

CITY OF CARTER LAKE, 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	\$8.10000	\$1,595,647	\$0	\$1,595,647	
2026-27	\$4.75367	\$1,627,560	\$5,171	\$1,632,731	2.3%
2027-28	\$4.78222	\$1,640,896	\$5,202	\$1,646,097	0.8%
2028-29	\$4.67469	\$1,679,020	\$5,085	\$1,684,105	2.3%
2029-30	\$4.70072	\$1,692,524	\$5,113	\$1,697,637	0.8%
2030-31	\$4.59333	\$1,731,589	\$4,996	\$1,736,585	2.3%
2031-32	\$4.61879	\$1,745,269	\$5,024	\$1,750,293	0.8%
2032-33	\$4.51343	\$1,785,298	\$4,909	\$1,790,207	2.3%
2033-34	\$4.53833	\$1,799,159	\$4,936	\$1,804,095	0.8%
2034-35	\$4.43496	\$1,840,178	\$4,824	\$1,845,002	2.3%
2035-36	\$4.45932	\$1,854,227	\$4,851	\$1,859,077	0.8%

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	\$354,404,123	\$196,993,469	\$6,596,848	\$203,590,317
2026-27	\$352,762,063	\$343,467,150	\$7,417,982	\$350,885,132
2027-28	\$353,521,662	\$344,211,994	\$7,432,738	\$351,644,731
2028-29	\$369,955,585	\$360,260,262	\$7,818,393	\$368,078,654
2029-30	\$370,854,185	\$361,144,105	\$7,833,149	\$368,977,254
2030-31	\$388,182,530	\$378,066,774	\$8,238,824	\$386,305,599
2031-32	\$389,081,129	\$378,950,618	\$8,253,580	\$387,204,198
2032-33	\$407,197,345	\$396,640,136	\$8,680,278	\$405,320,414
2033-34	\$408,095,944	\$397,523,980	\$8,695,034	\$406,219,013
2034-35	\$427,033,891	\$416,013,156	\$9,143,804	\$425,156,960
2035-36	\$427,932,490	\$416,897,000	\$9,158,560	\$426,055,559

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	59.93%	-0.84%	59.08%	30.96%	7.90%	0.72%
2026-27	80.17%	-10.51%	69.66%	23.91%	5.21%	0.42%
2027-28	80.25%	-10.59%	69.67%	23.91%	5.20%	0.42%
2028-29	79.99%	-10.20%	69.78%	24.03%	5.01%	0.40%
2029-30	80.04%	-10.24%	69.81%	24.02%	5.00%	0.40%
2030-31	79.75%	-9.83%	69.92%	24.14%	4.83%	0.38%
2031-32	79.80%	-9.86%	69.94%	24.13%	4.81%	0.38%
2032-33	79.51%	-9.47%	70.04%	24.25%	4.65%	0.36%
2033-34	79.56%	-9.50%	70.06%	24.24%	4.64%	0.36%
2034-35	79.27%	-9.12%	70.15%	24.37%	4.47%	0.34%
2035-36	79.32%	-9.15%	70.17%	24.36%	4.46%	0.34%

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 CARTER LAKE, 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	\$196,993,469	\$8.10000	\$1,595,647
2026-27	\$343,467,150	\$4.75367	\$1,632,731
2027-28	\$344,211,994	\$4.78222	\$1,646,097
2028-29	\$360,260,262	\$4.67469	\$1,684,105
2029-30	\$361,144,105	\$4.70072	\$1,697,637
2030-31	\$378,066,774	\$4.59333	\$1,736,585
2031-32	\$378,950,618	\$4.61879	\$1,750,293
2032-33	\$396,640,136	\$4.51343	\$1,790,207
2033-34	\$397,523,980	\$4.53833	\$1,804,095
2034-35	\$416,013,156	\$4.43496	\$1,845,002
2035-36	\$416,897,000	\$4.45932	\$1,859,077

CITY OF CARTER LAKE, 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	\$196,993,469	\$8.10000	\$1,595,647
2026-27	\$204,183,193	\$8.01980	\$1,637,509
2027-28	\$207,355,996	\$8.01980	\$1,662,954
2028-29	\$214,991,822	\$8.01980	\$1,724,192
2029-30	\$218,339,994	\$8.01980	\$1,751,044
2030-31	\$226,376,063	\$8.01980	\$1,815,491
2031-32	\$229,892,859	\$8.01980	\$1,843,695
2032-33	\$238,349,590	\$8.01980	\$1,911,517
2033-34	\$242,044,370	\$8.01980	\$1,941,148
2034-35	\$250,943,576	\$8.01980	\$2,012,518
2035-36	\$254,825,217	\$8.01980	\$2,043,648

