

CITY OF BEAMAN, 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	\$8.50500	\$73,127	\$0	\$73,127	
2026-27	\$6.07703	\$74,590	\$26	\$74,616	2.0%
2027-28	\$6.11087	\$74,989	\$26	\$75,015	0.5%
2028-29	\$5.96772	\$76,515	\$25	\$76,541	2.0%
2029-30	\$5.99800	\$76,923	\$26	\$76,949	0.5%
2030-31	\$5.85534	\$78,488	\$25	\$78,513	2.0%
2031-32	\$5.88503	\$78,905	\$25	\$78,931	0.5%
2032-33	\$5.74569	\$80,509	\$25	\$80,534	2.0%
2033-34	\$5.77481	\$80,936	\$25	\$80,961	0.5%
2034-35	\$5.63867	\$82,580	\$24	\$82,604	2.0%
2035-36	\$5.66723	\$83,017	\$24	\$83,042	0.5%

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	\$14,277,592	\$8,598,142	\$0	\$8,598,142
2026-27	\$12,852,297	\$12,278,323	\$0	\$12,278,323
2027-28	\$12,849,618	\$12,275,644	\$0	\$12,275,644
2028-29	\$13,399,744	\$12,825,770	\$0	\$12,825,770
2029-30	\$13,403,065	\$12,829,091	\$0	\$12,829,091
2030-31	\$13,982,749	\$13,408,775	\$0	\$13,408,775
2031-32	\$13,986,070	\$13,412,096	\$0	\$13,412,096
2032-33	\$14,590,339	\$14,016,365	\$0	\$14,016,365
2033-34	\$14,593,660	\$14,019,686	\$0	\$14,019,686
2034-35	\$15,223,589	\$14,649,615	\$0	\$14,649,615
2035-36	\$15,226,910	\$14,652,936	\$0	\$14,652,936

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	42.84%	-0.88%	41.96%	31.17%	25.78%	1.09%
2026-27	68.98%	-21.45%	47.52%	30.62%	21.08%	0.76%
2027-28	69.03%	-21.51%	47.51%	30.63%	21.09%	0.76%
2028-29	68.74%	-20.64%	48.10%	30.78%	20.39%	0.73%
2029-30	68.76%	-20.65%	48.11%	30.77%	20.38%	0.73%
2030-31	68.45%	-19.76%	48.69%	30.91%	19.69%	0.70%
2031-32	68.46%	-19.76%	48.70%	30.91%	19.69%	0.70%
2032-33	68.16%	-18.92%	49.24%	31.05%	19.03%	0.67%
2033-34	68.18%	-18.92%	49.26%	31.04%	19.02%	0.67%
2034-35	67.88%	-18.11%	49.77%	31.20%	18.39%	0.64%
2035-36	67.90%	-18.11%	49.78%	31.19%	18.38%	0.64%

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 BEAMAN, 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	\$8,598,142	\$8.50500	\$73,127
2026-27	\$12,278,323	\$6.07703	\$74,616
2027-28	\$12,275,644	\$6.11087	\$75,015
2028-29	\$12,825,770	\$5.96772	\$76,541
2029-30	\$12,829,091	\$5.99800	\$76,949
2030-31	\$13,408,775	\$5.85534	\$78,513
2031-32	\$13,412,096	\$5.88503	\$78,931
2032-33	\$14,016,365	\$5.74569	\$80,534
2033-34	\$14,019,686	\$5.77481	\$80,961
2034-35	\$14,649,615	\$5.63867	\$82,604
2035-36	\$14,652,936	\$5.66723	\$83,042

CITY OF BEAMAN, 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	\$8,598,142	\$8.50500	\$73,127
2026-27	\$8,935,226	\$8.42079	\$75,242
2027-28	\$9,016,584	\$8.42079	\$75,927
2028-29	\$9,303,671	\$8.10000	\$75,360
2029-30	\$9,389,292	\$8.10000	\$76,053
2030-31	\$9,690,138	\$8.10000	\$78,490
2031-32	\$9,780,231	\$8.10000	\$79,220
2032-33	\$10,095,526	\$8.10000	\$81,774
2033-34	\$10,190,340	\$8.10000	\$82,542
2034-35	\$10,520,818	\$8.10000	\$85,219
2035-36	\$10,620,588	\$8.10000	\$86,027

