

CITY OF CARPENTER, 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	\$7.86414	\$21,028	\$0	\$21,028	
2026-27	\$6.17352	\$21,448	\$0	\$21,448	2.0%
2027-28	\$6.21512	\$21,555	\$0	\$21,555	0.5%
2028-29	\$5.96921	\$21,986	\$0	\$21,986	2.0%
2029-30	\$5.99906	\$22,096	\$0	\$22,096	0.5%
2030-31	\$5.75854	\$22,538	\$0	\$22,538	2.0%
2031-32	\$5.78733	\$22,651	\$0	\$22,651	0.5%
2032-33	\$5.56136	\$23,104	\$0	\$23,104	2.0%
2033-34	\$5.58917	\$23,220	\$0	\$23,220	0.5%
2034-35	\$5.37636	\$23,684	\$0	\$23,684	2.0%
2035-36	\$5.40324	\$23,802	\$0	\$23,802	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	\$5,472,385	\$2,673,859	\$0	\$2,673,859
2026-27	\$4,077,858	\$3,474,217	\$0	\$3,474,217
2027-28	\$4,071,858	\$3,468,217	\$0	\$3,468,217
2028-29	\$4,286,955	\$3,683,314	\$0	\$3,683,314
2029-30	\$4,286,955	\$3,683,314	\$0	\$3,683,314
2030-31	\$4,517,543	\$3,913,902	\$0	\$3,913,902
2031-32	\$4,517,543	\$3,913,902	\$0	\$3,913,902
2032-33	\$4,758,032	\$4,154,391	\$0	\$4,154,391
2033-34	\$4,758,032	\$4,154,391	\$0	\$4,154,391
2034-35	\$5,008,852	\$4,405,211	\$0	\$4,405,211
2035-36	\$5,008,852	\$4,405,211	\$0	\$4,405,211

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	63.68%	-3.33%	60.35%	32.52%	0.00%	0.90%
2026-27	112.63%	-55.98%	56.64%	37.18%	0.00%	0.69%
2027-28	112.82%	-56.25%	56.57%	37.24%	0.00%	0.69%
2028-29	110.48%	-53.13%	57.35%	36.82%	0.00%	0.65%
2029-30	110.48%	-53.13%	57.35%	36.82%	0.00%	0.65%
2030-31	108.13%	-50.00%	58.13%	36.38%	0.00%	0.61%
2031-32	108.13%	-50.00%	58.13%	36.38%	0.00%	0.61%
2032-33	105.95%	-47.11%	58.84%	35.99%	0.00%	0.58%
2033-34	105.95%	-47.11%	58.84%	35.99%	0.00%	0.58%
2034-35	103.91%	-44.42%	59.49%	35.64%	0.00%	0.54%
2035-36	103.91%	-44.42%	59.49%	35.64%	0.00%	0.54%

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 CARPENTER, 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	\$2,673,859	\$7.86414	\$21,028
2026-27	\$3,474,217	\$6.17352	\$21,448
2027-28	\$3,468,217	\$6.21512	\$21,555
2028-29	\$3,683,314	\$5.96921	\$21,986
2029-30	\$3,683,314	\$5.99906	\$22,096
2030-31	\$3,913,902	\$5.75854	\$22,538
2031-32	\$3,913,902	\$5.78733	\$22,651
2032-33	\$4,154,391	\$5.56136	\$23,104
2033-34	\$4,154,391	\$5.58917	\$23,220
2034-35	\$4,405,211	\$5.37636	\$23,684
2035-36	\$4,405,211	\$5.40324	\$23,802

CITY OF CARPENTER, 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	\$2,673,859	\$7.86414	\$21,028
2026-27	\$2,779,315	\$7.78628	\$21,641
2027-28	\$2,816,030	\$7.78628	\$21,926
2028-29	\$2,916,790	\$7.78628	\$22,711
2029-30	\$2,955,425	\$7.78628	\$23,012
2030-31	\$3,061,342	\$7.78628	\$23,836
2031-32	\$3,101,993	\$7.78628	\$24,153
2032-33	\$3,213,328	\$7.78628	\$25,020
2033-34	\$3,256,107	\$7.78628	\$25,353
2034-35	\$3,373,142	\$7.78628	\$26,264
2035-36	\$3,418,153	\$7.78628	\$26,615

