081	\$13,289,161	\$146,836,241
2031-32	\$158,638,762	\$134,159,714	\$13,325,761	\$147,485,475
2032-33	\$166,574,711	\$141,394,605	\$14,026,819	\$155,421,424
2033-34	\$167,223,944	\$142,007,238	\$14,063,419	\$156,070,657
2034-35	\$175,532,069	\$149,577,422	\$14,801,360	\$164,378,782
2035-36	\$176,181,302	\$150,190,055	\$14,837,960	\$165,028,015

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	64.88%	-2.52%	62.36%	22.79%	9.14%	1.96%
2026-27	94.37%	-28.60%	65.77%	23.26%	6.94%	1.24%
2027-28	94.33%	-28.63%	65.70%	23.38%	6.91%	1.23%
2028-29	93.38%	-27.29%	66.09%	23.49%	6.62%	1.17%
2029-30	93.28%	-27.24%	66.04%	23.58%	6.59%	1.16%
2030-31	92.32%	-25.90%	66.43%	23.68%	6.31%	1.10%
2031-32	92.23%	-25.85%	66.38%	23.77%	6.28%	1.10%
2032-33	91.32%	-24.59%	66.73%	23.87%	6.02%	1.04%
2033-34	91.24%	-24.56%	66.68%	23.95%	6.00%	1.04%
2034-35	90.38%	-23.37%	67.00%	24.06%	5.75%	0.98%
2035-36	90.30%	-23.34%	66.96%	24.13%	5.73%	0.98%

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 BELLE PLAINE, 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	\$71,969,219	\$8.33825	\$600,097
2026-27	\$118,992,781	\$5.17515	\$615,805
2027-28	\$119,511,063	\$5.20968	\$622,614
2028-29	\$126,021,251	\$5.06816	\$638,696
2029-30	\$126,633,885	\$5.09769	\$645,540
2030-31	\$133,547,081	\$4.95706	\$662,001
2031-32	\$134,159,714	\$4.98571	\$668,881
2032-33	\$141,394,605	\$4.84977	\$685,731
2033-34	\$142,007,238	\$4.87759	\$692,653
2034-35	\$149,577,422	\$4.74607	\$709,905
2035-36	\$150,190,055	\$4.77310	\$716,872

CITY OF BELLE PLAINE, 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	\$71,969,219	\$8.33825	\$600,097
2026-27	\$73,281,130	\$8.33825	\$611,036
2027-28	\$74,774,186	\$8.33825	\$623,486
2028-29	\$77,346,273	\$8.10000	\$626,505
2029-30	\$78,948,011	\$8.10000	\$639,479
2030-31	\$81,662,342	\$8.10000	\$661,465
2031-32	\$83,339,762	\$8.10000	\$675,052
2032-33	\$86,203,637	\$8.10000	\$698,249
2033-34	\$87,960,936	\$8.10000	\$712,484
2034-35	\$90,982,185	\$8.10000	\$736,956
2035-36	\$92,823,352	\$8.10000	\$751,869

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	\$45,711,651	(\$3.16310)	\$4,769
2027-28	\$44,736,877	(\$3.12857)	-\$871
2028-29	\$48,674,978	(\$3.03184)	\$12,191
2029-30	\$47,685,874	(\$3.00231)	\$6,061
2030-31	\$51,884,739	(\$3.14294)	\$536
2031-32	\$50,819,952	(\$3.11429)	-\$6,171
2032-33	\$55,190,968	(\$3.25023)	-\$12,518
2033-34	\$54,046,303	(\$3.22241)	-\$19,830
2034-35	\$58,595,237	(\$3.35393)	-\$27,051
2035-36	\$57,366,703	(\$3.32690)	-\$34,997