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	\$3,343,097	(\$2.34376)	-\$626
2027-28	\$3,259,059	(\$2.30992)	-\$912
2028-29	\$3,522,099	(\$2.13228)	\$1,181
2029-30	\$3,439,800	(\$2.10200)	\$896
2030-31	\$3,718,636	(\$2.24466)	\$23
2031-32	\$3,631,865	(\$2.21497)	-\$289
2032-33	\$3,920,839	(\$2.35431)	-\$1,240
2033-34	\$3,829,346	(\$2.32519)	-\$1,581
2034-35	\$4,128,797	(\$2.46133)	-\$2,614
2035-36	\$4,032,348	(\$2.43277)	-\$2,985

CITY OF BEAMAN, 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	\$202	\$362	\$50,000	\$51,515	\$202	\$302	\$50,000	\$58,947	\$182	\$52	\$156	\$52	\$202	\$345
\$100,000	\$123,480	\$403	\$723	\$100,000	\$103,030	\$403	\$603	\$100,000	\$117,894	\$384	\$398	\$358	\$398	\$403	\$690
\$150,000	\$185,220	\$605	\$1,085	\$150,000	\$154,545	\$605	\$905	\$150,000	\$176,842	\$586	\$743	\$559	\$743	\$605	\$1,035
\$200,000	\$246,960	\$988	\$1,446	\$200,000	\$206,060	\$988	\$1,207	\$200,000	\$235,789	\$787	\$1,088	\$761	\$1,088	\$807	\$1,381
\$250,000	\$308,700	\$1,371	\$1,808	\$250,000	\$257,575	\$1,371	\$1,508	\$250,000	\$294,736	\$989	\$1,433	\$963	\$1,433	\$1,009	\$1,726
\$300,000	\$370,440	\$1,753	\$2,169	\$300,000	\$309,090	\$1,753	\$1,810	\$300,000	\$353,683	\$1,191	\$1,778	\$1,164	\$1,778	\$1,210	\$2,071
\$400,000	\$493,920	\$2,519	\$2,892	\$400,000	\$412,120	\$2,519	\$2,413	\$400,000	\$471,578	\$1,594	\$2,468	\$1,568	\$2,468	\$1,614	\$2,761
\$500,000	\$617,400	\$3,284	\$3,615	\$500,000	\$515,151	\$3,284	\$3,016	\$500,000	\$589,472	\$1,997	\$3,159	\$1,971	\$3,159	\$2,017	\$3,452
\$600,000	\$740,880	\$4,050	\$4,338	\$600,000	\$618,181	\$4,050	\$3,620	\$600,000	\$707,366	\$2,401	\$3,849	\$2,375	\$3,849	\$2,420	\$4,142
\$700,000	\$864,360	\$4,815	\$5,061	\$700,000	\$721,211	\$4,815	\$4,223	\$700,000	\$825,261	\$2,804	\$4,539	\$2,778	\$4,539	\$2,824	\$4,832
\$800,000	\$987,840	\$5,581	\$5,784	\$800,000	\$824,241	\$5,581	\$4,826	\$800,000	\$943,155	\$3,208	\$5,230	\$3,181	\$5,230	\$3,227	\$5,522
\$900,000	\$1,111,320	\$6,346	\$6,507	\$900,000	\$927,271	\$6,346	\$5,429	\$900,000	\$1,061,050	\$3,611	\$5,920	\$3,585	\$5,920	\$3,631	\$6,213
\$1,000,000	\$1,234,800	\$7,111	\$7,230	\$1,000,000	\$1,030,301	\$7,111	\$6,033	\$1,000,000	\$1,178,944	\$4,014	\$6,610	\$3,988	\$6,610	\$4,034	\$6,903
\$2,000,000	\$2,469,600	\$14,766	\$14,460	\$2,000,000	\$2,060,602	\$14,766	\$12,066	\$2,000,000	\$2,357,888	\$8,049	\$13,513	\$8,022	\$13,513	\$8,068	\$13,806
\$3,000,000	\$3,704,400	\$22,420	\$21,691	\$3,000,000	\$3,090,903	\$22,420	\$18,098	\$3,000,000	\$3,536,832	\$12,083	\$20,417	\$12,056	\$20,417	\$12,102	\$20,709
