

CITY OF CASEY, 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	\$8.33824	\$85,974	\$0	\$85,974	
2026-27	\$5.57471	\$87,693	\$254	\$87,948	2.3%
2027-28	\$5.61482	\$88,387	\$256	\$88,644	0.8%
2028-29	\$5.43681	\$90,417	\$248	\$90,665	2.3%
2029-30	\$5.46740	\$91,118	\$250	\$91,368	0.8%
2030-31	\$5.28939	\$93,195	\$241	\$93,437	2.3%
2031-32	\$5.31896	\$93,904	\$243	\$94,147	0.8%
2032-33	\$5.14884	\$96,030	\$235	\$96,265	2.2%
2033-34	\$5.17746	\$96,746	\$236	\$96,982	0.7%
2034-35	\$5.01465	\$98,922	\$229	\$99,151	2.2%
2035-36	\$5.04237	\$99,647	\$230	\$99,877	0.7%

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	\$21,961,923	\$10,310,776	\$239,519	\$10,550,295
2026-27	\$18,423,606	\$15,776,187	\$270,363	\$16,046,551
2027-28	\$18,435,928	\$15,787,459	\$271,414	\$16,058,873
2028-29	\$19,339,155	\$16,676,116	\$285,983	\$16,962,100
2029-30	\$19,375,477	\$16,711,388	\$287,034	\$16,998,422
2030-31	\$20,344,371	\$17,664,932	\$302,385	\$17,967,316
2031-32	\$20,380,694	\$17,700,203	\$303,436	\$18,003,639
2032-33	\$21,393,037	\$18,696,376	\$319,606	\$19,015,982
2033-34	\$21,429,359	\$18,731,647	\$320,657	\$19,052,304
2034-35	\$22,487,010	\$19,772,266	\$337,688	\$20,109,955
2035-36	\$22,523,332	\$19,807,538	\$338,739	\$20,146,277

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	67.81%	-2.45%	65.36%	28.61%	0.00%	4.11%
2026-27	102.75%	-35.58%	67.17%	28.61%	0.00%	2.70%
2027-28	102.96%	-35.77%	67.19%	28.58%	0.00%	2.70%
2028-29	101.65%	-34.06%	67.59%	28.42%	0.00%	2.56%
2029-30	101.71%	-34.05%	67.66%	28.35%	0.00%	2.55%
2030-31	100.34%	-32.27%	68.07%	28.17%	0.00%	2.41%
2031-32	100.39%	-32.26%	68.13%	28.11%	0.00%	2.41%
2032-33	99.10%	-30.59%	68.50%	27.94%	0.00%	2.28%
2033-34	99.15%	-30.59%	68.56%	27.89%	0.00%	2.28%
2034-35	97.93%	-29.03%	68.90%	27.75%	0.00%	2.16%
2035-36	97.98%	-29.03%	68.96%	27.70%	0.00%	2.15%

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 CASEY, 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	\$10,310,776	\$8.33824	\$85,974
2026-27	\$15,776,187	\$5.57471	\$87,948
2027-28	\$15,787,459	\$5.61482	\$88,644
2028-29	\$16,676,116	\$5.43681	\$90,665
2029-30	\$16,711,388	\$5.46740	\$91,368
2030-31	\$17,664,932	\$5.28939	\$93,437
2031-32	\$17,700,203	\$5.31896	\$94,147
2032-33	\$18,696,376	\$5.14884	\$96,265
2033-34	\$18,731,647	\$5.17746	\$96,982
2034-35	\$19,772,266	\$5.01465	\$99,151
2035-36	\$19,807,538	\$5.04237	\$99,877

CITY OF CASEY, 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	\$10,310,776	\$8.33824	\$85,974
2026-27	\$10,649,470	\$8.25568	\$87,919
2027-28	\$10,822,788	\$8.25568	\$89,349
2028-29	\$11,217,771	\$8.10000	\$90,864
2029-30	\$11,401,380	\$8.10000	\$92,351
2030-31	\$11,817,036	\$8.10000	\$95,718
2031-32	\$12,010,345	\$8.10000	\$97,284
2032-33	\$12,447,734	\$8.10000	\$100,827
2033-34	\$12,651,283	\$8.10000	\$102,475
2034-35	\$13,111,540	\$8.10000	\$106,203
2035-36	\$13,325,839	\$8.10000	\$107,939