CITY OF BELLE PLAINE, 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	\$198	\$306	\$50,000	\$51,515	\$198	\$255	\$50,000	\$58,947	\$179	\$44	\$153	\$44	\$198	\$292
\$100,000	\$123,480	\$395	\$612	\$100,000	\$103,030	\$395	\$511	\$100,000	\$117,894	\$376	\$337	\$351	\$337	\$395	\$584
\$150,000	\$185,220	\$593	\$918	\$150,000	\$154,545	\$593	\$766	\$150,000	\$176,842	\$574	\$629	\$548	\$629	\$593	\$877
\$200,000	\$246,960	\$968	\$1,224	\$200,000	\$206,060	\$968	\$1,021	\$200,000	\$235,789	\$772	\$921	\$746	\$921	\$791	\$1,169
\$250,000	\$308,700	\$1,344	\$1,530	\$250,000	\$257,575	\$1,344	\$1,277	\$250,000	\$294,736	\$970	\$1,213	\$944	\$1,213	\$989	\$1,461
\$300,000	\$370,440	\$1,719	\$1,836	\$300,000	\$309,090	\$1,719	\$1,532	\$300,000	\$353,683	\$1,167	\$1,505	\$1,142	\$1,505	\$1,186	\$1,753
\$400,000	\$493,920	\$2,469	\$2,448	\$400,000	\$412,120	\$2,469	\$2,043	\$400,000	\$471,578	\$1,563	\$2,090	\$1,537	\$2,090	\$1,582	\$2,338
\$500,000	\$617,400	\$3,220	\$3,060	\$500,000	\$515,151	\$3,220	\$2,554	\$500,000	\$589,472	\$1,958	\$2,674	\$1,933	\$2,674	\$1,977	\$2,922
\$600,000	\$740,880	\$3,970	\$3,673	\$600,000	\$618,181	\$3,970	\$3,064	\$600,000	\$707,366	\$2,354	\$3,259	\$2,328	\$3,259	\$2,373	\$3,506
\$700,000	\$864,360	\$4,721	\$4,285	\$700,000	\$721,211	\$4,721	\$3,575	\$700,000	\$825,261	\$2,749	\$3,843	\$2,724	\$3,843	\$2,768	\$4,091
\$800,000	\$987,840	\$5,471	\$4,897	\$800,000	\$824,241	\$5,471	\$4,086	\$800,000	\$943,155	\$3,145	\$4,427	\$3,119	\$4,427	\$3,164	\$4,675
\$900,000	\$1,111,320	\$6,222	\$5,509	\$900,000	\$927,271	\$6,222	\$4,597	\$900,000	\$1,061,050	\$3,540	\$5,012	\$3,515	\$5,012	\$3,559	\$5,260
\$1,000,000	\$1,234,800	\$6,972	\$6,121	\$1,000,000	\$1,030,301	\$6,972	\$5,107	\$1,000,000	\$1,178,944	\$3,936	\$5,596	\$3,910	\$5,596	\$3,955	\$5,844
\$2,000,000	\$2,469,600	\$14,476	\$12,242	\$2,000,000	\$2,060,602	\$14,476	\$10,215	\$2,000,000	\$2,357,888	\$7,891	\$11,440	\$7,865	\$11,440	\$7,910	\$11,688
\$3,000,000	\$3,704,400	\$21,981	\$18,363	\$3,000,000	\$3,090,903	\$21,981	\$15,322	\$3,000,000	\$3,536,832	\$11,846	\$17,284	\$11,820	\$17,284	\$11,865	\$17,532
\$4,000,000	\$4,939,200	\$29,485	\$24,484	\$4,000,000	\$4,121,204	\$29,485	\$20,429	\$4,000,000	\$4,715,776	\$15,801	\$23,129	\$15,775	\$23,129	\$15,820	\$23,376
\$5,000,000	\$6,174,000	\$36,990	\$30,605	\$5,000,000	\$5,151,505	\$36,990	\$25,536	\$5,000,000	\$5,894,720	\$19,756	\$28,973	\$19,730	\$28,973	\$19,775	\$29,220
