

CITY OF BERNARD, 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	\$7.86413	\$27,273	\$0	\$27,273	
2026-27	\$4.21239	\$27,818	\$374	\$28,192	3.4%
2027-28	\$4.26910	\$28,475	\$380	\$28,854	2.3%
2028-29	\$4.16151	\$29,431	\$370	\$29,801	3.3%
2029-30	\$4.21382	\$30,093	\$375	\$30,467	2.2%
2030-31	\$4.10651	\$31,077	\$365	\$31,442	3.2%
2031-32	\$4.15475	\$31,729	\$369	\$32,098	2.1%
2032-33	\$4.04963	\$32,740	\$360	\$33,100	3.1%
2033-34	\$4.09416	\$33,384	\$364	\$33,747	2.0%
2034-35	\$3.99122	\$34,422	\$355	\$34,777	3.1%
2035-36	\$4.03236	\$35,056	\$358	\$35,415	1.8%

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	\$7,583,816	\$3,467,967	\$0	\$3,467,967
2026-27	\$6,931,893	\$6,692,748	\$0	\$6,692,748
2027-28	\$6,998,037	\$6,758,892	\$0	\$6,758,892
2028-29	\$7,400,357	\$7,161,212	\$0	\$7,161,212
2029-30	\$7,469,501	\$7,230,356	\$0	\$7,230,356
2030-31	\$7,895,720	\$7,656,575	\$0	\$7,656,575
2031-32	\$7,964,864	\$7,725,719	\$0	\$7,725,719
2032-33	\$8,412,835	\$8,173,690	\$0	\$8,173,690
2033-34	\$8,481,979	\$8,242,834	\$0	\$8,242,834
2034-35	\$8,952,589	\$8,713,444	\$0	\$8,713,444
2035-36	\$9,021,734	\$8,782,589	\$0	\$8,782,589

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	92.56%	-1.85%	90.71%	8.31%	0.00%	0.98%
2026-27	111.54%	-22.51%	89.03%	10.16%	0.00%	0.51%
2027-28	111.77%	-22.63%	89.14%	10.06%	0.00%	0.50%
2028-29	110.95%	-21.67%	89.28%	9.97%	0.00%	0.48%
2029-30	111.12%	-21.73%	89.38%	9.88%	0.00%	0.47%
2030-31	110.29%	-20.77%	89.52%	9.79%	0.00%	0.44%
2031-32	110.45%	-20.84%	89.61%	9.71%	0.00%	0.44%
2032-33	109.66%	-19.93%	89.73%	9.63%	0.00%	0.42%
2033-34	109.82%	-20.00%	89.82%	9.55%	0.00%	0.41%
2034-35	109.07%	-19.14%	89.93%	9.49%	0.00%	0.39%
2035-36	109.22%	-19.22%	90.00%	9.41%	0.00%	0.39%

**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 BERNARD, 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	\$3,467,967	\$7.86413	\$27,273
2026-27	\$6,692,748	\$4.21239	\$28,192
2027-28	\$6,758,892	\$4.26910	\$28,854
2028-29	\$7,161,212	\$4.16151	\$29,801
2029-30	\$7,230,356	\$4.21382	\$30,467
2030-31	\$7,656,575	\$4.10651	\$31,442
2031-32	\$7,725,719	\$4.15475	\$32,098
2032-33	\$8,173,690	\$4.04963	\$33,100
2033-34	\$8,242,834	\$4.09416	\$33,747
2034-35	\$8,713,444	\$3.99122	\$34,777
2035-36	\$8,782,589	\$4.03236	\$35,415

## CITY OF BERNARD, 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	\$3,467,967	\$7.86413	\$27,273
2026-27	\$3,533,695	\$7.86413	\$27,789
2027-28	\$3,643,171	\$7.78627	\$28,367
2028-29	\$3,798,864	\$7.78627	\$29,579
2029-30	\$3,914,191	\$7.78627	\$30,477
2030-31	\$4,078,800	\$7.78627	\$31,759
2031-32	\$4,200,273	\$7.78627	\$32,704
2032-33	\$4,374,268	\$7.78627	\$34,059
2033-34	\$4,502,226	\$7.78627	\$35,056
2034-35	\$4,686,110	\$7.78627	\$36,487
2035-36	\$4,820,880	\$7.78627	\$37,537

