

CITY OF BEACON, 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	\$7.78625	\$65,562	\$0	\$65,562	
2026-27	\$5.08707	\$66,873	\$298	\$67,171	2.5%
2027-28	\$5.12377	\$67,507	\$300	\$67,808	0.9%
2028-29	\$4.98076	\$69,164	\$292	\$69,456	2.4%
2029-30	\$5.01035	\$69,803	\$294	\$70,097	0.9%
2030-31	\$4.86685	\$71,499	\$285	\$71,784	2.4%
2031-32	\$4.89551	\$72,143	\$287	\$72,430	0.9%
2032-33	\$4.75735	\$73,879	\$279	\$74,158	2.4%
2033-34	\$4.78514	\$74,528	\$281	\$74,809	0.9%
2034-35	\$4.65197	\$76,305	\$273	\$76,578	2.4%
2035-36	\$4.67893	\$76,961	\$274	\$77,235	0.9%

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	\$17,590,443	\$8,420,218	\$0	\$8,420,218
2026-27	\$14,319,523	\$13,204,330	\$0	\$13,204,330
2027-28	\$14,349,124	\$13,233,931	\$0	\$13,233,931
2028-29	\$15,060,009	\$13,944,816	\$0	\$13,944,816
2029-30	\$15,105,610	\$13,990,417	\$0	\$13,990,417
2030-31	\$15,864,797	\$14,749,604	\$0	\$14,749,604
2031-32	\$15,910,399	\$14,795,206	\$0	\$14,795,206
2032-33	\$16,703,200	\$15,588,007	\$0	\$15,588,007
2033-34	\$16,748,801	\$15,633,608	\$0	\$15,633,608
2034-35	\$17,576,578	\$16,461,385	\$0	\$16,461,385
2035-36	\$17,622,180	\$16,506,987	\$0	\$16,506,987

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	82.75%	-1.76%	80.98%	4.96%	0.00%	3.01%
2026-27	121.70%	-37.10%	84.60%	5.47%	0.00%	1.92%
2027-28	121.87%	-37.24%	84.63%	5.46%	0.00%	1.92%
2028-29	120.71%	-35.54%	85.16%	5.44%	0.00%	1.82%
2029-30	120.73%	-35.52%	85.21%	5.42%	0.00%	1.81%
2030-31	119.50%	-33.77%	85.72%	5.40%	0.00%	1.72%
2031-32	119.53%	-33.76%	85.77%	5.39%	0.00%	1.71%
2032-33	118.36%	-32.12%	86.24%	5.37%	0.00%	1.63%
2033-34	118.39%	-32.11%	86.28%	5.35%	0.00%	1.62%
2034-35	117.29%	-30.57%	86.72%	5.34%	0.00%	1.54%
2035-36	117.32%	-30.56%	86.76%	5.32%	0.00%	1.54%

**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 BEACON, 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	\$8,420,218	\$7.78625	\$65,562
2026-27	\$13,204,330	\$5.08707	\$67,171
2027-28	\$13,233,931	\$5.12377	\$67,808
2028-29	\$13,944,816	\$4.98076	\$69,456
2029-30	\$13,990,417	\$5.01035	\$70,097
2030-31	\$14,749,604	\$4.86685	\$71,784
2031-32	\$14,795,206	\$4.89551	\$72,430
2032-33	\$15,588,007	\$4.75735	\$74,158
2033-34	\$15,633,608	\$4.78514	\$74,809
2034-35	\$16,461,385	\$4.65197	\$76,578
2035-36	\$16,506,987	\$4.67893	\$77,235

CITY OF BEACON, 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	\$8,420,218	\$7.78625	\$65,562
2026-27	\$8,481,397	\$7.78625	\$66,038
2027-28	\$8,658,187	\$7.78625	\$67,415
2028-29	\$8,921,924	\$7.78625	\$69,468
2029-30	\$9,108,042	\$7.78625	\$70,917
2030-31	\$9,386,051	\$7.78625	\$73,082
2031-32	\$9,581,964	\$7.78625	\$74,608
2032-33	\$9,874,985	\$7.78625	\$76,889
2033-34	\$10,081,236	\$7.78625	\$78,495
2034-35	\$10,390,071	\$7.78625	\$80,900
2035-36	\$10,607,175	\$7.78625	\$82,590