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	\$5,126,717	(\$2.68097)	\$29
2027-28	\$4,964,671	(\$2.64086)	-\$706
2028-29	\$5,458,345	(\$2.66319)	-\$199
2029-30	\$5,310,008	(\$2.63260)	-\$983
2030-31	\$5,847,896	(\$2.81061)	-\$2,281
2031-32	\$5,689,858	(\$2.78104)	-\$3,137
2032-33	\$6,248,642	(\$2.95116)	-\$4,562
2033-34	\$6,080,364	(\$2.92254)	-\$5,493
2034-35	\$6,660,726	(\$3.08535)	-\$7,052
2035-36	\$6,481,699	(\$3.05763)	-\$8,062

CITY OF CASEY, 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	\$327	\$50,000	\$51,515	\$198	\$272	\$50,000	\$58,947	\$179	\$47	\$153	\$47	\$198	\$312
\$100,000	\$123,480	\$395	\$653	\$100,000	\$103,030	\$395	\$545	\$100,000	\$117,894	\$376	\$359	\$351	\$359	\$395	\$624
\$150,000	\$185,220	\$593	\$980	\$150,000	\$154,545	\$593	\$817	\$150,000	\$176,842	\$574	\$671	\$548	\$671	\$593	\$935
\$200,000	\$246,960	\$968	\$1,306	\$200,000	\$206,060	\$968	\$1,090	\$200,000	\$235,789	\$772	\$983	\$746	\$983	\$791	\$1,247
\$250,000	\$308,700	\$1,344	\$1,633	\$250,000	\$257,575	\$1,344	\$1,362	\$250,000	\$294,736	\$970	\$1,295	\$944	\$1,295	\$989	\$1,559
\$300,000	\$370,440	\$1,719	\$1,959	\$300,000	\$309,090	\$1,719	\$1,635	\$300,000	\$353,683	\$1,167	\$1,606	\$1,142	\$1,606	\$1,186	\$1,871
\$400,000	\$493,920	\$2,469	\$2,613	\$400,000	\$412,120	\$2,469	\$2,180	\$400,000	\$471,578	\$1,563	\$2,230	\$1,537	\$2,230	\$1,582	\$2,494
\$500,000	\$617,400	\$3,220	\$3,266	\$500,000	\$515,151	\$3,220	\$2,725	\$500,000	\$589,472	\$1,958	\$2,853	\$1,933	\$2,853	\$1,977	\$3,118
\$600,000	\$740,880	\$3,970	\$3,919	\$600,000	\$618,181	\$3,970	\$3,270	\$600,000	\$707,366	\$2,354	\$3,477	\$2,328	\$3,477	\$2,373	\$3,742
\$700,000	\$864,360	\$4,721	\$4,572	\$700,000	\$721,211	\$4,721	\$3,815	\$700,000	\$825,261	\$2,749	\$4,101	\$2,724	\$4,101	\$2,768	\$4,365
\$800,000	\$987,840	\$5,471	\$5,225	\$800,000	\$824,241	\$5,471	\$4,360	\$800,000	\$943,155	\$3,145	\$4,724	\$3,119	\$4,724	\$3,164	\$4,989
\$900,000	\$1,111,320	\$6,222	\$5,878	\$900,000	\$927,271	\$6,222	\$4,905	\$900,000	\$1,061,050	\$3,540	\$5,348	\$3,515	\$5,348	\$3,559	\$5,612
\$1,000,000	\$1,234,800	\$6,972	\$6,531	\$1,000,000	\$1,030,301	\$6,972	\$5,450	\$1,000,000	\$1,178,944	\$3,936	\$5,971	\$3,910	\$5,971	\$3,955	\$6,236
\$2,000,000	\$2,469,600	\$14,476	\$13,063	\$2,000,000	\$2,060,602	\$14,476	\$10,899	\$2,000,000	\$2,357,888	\$7,891	\$12,207	\$7,865	\$12,207	\$7,910	\$12,472
\$3,000,000	\$3,704,400	\$21,981	\$19,594	\$3,000,000	\$3,090,903	\$21,981	\$16,349	\$3,000,000	\$3,536,832	\$11,846	\$18,443	\$11,820	\$18,443	\$11,865	\$18,708