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	\$3,159,053	(\$3.65174)	\$403
2027-28	\$3,115,721	(\$3.51717)	\$488
2028-29	\$3,362,347	(\$3.62476)	\$222
2029-30	\$3,316,165	(\$3.57245)	-\$10
2030-31	\$3,577,775	(\$3.67976)	-\$317
2031-32	\$3,525,446	(\$3.63152)	-\$606
2032-33	\$3,799,421	(\$3.73664)	-\$959
2033-34	\$3,740,608	(\$3.69211)	-\$1,308
2034-35	\$4,027,334	(\$3.79505)	-\$1,710
2035-36	\$3,961,709	(\$3.75391)	-\$2,122

CITY OF BERNARD, 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	\$254	\$50,000	\$51,515	\$187	\$212	\$50,000	\$58,947	\$168	\$37	\$144	\$37	\$187	\$242
\$100,000	\$123,480	\$373	\$507	\$100,000	\$103,030	\$373	\$423	\$100,000	\$117,894	\$355	\$279	\$331	\$279	\$373	\$484
\$150,000	\$185,220	\$560	\$761	\$150,000	\$154,545	\$560	\$635	\$150,000	\$176,842	\$541	\$521	\$517	\$521	\$560	\$726
\$200,000	\$246,960	\$913	\$1,014	\$200,000	\$206,060	\$913	\$846	\$200,000	\$235,789	\$728	\$763	\$704	\$763	\$746	\$968
\$250,000	\$308,700	\$1,267	\$1,268	\$250,000	\$257,575	\$1,267	\$1,058	\$250,000	\$294,736	\$914	\$1,005	\$890	\$1,005	\$933	\$1,210
\$300,000	\$370,440	\$1,621	\$1,521	\$300,000	\$309,090	\$1,621	\$1,269	\$300,000	\$353,683	\$1,101	\$1,247	\$1,077	\$1,247	\$1,119	\$1,452
\$400,000	\$493,920	\$2,329	\$2,028	\$400,000	\$412,120	\$2,329	\$1,692	\$400,000	\$471,578	\$1,474	\$1,731	\$1,450	\$1,731	\$1,492	\$1,937
\$500,000	\$617,400	\$3,037	\$2,535	\$500,000	\$515,151	\$3,037	\$2,115	\$500,000	\$589,472	\$1,847	\$2,215	\$1,823	\$2,215	\$1,865	\$2,421
\$600,000	\$740,880	\$3,744	\$3,042	\$600,000	\$618,181	\$3,744	\$2,539	\$600,000	\$707,366	\$2,220	\$2,699	\$2,196	\$2,699	\$2,238	\$2,905
\$700,000	\$864,360	\$4,452	\$3,550	\$700,000	\$721,211	\$4,452	\$2,962	\$700,000	\$825,261	\$2,593	\$3,184	\$2,569	\$3,184	\$2,611	\$3,389
\$800,000	\$987,840	\$5,160	\$4,057	\$800,000	\$824,241	\$5,160	\$3,385	\$800,000	\$943,155	\$2,966	\$3,668	\$2,942	\$3,668	\$2,984	\$3,873
\$900,000	\$1,111,320	\$5,868	\$4,564	\$900,000	\$927,271	\$5,868	\$3,808	\$900,000	\$1,061,050	\$3,339	\$4,152	\$3,315	\$4,152	\$3,357	\$4,357
\$1,000,000	\$1,234,800	\$6,576	\$5,071	\$1,000,000	\$1,030,301	\$6,576	\$4,231	\$1,000,000	\$1,178,944	\$3,712	\$4,636	\$3,688	\$4,636	\$3,730	\$4,841
\$2,000,000	\$2,469,600	\$13,653	\$10,141	\$2,000,000	\$2,060,602	\$13,653	\$8,462	\$2,000,000	\$2,357,888	\$7,442	\$9,477	\$7,418	\$9,477	\$7,460	\$9,683
\$3,000,000	\$3,704,400	\$20,731	\$15,212	\$3,000,000	\$3,090,903	\$20,731	\$12,693	\$3,000,000	\$3,536,832	\$11,172	\$14,319	\$11,148	\$14,319	\$11,190	\$14,524