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	\$4,722,933	(\$2.69918)	\$1,133
2027-28	\$4,575,744	(\$2.66248)	\$393
2028-29	\$5,022,892	(\$2.80549)	-\$13
2029-30	\$4,882,374	(\$2.77590)	-\$821
2030-31	\$5,363,554	(\$2.91940)	-\$1,298
2031-32	\$5,213,242	(\$2.89074)	-\$2,177
2032-33	\$5,713,021	(\$3.02890)	-\$2,731
2033-34	\$5,552,372	(\$3.00111)	-\$3,686
2034-35	\$6,071,314	(\$3.13428)	-\$4,322
2035-36	\$5,899,811	(\$3.10732)	-\$5,355

CITY OF BEACON, 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	\$185	\$300	\$50,000	\$51,515	\$185	\$251	\$50,000	\$58,947	\$167	\$44	\$143	\$44	\$185	\$287
\$100,000	\$123,480	\$369	\$601	\$100,000	\$103,030	\$369	\$501	\$100,000	\$117,894	\$351	\$330	\$327	\$330	\$369	\$574
\$150,000	\$185,220	\$554	\$901	\$150,000	\$154,545	\$554	\$752	\$150,000	\$176,842	\$536	\$617	\$512	\$617	\$554	\$861
\$200,000	\$246,960	\$904	\$1,202	\$200,000	\$206,060	\$904	\$1,003	\$200,000	\$235,789	\$721	\$904	\$697	\$904	\$739	\$1,148
\$250,000	\$308,700	\$1,255	\$1,502	\$250,000	\$257,575	\$1,255	\$1,254	\$250,000	\$294,736	\$905	\$1,191	\$881	\$1,191	\$923	\$1,434
\$300,000	\$370,440	\$1,605	\$1,803	\$300,000	\$309,090	\$1,605	\$1,504	\$300,000	\$353,683	\$1,090	\$1,478	\$1,066	\$1,478	\$1,108	\$1,721
\$400,000	\$493,920	\$2,306	\$2,404	\$400,000	\$412,120	\$2,306	\$2,006	\$400,000	\$471,578	\$1,459	\$2,052	\$1,435	\$2,052	\$1,477	\$2,295
\$500,000	\$617,400	\$3,007	\$3,005	\$500,000	\$515,151	\$3,007	\$2,507	\$500,000	\$589,472	\$1,829	\$2,626	\$1,805	\$2,626	\$1,847	\$2,869
\$600,000	\$740,880	\$3,707	\$3,606	\$600,000	\$618,181	\$3,707	\$3,009	\$600,000	\$707,366	\$2,198	\$3,199	\$2,174	\$3,199	\$2,216	\$3,443
\$700,000	\$864,360	\$4,408	\$4,207	\$700,000	\$721,211	\$4,408	\$3,510	\$700,000	\$825,261	\$2,567	\$3,773	\$2,543	\$3,773	\$2,585	\$4,016
\$800,000	\$987,840	\$5,109	\$4,808	\$800,000	\$824,241	\$5,109	\$4,011	\$800,000	\$943,155	\$2,937	\$4,347	\$2,913	\$4,347	\$2,955	\$4,590
\$900,000	\$1,111,320	\$5,810	\$5,409	\$900,000	\$927,271	\$5,810	\$4,513	\$900,000	\$1,061,050	\$3,306	\$4,921	\$3,282	\$4,921	\$3,324	\$5,164
\$1,000,000	\$1,234,800	\$6,510	\$6,010	\$1,000,000	\$1,030,301	\$6,510	\$5,014	\$1,000,000	\$1,178,944	\$3,675	\$5,494	\$3,651	\$5,494	\$3,693	\$5,738
\$2,000,000	\$2,469,600	\$13,518	\$12,019	\$2,000,000	\$2,060,602	\$13,518	\$10,029	\$2,000,000	\$2,357,888	\$7,368	\$11,232	\$7,344	\$11,232	\$7,386	\$11,475
\$3,000,000	\$3,704,400	\$20,526	\$18,029	\$3,000,000	\$3,090,903	\$20,526	\$15,043	\$3,000,000	\$3,536,832	\$11,062	\$16,970	\$11,038	\$16,970	\$11,079	\$17,213