\$6,000,000	\$7,408,800	\$44,494	\$36,726	\$6,000,000	\$6,181,806	\$44,494	\$30,644	\$6,000,000	\$7,073,664	\$23,711	\$34,817	\$23,685	\$34,817	\$23,730	\$35,065
\$7,000,000	\$8,643,600	\$51,999	\$42,847	\$7,000,000	\$7,212,107	\$51,999	\$35,751	\$7,000,000	\$8,252,608	\$27,666	\$40,661	\$27,640	\$40,661	\$27,685	\$40,909
\$8,000,000	\$9,878,400	\$59,503	\$48,968	\$8,000,000	\$8,242,408	\$59,503	\$40,858	\$8,000,000	\$9,431,552	\$31,621	\$46,505	\$31,595	\$46,505	\$31,640	\$46,753
\$9,000,000	\$11,113,200	\$67,007	\$55,089	\$9,000,000	\$9,272,709	\$67,007	\$45,965	\$9,000,000	\$10,610,496	\$35,576	\$52,349	\$35,550	\$52,349	\$35,595	\$52,597
\$10,000,000	\$12,348,000	\$74,512	\$61,210	\$10,000,000	\$10,303,010	\$74,512	\$51,073	\$10,000,000	\$11,789,440	\$39,530	\$58,193	\$39,505	\$58,193	\$39,550	\$58,441
\$15,000,000	\$18,522,000	\$112,034	\$91,815	\$15,000,000	\$15,454,515	\$112,034	\$76,609	\$15,000,000	\$17,684,160	\$59,305	\$87,414	\$59,280	\$87,414	\$59,324	\$87,661
\$20,000,000	\$24,696,000	\$149,556	\$122,420	\$20,000,000	\$20,606,020	\$149,556	\$102,145	\$20,000,000	\$23,578,880	\$79,080	\$116,634	\$79,054	\$116,634	\$79,099	\$116,882
\$25,000,000	\$30,870,000	\$187,078	\$153,024	\$25,000,000	\$25,757,525	\$187,078	\$127,682	\$25,000,000	\$29,473,600	\$98,855	\$145,855	\$98,829	\$145,855	\$98,874	\$146,102
\$30,000,000	\$37,044,000	\$224,600	\$183,629	\$30,000,000	\$30,909,030	\$224,600	\$153,218	\$30,000,000	\$35,368,320	\$118,630	\$175,075	\$118,604	\$175,075	\$118,649	\$175,323
\$35,000,000	\$43,218,000	\$262,122	\$214,234	\$35,000,000	\$36,060,535	\$262,122	\$178,754	\$35,000,000	\$41,263,040	\$138,405	\$204,296	\$138,379	\$204,296	\$138,424	\$204,543
\$40,000,000	\$49,392,000	\$299,645	\$244,839	\$40,000,000	\$41,212,040	\$299,645	\$204,291	\$40,000,000	\$47,157,760	\$158,179	\$233,516	\$158,154	\$233,516	\$158,199	\$233,764
\$45,000,000	\$55,566,000	\$337,167	\$275,444	\$45,000,000	\$46,363,545	\$337,167	\$229,827	\$45,000,000	\$53,052,480	\$177,954	\$262,736	\$177,929	\$262,736	\$177,973	\$262,984
\$50,000,000	\$61,740,000	\$374,689	\$306,049	\$50,000,000	\$51,515,050	\$374,689	\$255,363	\$50,000,000	\$58,947,200	\$197,729	\$291,957	\$197,703	\$291,957	\$197,748	\$292,205

CITY OF BELLE PLAINE, 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	\$108	54.77%	\$58	29.14%	(\$134)	(75.16%)	(\$109)	(70.99%)	\$94	47.77%
\$100,000	\$217	54.77%	\$115	29.14%	(\$40)	(10.57%)	(\$14)	(4.01%)	\$189	47.77%
\$150,000	\$325	54.77%	\$173	29.14%	\$55	9.53%	\$80	14.66%	\$283	47.77%
