

CITY OF CAMANCHE, 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	\$1,727,285	\$0	\$1,727,285	
2026-27	\$4.77691	\$1,761,830	\$7,063	\$1,768,894	2.4%
2027-28	\$4.80828	\$1,777,739	\$7,110	\$1,784,849	0.9%
2028-29	\$4.69854	\$1,820,546	\$6,947	\$1,827,493	2.4%
2029-30	\$4.72612	\$1,836,631	\$6,988	\$1,843,619	0.9%
2030-31	\$4.61578	\$1,880,490	\$6,825	\$1,887,315	2.4%
2031-32	\$4.64268	\$1,896,752	\$6,865	\$1,903,617	0.9%
2032-33	\$4.53478	\$1,941,690	\$6,705	\$1,948,395	2.4%
2033-34	\$4.56102	\$1,958,136	\$6,744	\$1,964,880	0.8%
2034-35	\$4.45547	\$2,004,176	\$6,588	\$2,010,764	2.3%
2035-36	\$4.48109	\$2,020,819	\$6,626	\$2,027,445	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	\$474,437,075	\$213,245,033	\$6,891,834	\$220,136,867
2026-27	\$445,745,768	\$370,300,926	\$8,392,734	\$378,693,660
2027-28	\$446,984,977	\$371,203,195	\$8,729,674	\$379,932,869
2028-29	\$465,487,526	\$388,949,167	\$9,486,251	\$398,435,418
2029-30	\$466,966,735	\$390,091,436	\$9,823,191	\$399,914,627
2030-31	\$486,569,704	\$408,883,153	\$10,634,443	\$419,517,596
2031-32	\$488,048,913	\$410,025,422	\$10,971,383	\$420,996,805
2032-33	\$508,548,162	\$429,656,009	\$11,840,045	\$441,496,054
2033-34	\$510,027,371	\$430,798,277	\$12,176,985	\$442,975,263
2034-35	\$531,460,269	\$451,302,233	\$13,105,928	\$464,408,161
2035-36	\$532,939,477	\$452,444,502	\$13,442,868	\$465,887,369

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	72.04%	-1.71%	70.33%	15.14%	6.91%	4.94%
2026-27	96.64%	-18.47%	78.17%	12.53%	4.65%	2.87%
2027-28	96.72%	-18.56%	78.16%	12.57%	4.63%	2.86%
2028-29	96.30%	-17.84%	78.46%	12.66%	4.46%	2.73%
2029-30	96.32%	-17.86%	78.47%	12.69%	4.44%	2.72%
2030-31	95.86%	-17.10%	78.76%	12.77%	4.28%	2.59%
2031-32	95.88%	-17.12%	78.76%	12.80%	4.26%	2.58%
2032-33	95.43%	-16.40%	79.03%	12.89%	4.11%	2.46%
2033-34	95.45%	-16.42%	79.03%	12.91%	4.09%	2.46%
2034-35	95.01%	-15.73%	79.28%	13.00%	3.94%	2.34%
2035-36	95.04%	-15.75%	79.28%	13.02%	3.93%	2.33%

**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 CAMANCHE, 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	\$213,245,033	\$8.10000	\$1,727,285
2026-27	\$370,300,926	\$4.77691	\$1,768,894
2027-28	\$371,203,195	\$4.80828	\$1,784,849
2028-29	\$388,949,167	\$4.69854	\$1,827,493
2029-30	\$390,091,436	\$4.72612	\$1,843,619
2030-31	\$408,883,153	\$4.61578	\$1,887,315
2031-32	\$410,025,422	\$4.64268	\$1,903,617
2032-33	\$429,656,009	\$4.53478	\$1,948,395
2033-34	\$430,798,277	\$4.56102	\$1,964,880
2034-35	\$451,302,233	\$4.45547	\$2,010,764
2035-36	\$452,444,502	\$4.48109	\$2,027,445