\$4,000,000	\$4,939,200	\$27,533	\$24,038	\$4,000,000	\$4,121,204	\$27,533	\$20,057	\$4,000,000	\$4,715,776	\$14,755	\$22,708	\$14,731	\$22,708	\$14,773	\$22,951
\$5,000,000	\$6,174,000	\$34,541	\$30,048	\$5,000,000	\$5,151,505	\$34,541	\$25,072	\$5,000,000	\$5,894,720	\$18,448	\$28,445	\$18,424	\$28,445	\$18,466	\$28,689
\$6,000,000	\$7,408,800	\$41,549	\$36,058	\$6,000,000	\$6,181,806	\$41,549	\$30,086	\$6,000,000	\$7,073,664	\$22,141	\$34,183	\$22,117	\$34,183	\$22,159	\$34,426
\$7,000,000	\$8,643,600	\$48,556	\$42,067	\$7,000,000	\$7,212,107	\$48,556	\$35,100	\$7,000,000	\$8,252,608	\$25,834	\$39,921	\$25,810	\$39,921	\$25,852	\$40,164
\$8,000,000	\$9,878,400	\$55,564	\$48,077	\$8,000,000	\$8,242,408	\$55,564	\$40,115	\$8,000,000	\$9,431,552	\$29,527	\$45,659	\$29,503	\$45,659	\$29,545	\$45,902
\$9,000,000	\$11,113,200	\$62,571	\$54,086	\$9,000,000	\$9,272,709	\$62,571	\$45,129	\$9,000,000	\$10,610,496	\$33,220	\$51,396	\$33,196	\$51,396	\$33,238	\$51,640
\$10,000,000	\$12,348,000	\$69,579	\$60,096	\$10,000,000	\$10,303,010	\$69,579	\$50,143	\$10,000,000	\$11,789,440	\$36,914	\$57,134	\$36,890	\$57,134	\$36,931	\$57,377
\$15,000,000	\$18,522,000	\$104,617	\$90,144	\$15,000,000	\$15,454,515	\$104,617	\$75,215	\$15,000,000	\$17,684,160	\$55,379	\$85,823	\$55,355	\$85,823	\$55,397	\$86,066
\$20,000,000	\$24,696,000	\$139,655	\$120,192	\$20,000,000	\$20,606,020	\$139,655	\$100,286	\$20,000,000	\$23,578,880	\$73,845	\$114,512	\$73,821	\$114,512	\$73,863	\$114,755
\$25,000,000	\$30,870,000	\$174,693	\$150,240	\$25,000,000	\$25,757,525	\$174,693	\$125,358	\$25,000,000	\$29,473,600	\$92,311	\$143,200	\$92,287	\$143,200	\$92,329	\$143,444
\$30,000,000	\$37,044,000	\$209,732	\$180,288	\$30,000,000	\$30,909,030	\$209,732	\$150,430	\$30,000,000	\$35,368,320	\$110,776	\$171,889	\$110,752	\$171,889	\$110,794	\$172,132
\$35,000,000	\$43,218,000	\$244,770	\$210,336	\$35,000,000	\$36,060,535	\$244,770	\$175,501	\$35,000,000	\$41,263,040	\$129,242	\$200,578	\$129,218	\$200,578	\$129,260	\$200,821
\$40,000,000	\$49,392,000	\$279,808	\$240,383	\$40,000,000	\$41,212,040	\$279,808	\$200,573	\$40,000,000	\$47,157,760	\$147,708	\$229,266	\$147,684	\$229,266	\$147,726	\$229,510
\$45,000,000	\$55,566,000	\$314,846	\$270,431	\$45,000,000	\$46,363,545	\$314,846	\$225,644	\$45,000,000	\$53,052,480	\$166,173	\$257,955	\$166,149	\$257,955	\$166,191	\$258,198
\$50,000,000	\$61,740,000	\$349,884	\$300,479	\$50,000,000	\$51,515,050	\$349,884	\$250,716	\$50,000,000	\$58,947,200	\$184,639	\$286,644	\$184,615	\$286,644	\$184,657	\$286,887