\$4,000,000	\$4,939,200	\$27,809	\$20,283	\$4,000,000	\$4,121,204	\$27,809	\$16,924	\$4,000,000	\$4,715,776	\$14,902	\$19,160	\$14,878	\$19,160	\$14,920	\$19,365
\$5,000,000	\$6,174,000	\$34,886	\$25,354	\$5,000,000	\$5,151,505	\$34,886	\$21,155	\$5,000,000	\$5,894,720	\$18,632	\$24,001	\$18,608	\$24,001	\$18,650	\$24,207
\$6,000,000	\$7,408,800	\$41,964	\$30,424	\$6,000,000	\$6,181,806	\$41,964	\$25,386	\$6,000,000	\$7,073,664	\$22,362	\$28,843	\$22,338	\$28,843	\$22,380	\$29,048
\$7,000,000	\$8,643,600	\$49,042	\$35,495	\$7,000,000	\$7,212,107	\$49,042	\$29,617	\$7,000,000	\$8,252,608	\$26,092	\$33,684	\$26,068	\$33,684	\$26,111	\$33,889
\$8,000,000	\$9,878,400	\$56,120	\$40,566	\$8,000,000	\$8,242,408	\$56,120	\$33,848	\$8,000,000	\$9,431,552	\$29,823	\$38,525	\$29,798	\$38,525	\$29,841	\$38,731
\$9,000,000	\$11,113,200	\$63,197	\$45,636	\$9,000,000	\$9,272,709	\$63,197	\$38,078	\$9,000,000	\$10,610,496	\$33,553	\$43,367	\$33,528	\$43,367	\$33,571	\$43,572
\$10,000,000	\$12,348,000	\$70,275	\$50,707	\$10,000,000	\$10,303,010	\$70,275	\$42,309	\$10,000,000	\$11,789,440	\$37,283	\$48,208	\$37,258	\$48,208	\$37,301	\$48,413
\$15,000,000	\$18,522,000	\$105,664	\$76,061	\$15,000,000	\$15,454,515	\$105,664	\$63,464	\$15,000,000	\$17,684,160	\$55,933	\$72,415	\$55,909	\$72,415	\$55,951	\$72,620
\$20,000,000	\$24,696,000	\$141,052	\$101,414	\$20,000,000	\$20,606,020	\$141,052	\$84,619	\$20,000,000	\$23,578,880	\$74,584	\$96,622	\$74,559	\$96,622	\$74,602	\$96,827
\$25,000,000	\$30,870,000	\$176,441	\$126,768	\$25,000,000	\$25,757,525	\$176,441	\$105,774	\$25,000,000	\$29,473,600	\$93,234	\$120,828	\$93,210	\$120,828	\$93,252	\$121,034
\$30,000,000	\$37,044,000	\$211,829	\$152,122	\$30,000,000	\$30,909,030	\$211,829	\$126,928	\$30,000,000	\$35,368,320	\$111,884	\$145,035	\$111,860	\$145,035	\$111,902	\$145,240
\$35,000,000	\$43,218,000	\$247,218	\$177,475	\$35,000,000	\$36,060,535	\$247,218	\$148,083	\$35,000,000	\$41,263,040	\$130,535	\$169,242	\$130,511	\$169,242	\$130,553	\$169,447
\$40,000,000	\$49,392,000	\$282,607	\$202,829	\$40,000,000	\$41,212,040	\$282,607	\$169,238	\$40,000,000	\$47,157,760	\$149,185	\$193,448	\$149,161	\$193,448	\$149,203	\$193,654
\$45,000,000	\$55,566,000	\$317,995	\$228,182	\$45,000,000	\$46,363,545	\$317,995	\$190,392	\$45,000,000	\$53,052,480	\$167,836	\$217,655	\$167,811	\$217,655	\$167,854	\$217,861
\$50,000,000	\$61,740,000	\$353,384	\$253,536	\$50,000,000	\$51,515,050	\$353,384	\$211,547	\$50,000,000	\$58,947,200	\$186,486	\$241,862	\$186,462	\$241,862	\$186,504	\$242,067