\$4,000,000	\$4,939,200	\$29,485	\$26,125	\$4,000,000	\$4,121,204	\$29,485	\$21,799	\$4,000,000	\$4,715,776	\$15,801	\$24,679	\$15,775	\$24,679	\$15,820	\$24,944
\$5,000,000	\$6,174,000	\$36,990	\$32,657	\$5,000,000	\$5,151,505	\$36,990	\$27,248	\$5,000,000	\$5,894,720	\$19,756	\$30,915	\$19,730	\$30,915	\$19,775	\$31,179
\$6,000,000	\$7,408,800	\$44,494	\$39,188	\$6,000,000	\$6,181,806	\$44,494	\$32,698	\$6,000,000	\$7,073,664	\$23,711	\$37,151	\$23,685	\$37,151	\$23,730	\$37,415
\$7,000,000	\$8,643,600	\$51,998	\$45,719	\$7,000,000	\$7,212,107	\$51,998	\$38,148	\$7,000,000	\$8,252,608	\$27,666	\$43,387	\$27,640	\$43,387	\$27,685	\$43,651
\$8,000,000	\$9,878,400	\$59,503	\$52,251	\$8,000,000	\$8,242,408	\$59,503	\$43,597	\$8,000,000	\$9,431,552	\$31,620	\$49,623	\$31,595	\$49,623	\$31,640	\$49,887
\$9,000,000	\$11,113,200	\$67,007	\$58,782	\$9,000,000	\$9,272,709	\$67,007	\$49,047	\$9,000,000	\$10,610,496	\$35,575	\$55,859	\$35,550	\$55,859	\$35,595	\$56,123
\$10,000,000	\$12,348,000	\$74,512	\$65,313	\$10,000,000	\$10,303,010	\$74,512	\$54,497	\$10,000,000	\$11,789,440	\$39,530	\$62,094	\$39,505	\$62,094	\$39,550	\$62,359
\$15,000,000	\$18,522,000	\$112,034	\$97,970	\$15,000,000	\$15,454,515	\$112,034	\$81,745	\$15,000,000	\$17,684,160	\$59,305	\$93,274	\$59,279	\$93,274	\$59,324	\$93,538
\$20,000,000	\$24,696,000	\$149,556	\$130,627	\$20,000,000	\$20,606,020	\$149,556	\$108,993	\$20,000,000	\$23,578,880	\$79,080	\$124,453	\$79,054	\$124,453	\$79,099	\$124,718
\$25,000,000	\$30,870,000	\$187,078	\$163,283	\$25,000,000	\$25,757,525	\$187,078	\$136,242	\$25,000,000	\$29,473,600	\$98,855	\$155,633	\$98,829	\$155,633	\$98,874	\$155,897
\$30,000,000	\$37,044,000	\$224,600	\$195,940	\$30,000,000	\$30,909,030	\$224,600	\$163,490	\$30,000,000	\$35,368,320	\$118,630	\$186,812	\$118,604	\$186,812	\$118,649	\$187,077
\$35,000,000	\$43,218,000	\$262,122	\$228,597	\$35,000,000	\$36,060,535	\$262,122	\$190,738	\$35,000,000	\$41,263,040	\$138,404	\$217,992	\$138,379	\$217,992	\$138,424	\$218,256
\$40,000,000	\$49,392,000	\$299,644	\$261,254	\$40,000,000	\$41,212,040	\$299,644	\$217,987	\$40,000,000	\$47,157,760	\$158,179	\$249,171	\$158,153	\$249,171	\$158,198	\$249,436
\$45,000,000	\$55,566,000	\$337,166	\$293,910	\$45,000,000	\$46,363,545	\$337,166	\$245,235	\$45,000,000	\$53,052,480	\$177,954	\$280,351	\$177,928	\$280,351	\$177,973	\$280,615
\$50,000,000	\$61,740,000	\$374,688	\$326,567	\$50,000,000	\$51,515,050	\$374,688	\$272,483	\$50,000,000	\$58,947,200	\$197,729	\$311,530	\$197,703	\$311,530	\$197,748	\$311,795