CITY OF BEACON, 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	\$116	62.72%	\$66	35.77%	(\$123)	(73.89%)	(\$99)	(69.49%)	\$102	55.36%
\$100,000	\$232	62.72%	\$132	35.77%	(\$21)	(5.97%)	\$3	0.93%	\$204	55.36%
\$150,000	\$347	62.72%	\$198	35.77%	\$81	15.16%	\$105	20.56%	\$307	55.36%
\$200,000	\$298	32.90%	\$99	10.89%	\$183	25.46%	\$207	29.78%	\$409	55.36%
\$250,000	\$248	19.74%	(\$1)	(0.09%)	\$286	31.56%	\$310	35.14%	\$511	55.36%
\$300,000	\$198	12.32%	(\$101)	(6.28%)	\$388	35.59%	\$412	38.64%	\$613	55.36%
\$400,000	\$98	4.25%	(\$300)	(13.02%)	\$592	40.59%	\$616	42.95%	\$818	55.36%
\$500,000	(\$2)	(0.06%)	(\$499)	(16.61%)	\$797	43.58%	\$821	45.49%	\$1,022	55.36%
\$600,000	(\$102)	(2.74%)	(\$699)	(18.85%)	\$1,001	45.56%	\$1,025	47.16%	\$1,227	55.36%
\$700,000	(\$201)	(4.57%)	(\$898)	(20.37%)	\$1,206	46.97%	\$1,230	48.35%	\$1,431	55.36%
\$800,000	(\$301)	(5.90%)	(\$1,097)	(21.48%)	\$1,410	48.02%	\$1,434	49.24%	\$1,636	55.36%
\$900,000	(\$401)	(6.90%)	(\$1,297)	(22.32%)	\$1,615	48.84%	\$1,639	49.93%	\$1,840	55.36%
\$1,000,000	(\$501)	(7.69%)	(\$1,496)	(22.98%)	\$1,819	49.50%	\$1,843	50.48%	\$2,045	55.36%
\$2,000,000	(\$1,499)	(11.09%)	(\$3,489)	(25.81%)	\$3,864	52.44%	\$3,888	52.94%	\$4,089	55.36%
\$3,000,000	(\$2,497)	(12.16%)	(\$5,483)	(26.71%)	\$5,908	53.41%	\$5,932	53.75%	\$6,134	55.36%
\$4,000,000	(\$3,495)	(12.69%)	(\$7,476)	(27.15%)	\$7,953	53.90%	\$7,977	54.15%	\$8,178	55.36%
\$5,000,000	(\$4,493)	(13.01%)	(\$9,469)	(27.41%)	\$9,998	54.19%	\$10,022	54.39%	\$10,223	55.36%
\$6,000,000	(\$5,491)	(13.22%)	(\$11,463)	(27.59%)	\$12,042	54.39%	\$12,066	54.56%	\$12,268	55.36%
\$7,000,000	(\$6,489)	(13.36%)	(\$13,456)	(27.71%)	\$14,087	54.53%	\$14,111	54.67%	\$14,312	55.36%
\$8,000,000	(\$7,487)	(13.47%)	(\$15,449)	(27.80%)	\$16,131	54.63%	\$16,155	54.76%	\$16,357	55.36%
\$9,000,000	(\$8,485)	(13.56%)	(\$17,443)	(27.88%)	\$18,176	54.71%	\$18,200	54.83%	\$18,401	55.36%
\$10,000,000	(\$9,483)	(13.63%)	(\$19,436)	(27.93%)	\$20,221	54.78%	\$20,245	54.88%	\$20,446	55.36%
\$15,000,000	(\$14,473)	(13.83%)	(\$29,402)	(28.10%)	\$30,444	54.97%	\$30,468	55.04%	\$30,669	55.36%
\$20,000,000	(\$19,464)	(13.94%)	(\$39,369)	(28.19%)	\$40,667	55.07%	\$40,691	55.12%	\$40,892	55.36%
\$25,000,000	(\$24,454)	(14.00%)	(\$49,335)	(28.24%)	\$50,890	55.13%	\$50,914	55.17%	\$51,115	55.36%
\$30,000,000	(\$29,444)	(14.04%)	(\$59,302)	(28.28%)	\$61,113	55.17%	\$61,137	55.20%	\$61,338	55.36%
\$35,000,000	(\$34,434)	(14.07%)	(\$69,268)	(28.30%)	\$71,336	55.20%	\$71,360	55.22%	\$71,561	55.36%
\$40,000,000	(\$39,424)	(14.09%)	(\$79,235)	(28.32%)	\$81,559	55.22%	\$81,583	55.24%	\$81,784	55.36%
\$45,000,000	(\$44,414)	(14.11%)	(\$89,201)	(28.33%)	\$91,782	55.23%	\$91,806	55.25%	\$92,007	55.36%
\$50,000,000	(\$49,405)	(14.12%)	(\$99,168)	(28.34%)	\$102,005	55.25%	\$102,029	55.27%	\$102,230	55.36%