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	\$139,283,957	(\$3.26613)	-\$4,778
2027-28	\$136,855,998	(\$3.23758)	-\$16,857
2028-29	\$145,268,439	(\$3.34511)	-\$40,087
2029-30	\$142,804,111	(\$3.31908)	-\$53,406
2030-31	\$151,690,712	(\$3.42647)	-\$78,906
2031-32	\$149,057,759	(\$3.40101)	-\$93,402
2032-33	\$158,290,546	(\$3.50637)	-\$121,309
2033-34	\$155,479,610	(\$3.48147)	-\$137,053
2034-35	\$165,069,580	(\$3.58484)	-\$167,516
2035-36	\$162,071,783	(\$3.56048)	-\$184,571

CITY OF CARTER LAKE, 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	\$192	\$284	\$50,000	\$51,515	\$192	\$237	\$50,000	\$58,947	\$173	\$41	\$148	\$41	\$192	\$271
\$100,000	\$123,480	\$384	\$567	\$100,000	\$103,030	\$384	\$473	\$100,000	\$117,894	\$366	\$312	\$341	\$312	\$384	\$542
\$150,000	\$185,220	\$576	\$851	\$150,000	\$154,545	\$576	\$710	\$150,000	\$176,842	\$558	\$583	\$533	\$583	\$576	\$812
\$200,000	\$246,960	\$941	\$1,134	\$200,000	\$206,060	\$941	\$947	\$200,000	\$235,789	\$750	\$853	\$725	\$853	\$768	\$1,083
\$250,000	\$308,700	\$1,305	\$1,418	\$250,000	\$257,575	\$1,305	\$1,183	\$250,000	\$294,736	\$942	\$1,124	\$917	\$1,124	\$960	\$1,354
\$300,000	\$370,440	\$1,670	\$1,702	\$300,000	\$309,090	\$1,670	\$1,420	\$300,000	\$353,683	\$1,134	\$1,395	\$1,109	\$1,395	\$1,153	\$1,625
\$400,000	\$493,920	\$2,399	\$2,269	\$400,000	\$412,120	\$2,399	\$1,893	\$400,000	\$471,578	\$1,518	\$1,936	\$1,493	\$1,936	\$1,537	\$2,166
\$500,000	\$617,400	\$3,128	\$2,836	\$500,000	\$515,151	\$3,128	\$2,366	\$500,000	\$589,472	\$1,902	\$2,478	\$1,877	\$2,478	\$1,921	\$2,708
\$600,000	\$740,880	\$3,857	\$3,403	\$600,000	\$618,181	\$3,857	\$2,840	\$600,000	\$707,366	\$2,287	\$3,020	\$2,262	\$3,020	\$2,305	\$3,249
\$700,000	\$864,360	\$4,586	\$3,970	\$700,000	\$721,211	\$4,586	\$3,313	\$700,000	\$825,261	\$2,671	\$3,561	\$2,646	\$3,561	\$2,689	\$3,791
\$800,000	\$987,840	\$5,315	\$4,537	\$800,000	\$824,241	\$5,315	\$3,786	\$800,000	\$943,155	\$3,055	\$4,103	\$3,030	\$4,103	\$3,074	\$4,332
\$900,000	\$1,111,320	\$6,044	\$5,105	\$900,000	\$927,271	\$6,044	\$4,259	\$900,000	\$1,061,050	\$3,439	\$4,644	\$3,414	\$4,644	\$3,458	\$4,874
\$1,000,000	\$1,234,800	\$6,773	\$5,672	\$1,000,000	\$1,030,301	\$6,773	\$4,733	\$1,000,000	\$1,178,944	\$3,823	\$5,186	\$3,798	\$5,186	\$3,842	\$5,415
\$2,000,000	\$2,469,600	\$14,063	\$11,344	\$2,000,000	\$2,060,602	\$14,063	\$9,465	\$2,000,000	\$2,357,888	\$7,665	\$10,601	\$7,640	\$10,601	\$7,684	\$10,831
\$3,000,000	\$3,704,400	\$21,353	\$17,016	\$3,000,000	\$3,090,903	\$21,353	\$14,198	\$3,000,000	\$3,536,832	\$11,507	\$16,016	\$11,482	\$16,016	\$11,526	\$16,246