\$4,000,000	\$4,939,200	\$30,075	\$28,921	\$4,000,000	\$4,121,204	\$30,075	\$24,131	\$4,000,000	\$4,715,776	\$16,117	\$27,320	\$16,090	\$27,320	\$16,136	\$27,612
\$5,000,000	\$6,174,000	\$37,729	\$36,151	\$5,000,000	\$5,151,505	\$37,729	\$30,164	\$5,000,000	\$5,894,720	\$20,151	\$34,223	\$20,125	\$34,223	\$20,170	\$34,516
\$6,000,000	\$7,408,800	\$45,384	\$43,381	\$6,000,000	\$6,181,806	\$45,384	\$36,197	\$6,000,000	\$7,073,664	\$24,185	\$41,126	\$24,159	\$41,126	\$24,204	\$41,419
\$7,000,000	\$8,643,600	\$53,038	\$50,611	\$7,000,000	\$7,212,107	\$53,038	\$42,229	\$7,000,000	\$8,252,608	\$28,219	\$48,029	\$28,193	\$48,029	\$28,238	\$48,322
\$8,000,000	\$9,878,400	\$60,693	\$57,841	\$8,000,000	\$8,242,408	\$60,693	\$48,262	\$8,000,000	\$9,431,552	\$32,253	\$54,932	\$32,227	\$54,932	\$32,272	\$55,225
\$9,000,000	\$11,113,200	\$68,347	\$65,072	\$9,000,000	\$9,272,709	\$68,347	\$54,295	\$9,000,000	\$10,610,496	\$36,287	\$61,835	\$36,261	\$61,835	\$36,307	\$62,128
\$10,000,000	\$12,348,000	\$76,002	\$72,302	\$10,000,000	\$10,303,010	\$76,002	\$60,328	\$10,000,000	\$11,789,440	\$40,321	\$68,738	\$40,295	\$68,738	\$40,341	\$69,031
\$15,000,000	\$18,522,000	\$114,274	\$108,453	\$15,000,000	\$15,454,515	\$114,274	\$90,491	\$15,000,000	\$17,684,160	\$60,491	\$103,254	\$60,465	\$103,254	\$60,511	\$103,547
\$20,000,000	\$24,696,000	\$152,547	\$144,603	\$20,000,000	\$20,606,020	\$152,547	\$120,655	\$20,000,000	\$23,578,880	\$80,662	\$137,770	\$80,635	\$137,770	\$80,681	\$138,062
\$25,000,000	\$30,870,000	\$190,819	\$180,754	\$25,000,000	\$25,757,525	\$190,819	\$150,819	\$25,000,000	\$29,473,600	\$100,832	\$172,285	\$100,806	\$172,285	\$100,851	\$172,578
\$30,000,000	\$37,044,000	\$229,092	\$216,905	\$30,000,000	\$30,909,030	\$229,092	\$180,983	\$30,000,000	\$35,368,320	\$121,002	\$206,801	\$120,976	\$206,801	\$121,022	\$207,094
\$35,000,000	\$43,218,000	\$267,364	\$253,056	\$35,000,000	\$36,060,535	\$267,364	\$211,147	\$35,000,000	\$41,263,040	\$141,172	\$241,316	\$141,146	\$241,316	\$141,192	\$241,609
\$40,000,000	\$49,392,000	\$305,637	\$289,207	\$40,000,000	\$41,212,040	\$305,637	\$241,311	\$40,000,000	\$47,157,760	\$161,343	\$275,832	\$161,317	\$275,832	\$161,362	\$276,125
\$45,000,000	\$55,566,000	\$343,909	\$325,358	\$45,000,000	\$46,363,545	\$343,909	\$271,474	\$45,000,000	\$53,052,480	\$181,513	\$310,348	\$181,487	\$310,348	\$181,533	\$310,640
\$50,000,000	\$61,740,000	\$382,182	\$361,509	\$50,000,000	\$51,515,050	\$382,182	\$301,638	\$50,000,000	\$58,947,200	\$201,683	\$344,863	\$201,657	\$344,863	\$201,703	\$345,156