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	\$694,902	(\$1.61276)	-\$192
2027-28	\$652,187	(\$1.57116)	-\$371
2028-29	\$766,525	(\$1.81707)	-\$724
2029-30	\$727,889	(\$1.78722)	-\$915
2030-31	\$852,560	(\$2.02774)	-\$1,298
2031-32	\$811,909	(\$1.99895)	-\$1,502
2032-33	\$941,062	(\$2.22492)	-\$1,916
2033-34	\$898,284	(\$2.19711)	-\$2,133
2034-35	\$1,032,069	(\$2.40992)	-\$2,580
2035-36	\$987,058	(\$2.38304)	-\$2,812

CITY OF CARPENTER, 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	\$356	\$50,000	\$51,515	\$187	\$297	\$50,000	\$58,947	\$168	\$52	\$144	\$52	\$187	\$339
\$100,000	\$123,480	\$373	\$711	\$100,000	\$103,030	\$373	\$593	\$100,000	\$117,894	\$355	\$391	\$331	\$391	\$373	\$679
\$150,000	\$185,220	\$560	\$1,067	\$150,000	\$154,545	\$560	\$890	\$150,000	\$176,842	\$541	\$730	\$517	\$730	\$560	\$1,018
\$200,000	\$246,960	\$913	\$1,422	\$200,000	\$206,060	\$913	\$1,187	\$200,000	\$235,789	\$728	\$1,070	\$704	\$1,070	\$746	\$1,358
\$250,000	\$308,700	\$1,267	\$1,778	\$250,000	\$257,575	\$1,267	\$1,483	\$250,000	\$294,736	\$914	\$1,409	\$890	\$1,409	\$933	\$1,697
\$300,000	\$370,440	\$1,621	\$2,133	\$300,000	\$309,090	\$1,621	\$1,780	\$300,000	\$353,683	\$1,101	\$1,749	\$1,077	\$1,749	\$1,119	\$2,037
\$400,000	\$493,920	\$2,329	\$2,844	\$400,000	\$412,120	\$2,329	\$2,373	\$400,000	\$471,578	\$1,474	\$2,428	\$1,450	\$2,428	\$1,492	\$2,716
\$500,000	\$617,400	\$3,037	\$3,555	\$500,000	\$515,151	\$3,037	\$2,967	\$500,000	\$589,472	\$1,847	\$3,107	\$1,823	\$3,107	\$1,865	\$3,394
\$600,000	\$740,880	\$3,744	\$4,266	\$600,000	\$618,181	\$3,744	\$3,560	\$600,000	\$707,366	\$2,220	\$3,785	\$2,196	\$3,785	\$2,238	\$4,073
\$700,000	\$864,360	\$4,452	\$4,977	\$700,000	\$721,211	\$4,452	\$4,153	\$700,000	\$825,261	\$2,593	\$4,464	\$2,569	\$4,464	\$2,611	\$4,752
\$800,000	\$987,840	\$5,160	\$5,689	\$800,000	\$824,241	\$5,160	\$4,746	\$800,000	\$943,155	\$2,966	\$5,143	\$2,942	\$5,143	\$2,984	\$5,431
\$900,000	\$1,111,320	\$5,868	\$6,400	\$900,000	\$927,271	\$5,868	\$5,340	\$900,000	\$1,061,050	\$3,339	\$5,822	\$3,315	\$5,822	\$3,357	\$6,110
\$1,000,000	\$1,234,800	\$6,576	\$7,111	\$1,000,000	\$1,030,301	\$6,576	\$5,933	\$1,000,000	\$1,178,944	\$3,712	\$6,501	\$3,688	\$6,501	\$3,730	\$6,789
\$2,000,000	\$2,469,600	\$13,653	\$14,221	\$2,000,000	\$2,060,602	\$13,653	\$11,866	\$2,000,000	\$2,357,888	\$7,442	\$13,290	\$7,418	\$13,290	\$7,460	\$13,578
\$3,000,000	\$3,704,400	\$20,731	\$21,332	\$3,000,000	\$3,090,903	\$20,731	\$17,799	\$3,000,000	\$3,536,832	\$11,172	\$20,079	\$11,148	\$20,079	\$11,190	\$20,367