\$4,000,000	\$4,939,200	\$28,643	\$22,687	\$4,000,000	\$4,121,204	\$28,643	\$18,930	\$4,000,000	\$4,715,776	\$15,349	\$21,431	\$15,324	\$21,431	\$15,368	\$21,661
\$5,000,000	\$6,174,000	\$35,933	\$28,359	\$5,000,000	\$5,151,505	\$35,933	\$23,663	\$5,000,000	\$5,894,720	\$19,191	\$26,847	\$19,166	\$26,847	\$19,210	\$27,076
\$6,000,000	\$7,408,800	\$43,223	\$34,031	\$6,000,000	\$6,181,806	\$43,223	\$28,395	\$6,000,000	\$7,073,664	\$23,033	\$32,262	\$23,008	\$32,262	\$23,052	\$32,492
\$7,000,000	\$8,643,600	\$50,513	\$39,703	\$7,000,000	\$7,212,107	\$50,513	\$33,128	\$7,000,000	\$8,252,608	\$26,875	\$37,677	\$26,850	\$37,677	\$26,894	\$37,907
\$8,000,000	\$9,878,400	\$57,803	\$45,375	\$8,000,000	\$8,242,408	\$57,803	\$37,860	\$8,000,000	\$9,431,552	\$30,717	\$43,093	\$30,692	\$43,093	\$30,736	\$43,322
\$9,000,000	\$11,113,200	\$65,093	\$51,047	\$9,000,000	\$9,272,709	\$65,093	\$42,593	\$9,000,000	\$10,610,496	\$34,559	\$48,508	\$34,534	\$48,508	\$34,578	\$48,738
\$10,000,000	\$12,348,000	\$72,383	\$56,718	\$10,000,000	\$10,303,010	\$72,383	\$47,325	\$10,000,000	\$11,789,440	\$38,401	\$53,923	\$38,376	\$53,923	\$38,420	\$54,153
\$15,000,000	\$18,522,000	\$108,833	\$85,078	\$15,000,000	\$15,454,515	\$108,833	\$70,988	\$15,000,000	\$17,684,160	\$57,611	\$81,000	\$57,586	\$81,000	\$57,629	\$81,229
\$20,000,000	\$24,696,000	\$145,283	\$113,437	\$20,000,000	\$20,606,020	\$145,283	\$94,650	\$20,000,000	\$23,578,880	\$76,821	\$108,076	\$76,796	\$108,076	\$76,839	\$108,306
\$25,000,000	\$30,870,000	\$181,733	\$141,796	\$25,000,000	\$25,757,525	\$181,733	\$118,313	\$25,000,000	\$29,473,600	\$96,030	\$135,152	\$96,005	\$135,152	\$96,049	\$135,382
\$30,000,000	\$37,044,000	\$218,183	\$170,155	\$30,000,000	\$30,909,030	\$218,183	\$141,975	\$30,000,000	\$35,368,320	\$115,240	\$162,229	\$115,215	\$162,229	\$115,259	\$162,458
\$35,000,000	\$43,218,000	\$254,633	\$198,515	\$35,000,000	\$36,060,535	\$254,633	\$165,638	\$35,000,000	\$41,263,040	\$134,450	\$189,305	\$134,425	\$189,305	\$134,469	\$189,535
\$40,000,000	\$49,392,000	\$291,083	\$226,874	\$40,000,000	\$41,212,040	\$291,083	\$189,300	\$40,000,000	\$47,157,760	\$153,660	\$216,381	\$153,635	\$216,381	\$153,678	\$216,611
\$45,000,000	\$55,566,000	\$327,533	\$255,233	\$45,000,000	\$46,363,545	\$327,533	\$212,963	\$45,000,000	\$53,052,480	\$172,870	\$243,458	\$172,845	\$243,458	\$172,888	\$243,688
\$50,000,000	\$61,740,000	\$363,983	\$283,592	\$50,000,000	\$51,515,050	\$363,983	\$236,626	\$50,000,000	\$58,947,200	\$192,079	\$270,534	\$192,054	\$270,534	\$192,098	\$270,764