CITY OF           BERNARD, 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	\$67	35.94%	\$25	13.43%	(\$132)	(78.18%)	(\$107)	(74.51%)	\$56	29.79%
\$100,000	\$134	35.94%	\$50	13.43%	(\$76)	(21.44%)	(\$52)	(15.68%)	\$111	29.79%
\$150,000	\$201	35.94%	\$75	13.43%	(\$21)	(3.79%)	\$4	0.72%	\$167	29.79%
\$200,000	\$101	11.03%	(\$67)	(7.36%)	\$35	4.81%	\$59	8.42%	\$222	29.79%
\$250,000	\$0	0.03%	(\$210)	(16.54%)	\$91	9.91%	\$115	12.90%	\$278	29.79%
\$300,000	(\$100)	(6.17%)	(\$352)	(21.71%)	\$146	13.27%	\$170	15.83%	\$333	29.79%
\$400,000	(\$301)	(12.91%)	(\$637)	(27.33%)	\$257	17.45%	\$282	19.42%	\$445	29.79%
\$500,000	(\$501)	(16.51%)	(\$921)	(30.34%)	\$368	19.95%	\$393	21.54%	\$556	29.79%
\$600,000	(\$702)	(18.75%)	(\$1,206)	(32.21%)	\$480	21.60%	\$504	22.94%	\$667	29.79%
\$700,000	(\$903)	(20.28%)	(\$1,491)	(33.48%)	\$591	22.78%	\$615	23.94%	\$778	29.79%
\$800,000	(\$1,103)	(21.38%)	(\$1,775)	(34.40%)	\$702	23.66%	\$726	24.68%	\$889	29.79%
\$900,000	(\$1,304)	(22.23%)	(\$2,060)	(35.11%)	\$813	24.35%	\$837	25.26%	\$1,000	29.79%
\$1,000,000	(\$1,505)	(22.89%)	(\$2,345)	(35.66%)	\$924	24.89%	\$948	25.71%	\$1,111	29.79%
\$2,000,000	(\$3,512)	(25.72%)	(\$5,191)	(38.02%)	\$2,035	27.35%	\$2,060	27.76%	\$2,223	29.79%
\$3,000,000	(\$5,519)	(26.62%)	(\$8,038)	(38.77%)	\$3,147	28.16%	\$3,171	28.44%	\$3,334	29.79%
\$4,000,000	(\$7,526)	(27.06%)	(\$10,885)	(39.14%)	\$4,258	28.57%	\$4,282	28.78%	\$4,445	29.79%
\$5,000,000	(\$9,533)	(27.33%)	(\$13,732)	(39.36%)	\$5,369	28.82%	\$5,393	28.98%	\$5,556	29.79%
\$6,000,000	(\$11,540)	(27.50%)	(\$16,579)	(39.51%)	\$6,480	28.98%	\$6,505	29.12%	\$6,668	29.79%
\$7,000,000	(\$13,547)	(27.62%)	(\$19,425)	(39.61%)	\$7,592	29.09%	\$7,616	29.22%	\$7,779	29.79%
\$8,000,000	(\$15,554)	(27.72%)	(\$22,272)	(39.69%)	\$8,703	29.18%	\$8,727	29.29%	\$8,890	29.79%
\$9,000,000	(\$17,561)	(27.79%)	(\$25,119)	(39.75%)	\$9,814	29.25%	\$9,838	29.34%	\$10,001	29.79%
\$10,000,000	(\$19,568)	(27.84%)	(\$27,966)	(39.79%)	\$10,925	29.30%	\$10,950	29.39%	\$11,113	29.79%
\$15,000,000	(\$29,603)	(28.02%)	(\$42,199)	(39.94%)	\$16,482	29.47%	\$16,506	29.52%	\$16,669	29.79%
\$20,000,000	(\$39,638)	(28.10%)	(\$56,433)	(40.01%)	\$22,038	29.55%	\$22,062	29.59%	\$22,225	29.79%
\$25,000,000	(\$49,673)	(28.15%)	(\$70,667)	(40.05%)	\$27,594	29.60%	\$27,619	29.63%	\$27,782	29.79%
\$30,000,000	(\$59,708)	(28.19%)	(\$84,901)	(40.08%)	\$33,151	29.63%	\$33,175	29.66%	\$33,338	29.79%
\$35,000,000	(\$69,743)	(28.21%)	(\$99,135)	(40.10%)	\$38,707	29.65%	\$38,731	29.68%	\$38,894	29.79%
\$40,000,000	(\$79,778)	(28.23%)	(\$113,369)	(40.12%)	\$44,263	29.67%	\$44,288	29.69%	\$44,451	29.79%
\$45,000,000	(\$89,813)	(28.24%)	(\$127,603)	(40.13%)	\$49,820	29.68%	\$49,844	29.70%	\$50,007	29.79%
\$50,000,000	(\$99,848)	(28.25%)	(\$141,837)	(40.14%)	\$55,376	29.69%	\$55,400	29.71%	\$55,563	29.79%