CITY OF CASEY, 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	\$129	65.14%	\$75	37.79%	(\$131)	(73.50%)	(\$106)	(69.04%)	\$114	57.67%
\$100,000	\$258	65.14%	\$149	37.79%	(\$17)	(4.57%)	\$9	2.43%	\$228	57.67%
\$150,000	\$386	65.14%	\$224	37.79%	\$97	16.87%	\$123	22.35%	\$342	57.67%
\$200,000	\$338	34.88%	\$121	12.54%	\$211	27.33%	\$237	31.71%	\$456	57.67%
\$250,000	\$289	21.52%	\$19	1.39%	\$325	33.51%	\$351	37.15%	\$570	57.67%
\$300,000	\$240	13.99%	(\$84)	(4.89%)	\$439	37.61%	\$465	40.71%	\$684	57.67%
\$400,000	\$143	5.80%	(\$289)	(11.72%)	\$667	42.69%	\$693	45.07%	\$912	57.67%
\$500,000	\$46	1.42%	(\$495)	(15.37%)	\$895	45.71%	\$921	47.65%	\$1,140	57.67%
\$600,000	(\$51)	(1.30%)	(\$700)	(17.64%)	\$1,123	47.72%	\$1,149	49.35%	\$1,369	57.67%
\$700,000	(\$149)	(3.15%)	(\$906)	(19.19%)	\$1,351	49.15%	\$1,377	50.56%	\$1,597	57.67%
\$800,000	(\$246)	(4.50%)	(\$1,111)	(20.31%)	\$1,579	50.22%	\$1,605	51.46%	\$1,825	57.67%
\$900,000	(\$343)	(5.52%)	(\$1,317)	(21.17%)	\$1,808	51.06%	\$1,833	52.16%	\$2,053	57.67%
\$1,000,000	(\$441)	(6.32%)	(\$1,522)	(21.83%)	\$2,036	51.72%	\$2,061	52.72%	\$2,281	57.67%
\$2,000,000	(\$1,414)	(9.77%)	(\$3,577)	(24.71%)	\$4,317	54.70%	\$4,342	55.21%	\$4,562	57.67%
\$3,000,000	(\$2,387)	(10.86%)	(\$5,632)	(25.62%)	\$6,598	55.70%	\$6,623	56.03%	\$6,843	57.67%
\$4,000,000	(\$3,360)	(11.40%)	(\$7,687)	(26.07%)	\$8,878	56.19%	\$8,904	56.44%	\$9,124	57.67%
\$5,000,000	(\$4,333)	(11.71%)	(\$9,741)	(26.34%)	\$11,159	56.49%	\$11,185	56.69%	\$11,405	57.67%
\$6,000,000	(\$5,306)	(11.93%)	(\$11,796)	(26.51%)	\$13,440	56.68%	\$13,466	56.86%	\$13,686	57.67%
\$7,000,000	(\$6,279)	(12.08%)	(\$13,851)	(26.64%)	\$15,721	56.83%	\$15,747	56.97%	\$15,967	57.67%
\$8,000,000	(\$7,252)	(12.19%)	(\$15,906)	(26.73%)	\$18,002	56.93%	\$18,028	57.06%	\$18,247	57.67%
\$9,000,000	(\$8,225)	(12.28%)	(\$17,960)	(26.80%)	\$20,283	57.01%	\$20,309	57.13%	\$20,528	57.67%
\$10,000,000	(\$9,198)	(12.34%)	(\$20,015)	(26.86%)	\$22,564	57.08%	\$22,590	57.18%	\$22,809	57.67%
\$15,000,000	(\$14,064)	(12.55%)	(\$30,289)	(27.04%)	\$33,969	57.28%	\$33,994	57.35%	\$34,214	57.67%
\$20,000,000	(\$18,929)	(12.66%)	(\$40,563)	(27.12%)	\$45,373	57.38%	\$45,399	57.43%	\$45,619	57.67%
\$25,000,000	(\$23,794)	(12.72%)	(\$50,836)	(27.17%)	\$56,778	57.44%	\$56,804	57.48%	\$57,023	57.67%
\$30,000,000	(\$28,660)	(12.76%)	(\$61,110)	(27.21%)	\$68,183	57.48%	\$68,209	57.51%	\$68,428	57.67%
\$35,000,000	(\$33,525)	(12.79%)	(\$71,384)	(27.23%)	\$79,587	57.50%	\$79,613	57.53%	\$79,833	57.67%
\$40,000,000	(\$38,391)	(12.81%)	(\$81,658)	(27.25%)	\$90,992	57.52%	\$91,018	57.55%	\$91,237	57.67%
\$45,000,000	(\$43,256)	(12.83%)	(\$91,931)	(27.27%)	\$102,397	57.54%	\$102,423	57.56%	\$102,642	57.67%
\$50,000,000	(\$48,121)	(12.84%)	(\$102,205)	(27.28%)	\$113,802	57.55%	\$113,827	57.57%	\$114,047	57.67%