CITY OF CARTER LAKE, 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	\$91	47.63%	\$45	23.18%	(\$132)	(76.31%)	(\$107)	(72.32%)	\$79	40.95%
\$100,000	\$183	47.63%	\$89	23.18%	(\$54)	(14.69%)	(\$29)	(8.43%)	\$157	40.95%
\$150,000	\$274	47.63%	\$134	23.18%	\$25	4.48%	\$50	9.37%	\$236	40.95%
\$200,000	\$194	20.58%	\$6	0.61%	\$104	13.82%	\$129	17.74%	\$315	40.95%
\$250,000	\$113	8.63%	(\$122)	(9.36%)	\$182	19.36%	\$207	22.61%	\$393	40.95%
\$300,000	\$32	1.90%	(\$250)	(14.97%)	\$261	23.01%	\$286	25.78%	\$472	40.95%
\$400,000	(\$130)	(5.42%)	(\$506)	(21.09%)	\$418	27.55%	\$443	29.69%	\$629	40.95%
\$500,000	(\$292)	(9.33%)	(\$762)	(24.35%)	\$576	30.26%	\$601	31.99%	\$787	40.95%
\$600,000	(\$454)	(11.76%)	(\$1,017)	(26.38%)	\$733	32.06%	\$758	33.51%	\$944	40.95%
\$700,000	(\$616)	(13.42%)	(\$1,273)	(27.76%)	\$890	33.33%	\$915	34.59%	\$1,101	40.95%
\$800,000	(\$777)	(14.63%)	(\$1,529)	(28.76%)	\$1,048	34.29%	\$1,073	35.40%	\$1,259	40.95%
\$900,000	(\$939)	(15.54%)	(\$1,785)	(29.53%)	\$1,205	35.04%	\$1,230	36.02%	\$1,416	40.95%
\$1,000,000	(\$1,101)	(16.26%)	(\$2,040)	(30.12%)	\$1,362	35.63%	\$1,387	36.52%	\$1,573	40.95%
\$2,000,000	(\$2,719)	(19.34%)	(\$4,598)	(32.69%)	\$2,936	38.30%	\$2,961	38.75%	\$3,147	40.95%
\$3,000,000	(\$4,337)	(20.31%)	(\$7,155)	(33.51%)	\$4,509	39.18%	\$4,534	39.49%	\$4,720	40.95%
\$4,000,000	(\$5,955)	(20.79%)	(\$9,713)	(33.91%)	\$6,082	39.63%	\$6,107	39.85%	\$6,293	40.95%
\$5,000,000	(\$7,574)	(21.08%)	(\$12,270)	(34.15%)	\$7,656	39.89%	\$7,681	40.07%	\$7,867	40.95%
\$6,000,000	(\$9,192)	(21.27%)	(\$14,828)	(34.31%)	\$9,229	40.07%	\$9,254	40.22%	\$9,440	40.95%
\$7,000,000	(\$10,810)	(21.40%)	(\$17,385)	(34.42%)	\$10,802	40.19%	\$10,827	40.32%	\$11,013	40.95%
\$8,000,000	(\$12,428)	(21.50%)	(\$19,943)	(34.50%)	\$12,376	40.29%	\$12,400	40.40%	\$12,587	40.95%
\$9,000,000	(\$14,046)	(21.58%)	(\$22,500)	(34.57%)	\$13,949	40.36%	\$13,974	40.46%	\$14,160	40.95%
\$10,000,000	(\$15,664)	(21.64%)	(\$25,058)	(34.62%)	\$15,522	40.42%	\$15,547	40.51%	\$15,733	40.95%
\$15,000,000	(\$23,755)	(21.83%)	(\$37,845)	(34.77%)	\$23,389	40.60%	\$23,414	40.66%	\$23,600	40.95%
\$20,000,000	(\$31,846)	(21.92%)	(\$50,633)	(34.85%)	\$31,255	40.69%	\$31,280	40.73%	\$31,466	40.95%
\$25,000,000	(\$39,937)	(21.98%)	(\$63,420)	(34.90%)	\$39,122	40.74%	\$39,147	40.78%	\$39,333	40.95%
\$30,000,000	(\$48,027)	(22.01%)	(\$76,207)	(34.93%)	\$46,989	40.77%	\$47,014	40.80%	\$47,200	40.95%
\$35,000,000	(\$56,118)	(22.04%)	(\$88,995)	(34.95%)	\$54,855	40.80%	\$54,880	40.83%	\$55,066	40.95%
\$40,000,000	(\$64,209)	(22.06%)	(\$101,782)	(34.97%)	\$62,722	40.82%	\$62,747	40.84%	\$62,933	40.95%
\$45,000,000	(\$72,300)	(22.07%)	(\$114,570)	(34.98%)	\$70,588	40.83%	\$70,613	40.85%	\$70,799	40.95%
\$50,000,000	(\$80,391)	(22.09%)	(\$127,357)	(34.99%)	\$78,455	40.85%	\$78,480	40.86%	\$78,666	40.95%