\$4,000,000	\$4,939,200	\$27,809	\$28,443	\$4,000,000	\$4,121,204	\$27,809	\$23,732	\$4,000,000	\$4,715,776	\$14,902	\$26,868	\$14,878	\$26,868	\$14,920	\$27,156
\$5,000,000	\$6,174,000	\$34,886	\$35,553	\$5,000,000	\$5,151,505	\$34,886	\$29,665	\$5,000,000	\$5,894,720	\$18,632	\$33,657	\$18,608	\$33,657	\$18,650	\$33,945
\$6,000,000	\$7,408,800	\$41,964	\$42,664	\$6,000,000	\$6,181,806	\$41,964	\$35,598	\$6,000,000	\$7,073,664	\$22,362	\$40,446	\$22,338	\$40,446	\$22,381	\$40,734
\$7,000,000	\$8,643,600	\$49,042	\$49,775	\$7,000,000	\$7,212,107	\$49,042	\$41,531	\$7,000,000	\$8,252,608	\$26,093	\$47,235	\$26,068	\$47,235	\$26,111	\$47,523
\$8,000,000	\$9,878,400	\$56,120	\$56,885	\$8,000,000	\$8,242,408	\$56,120	\$47,464	\$8,000,000	\$9,431,552	\$29,823	\$54,024	\$29,798	\$54,024	\$29,841	\$54,312
\$9,000,000	\$11,113,200	\$63,197	\$63,996	\$9,000,000	\$9,272,709	\$63,197	\$53,397	\$9,000,000	\$10,610,496	\$33,553	\$60,813	\$33,528	\$60,813	\$33,571	\$61,101
\$10,000,000	\$12,348,000	\$70,275	\$71,106	\$10,000,000	\$10,303,010	\$70,275	\$59,330	\$10,000,000	\$11,789,440	\$37,283	\$67,602	\$37,259	\$67,602	\$37,301	\$67,890
\$15,000,000	\$18,522,000	\$105,664	\$106,660	\$15,000,000	\$15,454,515	\$105,664	\$88,995	\$15,000,000	\$17,684,160	\$55,933	\$101,547	\$55,909	\$101,547	\$55,951	\$101,835
\$20,000,000	\$24,696,000	\$141,052	\$142,213	\$20,000,000	\$20,606,020	\$141,052	\$118,661	\$20,000,000	\$23,578,880	\$74,584	\$135,492	\$74,559	\$135,492	\$74,602	\$135,780
\$25,000,000	\$30,870,000	\$176,441	\$177,766	\$25,000,000	\$25,757,525	\$176,441	\$148,326	\$25,000,000	\$29,473,600	\$93,234	\$169,437	\$93,210	\$169,437	\$93,252	\$169,725
\$30,000,000	\$37,044,000	\$211,830	\$213,319	\$30,000,000	\$30,909,030	\$211,830	\$177,991	\$30,000,000	\$35,368,320	\$111,885	\$203,382	\$111,860	\$203,382	\$111,903	\$203,670
\$35,000,000	\$43,218,000	\$247,218	\$248,873	\$35,000,000	\$36,060,535	\$247,218	\$207,656	\$35,000,000	\$41,263,040	\$130,535	\$237,327	\$130,511	\$237,327	\$130,553	\$237,615
\$40,000,000	\$49,392,000	\$282,607	\$284,426	\$40,000,000	\$41,212,040	\$282,607	\$237,321	\$40,000,000	\$47,157,760	\$149,185	\$271,272	\$149,161	\$271,272	\$149,203	\$271,560
\$45,000,000	\$55,566,000	\$317,996	\$319,979	\$45,000,000	\$46,363,545	\$317,996	\$266,986	\$45,000,000	\$53,052,480	\$167,836	\$305,217	\$167,812	\$305,217	\$167,854	\$305,505
\$50,000,000	\$61,740,000	\$353,384	\$355,532	\$50,000,000	\$51,515,050	\$353,384	\$296,651	\$50,000,000	\$58,947,200	\$186,486	\$339,162	\$186,462	\$339,162	\$186,504	\$339,450