CITY OF BEAMAN, 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	\$160	79.23%	\$100	49.55%	(\$130)	(71.24%)	(\$104)	(66.40%)	\$143	71.12%
\$100,000	\$320	79.23%	\$200	49.55%	\$14	3.57%	\$40	11.16%	\$287	71.12%
\$150,000	\$479	79.23%	\$300	49.55%	\$157	26.84%	\$183	32.79%	\$430	71.12%
\$200,000	\$458	46.38%	\$219	22.14%	\$301	38.19%	\$327	42.95%	\$574	71.12%
\$250,000	\$437	31.88%	\$138	10.04%	\$444	44.90%	\$470	48.85%	\$717	71.12%
\$300,000	\$416	23.71%	\$57	3.23%	\$588	49.34%	\$614	52.71%	\$861	71.12%
\$400,000	\$373	14.82%	(\$106)	(4.19%)	\$874	54.86%	\$901	57.45%	\$1,148	71.12%
\$500,000	\$331	10.08%	(\$268)	(8.15%)	\$1,161	58.14%	\$1,188	60.24%	\$1,435	71.12%
\$600,000	\$288	7.12%	(\$430)	(10.62%)	\$1,448	60.32%	\$1,474	62.09%	\$1,721	71.12%
\$700,000	\$246	5.11%	(\$592)	(12.30%)	\$1,735	61.87%	\$1,761	63.40%	\$2,008	71.12%
\$800,000	\$204	3.65%	(\$754)	(13.52%)	\$2,022	63.04%	\$2,048	64.38%	\$2,295	71.12%
\$900,000	\$161	2.54%	(\$916)	(14.44%)	\$2,309	63.94%	\$2,335	65.14%	\$2,582	71.12%
\$1,000,000	\$119	1.67%	(\$1,079)	(15.17%)	\$2,596	64.66%	\$2,622	65.74%	\$2,869	71.12%
\$2,000,000	(\$306)	(2.07%)	(\$2,700)	(18.29%)	\$5,465	67.90%	\$5,491	68.45%	\$5,738	71.12%
\$3,000,000	(\$730)	(3.26%)	(\$4,322)	(19.28%)	\$8,334	68.98%	\$8,360	69.34%	\$8,607	71.12%
\$4,000,000	(\$1,154)	(3.84%)	(\$5,944)	(19.76%)	\$11,203	69.51%	\$11,229	69.79%	\$11,476	71.12%
\$5,000,000	(\$1,579)	(4.18%)	(\$7,566)	(20.05%)	\$14,072	69.83%	\$14,098	70.06%	\$14,345	71.12%
\$6,000,000	(\$2,003)	(4.41%)	(\$9,187)	(20.24%)	\$16,941	70.05%	\$16,967	70.23%	\$17,214	71.12%
\$7,000,000	(\$2,427)	(4.58%)	(\$10,809)	(20.38%)	\$19,810	70.20%	\$19,836	70.36%	\$20,083	71.12%
\$8,000,000	(\$2,852)	(4.70%)	(\$12,431)	(20.48%)	\$22,679	70.32%	\$22,706	70.46%	\$22,952	71.12%
\$9,000,000	(\$3,276)	(4.79%)	(\$14,053)	(20.56%)	\$25,548	70.41%	\$25,575	70.53%	\$25,822	71.12%
\$10,000,000	(\$3,700)	(4.87%)	(\$15,674)	(20.62%)	\$28,417	70.48%	\$28,444	70.59%	\$28,691	71.12%
\$15,000,000	(\$5,822)	(5.09%)	(\$23,783)	(20.81%)	\$42,763	70.69%	\$42,789	70.77%	\$43,036	71.12%
\$20,000,000	(\$7,943)	(5.21%)	(\$31,892)	(20.91%)	\$57,108	70.80%	\$57,134	70.86%	\$57,381	71.12%
\$25,000,000	(\$10,065)	(5.27%)	(\$40,000)	(20.96%)	\$71,453	70.86%	\$71,480	70.91%	\$71,727	71.12%
\$30,000,000	(\$12,187)	(5.32%)	(\$48,109)	(21.00%)	\$85,799	70.91%	\$85,825	70.94%	\$86,072	71.12%
\$35,000,000	(\$14,308)	(5.35%)	(\$56,218)	(21.03%)	\$100,144	70.94%	\$100,170	70.97%	\$100,417	71.12%
\$40,000,000	(\$16,430)	(5.38%)	(\$64,326)	(21.05%)	\$114,489	70.96%	\$114,515	70.99%	\$114,762	71.12%
\$45,000,000	(\$18,552)	(5.39%)	(\$72,435)	(21.06%)	\$128,835	70.98%	\$128,861	71.00%	\$129,108	71.12%
\$50,000,000	(\$20,673)	(5.41%)	(\$80,544)	(21.07%)	\$143,180	70.99%	\$143,206	71.01%	\$143,453	71.12%