\$200,000	\$256	26.41%	\$53	5.47%	\$149	19.33%	\$175	23.44%	\$378	47.77%
\$250,000	\$187	13.88%	(\$67)	(4.98%)	\$244	25.13%	\$269	28.53%	\$472	47.77%
\$300,000	\$117	6.83%	(\$187)	(10.86%)	\$338	28.96%	\$364	31.87%	\$567	47.77%
\$400,000	(\$21)	(0.85%)	(\$426)	(17.27%)	\$527	33.72%	\$553	35.96%	\$756	47.77%
\$500,000	(\$159)	(4.95%)	(\$666)	(20.69%)	\$716	36.56%	\$742	38.37%	\$945	47.77%
\$600,000	(\$298)	(7.50%)	(\$906)	(22.82%)	\$905	38.44%	\$931	39.97%	\$1,133	47.77%
\$700,000	(\$436)	(9.24%)	(\$1,146)	(24.27%)	\$1,094	39.78%	\$1,119	41.10%	\$1,322	47.77%
\$800,000	(\$574)	(10.50%)	(\$1,385)	(25.32%)	\$1,283	40.79%	\$1,308	41.95%	\$1,511	47.77%
\$900,000	(\$713)	(11.46%)	(\$1,625)	(26.12%)	\$1,472	41.57%	\$1,497	42.60%	\$1,700	47.77%
\$1,000,000	(\$851)	(12.21%)	(\$1,865)	(26.75%)	\$1,660	42.19%	\$1,686	43.12%	\$1,889	47.77%
\$2,000,000	(\$2,234)	(15.44%)	(\$4,262)	(29.44%)	\$3,550	44.98%	\$3,575	45.46%	\$3,778	47.77%
\$3,000,000	(\$3,618)	(16.46%)	(\$6,659)	(30.29%)	\$5,439	45.91%	\$5,464	46.23%	\$5,667	47.77%
\$4,000,000	(\$5,001)	(16.96%)	(\$9,056)	(30.71%)	\$7,328	46.38%	\$7,354	46.62%	\$7,557	47.77%
\$5,000,000	(\$6,385)	(17.26%)	(\$11,453)	(30.96%)	\$9,217	46.65%	\$9,243	46.85%	\$9,446	47.77%
\$6,000,000	(\$7,768)	(17.46%)	(\$13,851)	(31.13%)	\$11,106	46.84%	\$11,132	47.00%	\$11,335	47.77%
\$7,000,000	(\$9,152)	(17.60%)	(\$16,248)	(31.25%)	\$12,995	46.97%	\$13,021	47.11%	\$13,224	47.77%
\$8,000,000	(\$10,535)	(17.71%)	(\$18,645)	(31.33%)	\$14,884	47.07%	\$14,910	47.19%	\$15,113	47.77%
\$9,000,000	(\$11,919)	(17.79%)	(\$21,042)	(31.40%)	\$16,774	47.15%	\$16,799	47.26%	\$17,002	47.77%
\$10,000,000	(\$13,302)	(17.85%)	(\$23,439)	(31.46%)	\$18,663	47.21%	\$18,688	47.31%	\$18,891	47.77%
\$15,000,000	(\$20,219)	(18.05%)	(\$35,425)	(31.62%)	\$28,108	47.40%	\$28,134	47.46%	\$28,337	47.77%
\$20,000,000	(\$27,137)	(18.14%)	(\$47,411)	(31.70%)	\$37,554	47.49%	\$37,580	47.54%	\$37,783	47.77%
\$25,000,000	(\$34,054)	(18.20%)	(\$59,397)	(31.75%)	\$47,000	47.54%	\$47,025	47.58%	\$47,228	47.77%
\$30,000,000	(\$40,971)	(18.24%)	(\$71,382)	(31.78%)	\$56,445	47.58%	\$56,471	47.61%	\$56,674	47.77%
\$35,000,000	(\$47,888)	(18.27%)	(\$83,368)	(31.81%)	\$65,891	47.61%	\$65,917	47.63%	\$66,120	47.77%
\$40,000,000	(\$54,805)	(18.29%)	(\$95,354)	(31.82%)	\$75,337	47.63%	\$75,362	47.65%	\$75,565	47.77%
\$45,000,000	(\$61,723)	(18.31%)	(\$107,340)	(31.84%)	\$84,782	47.64%	\$84,808	47.66%	\$85,011	47.77%
\$50,000,000	(\$68,640)	(18.32%)	(\$119,326)	(31.85%)	\$94,228	47.66%	\$94,254	47.67%	\$94,457	47.77%