CITY OF CARPENTER, 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	\$169	90.63%	\$110	59.06%	(\$117)	(69.41%)	(\$93)	(64.26%)	\$153	82.01%
\$100,000	\$338	90.63%	\$220	59.06%	\$36	10.16%	\$60	18.24%	\$306	82.01%
\$150,000	\$507	90.63%	\$330	59.06%	\$189	34.91%	\$213	41.23%	\$459	82.01%
\$200,000	\$509	55.70%	\$273	29.91%	\$342	46.98%	\$366	52.04%	\$612	82.01%
\$250,000	\$510	40.27%	\$216	17.04%	\$495	54.12%	\$519	58.32%	\$765	82.01%
\$300,000	\$512	31.58%	\$159	9.79%	\$648	58.84%	\$672	62.42%	\$918	82.01%
\$400,000	\$515	22.13%	\$44	1.90%	\$954	64.71%	\$978	67.46%	\$1,224	82.01%
\$500,000	\$519	17.08%	(\$70)	(2.31%)	\$1,260	68.20%	\$1,284	70.44%	\$1,529	82.01%
\$600,000	\$522	13.94%	(\$185)	(4.93%)	\$1,566	70.52%	\$1,590	72.40%	\$1,835	82.01%
\$700,000	\$525	11.80%	(\$299)	(6.72%)	\$1,871	72.17%	\$1,896	73.80%	\$2,141	82.01%
\$800,000	\$528	10.24%	(\$414)	(8.02%)	\$2,177	73.41%	\$2,202	74.84%	\$2,447	82.01%
\$900,000	\$532	9.06%	(\$528)	(9.00%)	\$2,483	74.37%	\$2,507	75.64%	\$2,753	82.01%
\$1,000,000	\$535	8.14%	(\$643)	(9.77%)	\$2,789	75.14%	\$2,813	76.29%	\$3,059	82.01%
\$2,000,000	\$568	4.16%	(\$1,787)	(13.09%)	\$5,848	78.58%	\$5,872	79.16%	\$6,118	82.01%
\$3,000,000	\$601	2.90%	(\$2,932)	(14.14%)	\$8,907	79.72%	\$8,931	80.11%	\$9,177	82.01%
\$4,000,000	\$634	2.28%	(\$4,077)	(14.66%)	\$11,966	80.30%	\$11,990	80.59%	\$12,236	82.01%
\$5,000,000	\$667	1.91%	(\$5,221)	(14.97%)	\$15,025	80.64%	\$15,049	80.87%	\$15,295	82.01%
\$6,000,000	\$700	1.67%	(\$6,366)	(15.17%)	\$18,084	80.87%	\$18,108	81.06%	\$18,353	82.01%
\$7,000,000	\$733	1.49%	(\$7,511)	(15.31%)	\$21,143	81.03%	\$21,167	81.20%	\$21,412	82.01%
\$8,000,000	\$765	1.36%	(\$8,655)	(15.42%)	\$24,201	81.15%	\$24,226	81.30%	\$24,471	82.01%
\$9,000,000	\$798	1.26%	(\$9,800)	(15.51%)	\$27,260	81.25%	\$27,285	81.38%	\$27,530	82.01%
\$10,000,000	\$831	1.18%	(\$10,945)	(15.57%)	\$30,319	81.32%	\$30,343	81.44%	\$30,589	82.01%
\$15,000,000	\$996	0.94%	(\$16,668)	(15.77%)	\$45,614	81.55%	\$45,638	81.63%	\$45,884	82.01%
\$20,000,000	\$1,161	0.82%	(\$22,392)	(15.87%)	\$60,908	81.66%	\$60,933	81.72%	\$61,178	82.01%
\$25,000,000	\$1,325	0.75%	(\$28,115)	(15.93%)	\$76,203	81.73%	\$76,227	81.78%	\$76,473	82.01%
\$30,000,000	\$1,490	0.70%	(\$33,839)	(15.97%)	\$91,497	81.78%	\$91,522	81.82%	\$91,767	82.01%
\$35,000,000	\$1,654	0.67%	(\$39,562)	(16.00%)	\$106,792	81.81%	\$106,816	81.84%	\$107,062	82.01%
\$40,000,000	\$1,819	0.64%	(\$45,286)	(16.02%)	\$122,087	81.84%	\$122,111	81.86%	\$122,356	82.01%
\$45,000,000	\$1,984	0.62%	(\$51,009)	(16.04%)	\$137,381	81.85%	\$137,405	81.88%	\$137,651	82.01%
\$50,000,000	\$2,148	0.61%	(\$56,733)	(16.05%)	\$152,676	81.87%	\$152,700	81.89%	\$152,945	82.01%