## CITY OF CAMANCHE, 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	\$213,245,033	\$8.10000	\$1,727,285
2026-27	\$216,776,387	\$8.10000	\$1,755,889
2027-28	\$220,446,795	\$8.10000	\$1,785,619
2028-29	\$227,527,636	\$8.10000	\$1,842,974
2029-30	\$231,751,815	\$8.10000	\$1,877,190
2030-31	\$239,202,181	\$8.10000	\$1,937,538
2031-32	\$243,654,030	\$8.10000	\$1,973,598
2032-33	\$251,493,009	\$8.10000	\$2,037,093
2033-34	\$256,185,143	\$8.10000	\$2,075,100
2034-35	\$264,433,266	\$8.10000	\$2,141,909
2035-36	\$269,377,694	\$8.10000	\$2,181,959

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	\$153,524,539	(\$3.32309)	\$13,005
2027-28	\$150,756,400	(\$3.29172)	-\$770
2028-29	\$161,421,531	(\$3.40146)	-\$15,481
2029-30	\$158,339,621	(\$3.37388)	-\$33,571
2030-31	\$169,680,971	(\$3.48422)	-\$50,223
2031-32	\$166,371,392	(\$3.45732)	-\$69,981
2032-33	\$178,163,000	(\$3.56522)	-\$88,698
2033-34	\$174,613,135	(\$3.53898)	-\$110,220
2034-35	\$186,868,966	(\$3.64453)	-\$131,146
2035-36	\$183,066,808	(\$3.61891)	-\$154,515

CITY OF CAMANCHE, 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	\$285	\$50,000	\$51,515	\$192	\$238	\$50,000	\$58,947	\$173	\$41	\$148	\$41	\$192	\$272
\$100,000	\$123,480	\$384	\$570	\$100,000	\$103,030	\$384	\$476	\$100,000	\$117,894	\$366	\$313	\$341	\$313	\$384	\$544
\$150,000	\$185,220	\$576	\$855	\$150,000	\$154,545	\$576	\$713	\$150,000	\$176,842	\$558	\$585	\$533	\$585	\$576	\$816
\$200,000	\$246,960	\$941	\$1,140	\$200,000	\$206,060	\$941	\$951	\$200,000	\$235,789	\$750	\$858	\$725	\$858	\$768	\$1,088
\$250,000	\$308,700	\$1,305	\$1,425	\$250,000	\$257,575	\$1,305	\$1,189	\$250,000	\$294,736	\$942	\$1,130	\$917	\$1,130	\$960	\$1,360
\$300,000	\$370,440	\$1,670	\$1,710	\$300,000	\$309,090	\$1,670	\$1,427	\$300,000	\$353,683	\$1,134	\$1,402	\$1,109	\$1,402	\$1,153	\$1,633
\$400,000	\$493,920	\$2,399	\$2,280	\$400,000	\$412,120	\$2,399	\$1,902	\$400,000	\$471,578	\$1,518	\$1,946	\$1,493	\$1,946	\$1,537	\$2,177
\$500,000	\$617,400	\$3,128	\$2,850	\$500,000	\$515,151	\$3,128	\$2,378	\$500,000	\$589,472	\$1,902	\$2,490	\$1,877	\$2,490	\$1,921	\$2,721
\$600,000	\$740,880	\$3,857	\$3,420	\$600,000	\$618,181	\$3,857	\$2,853	\$600,000	\$707,366	\$2,287	\$3,034	\$2,262	\$3,034	\$2,305	\$3,265
\$700,000	\$864,360	\$4,586	\$3,990	\$700,000	\$721,211	\$4,586	\$3,329	\$700,000	\$825,261	\$2,671	\$3,578	\$2,646	\$3,578	\$2,689	\$3,809
\$800,000	\$987,840	\$5,315	\$4,560	\$800,000	\$824,241	\$5,315	\$3,805	\$800,000	\$943,155	\$3,055	\$4,123	\$3,030	\$4,123	\$3,074	\$4,353
\$900,000	\$1,111,320	\$6,044	\$5,130	\$900,000	\$927,271	\$6,044	\$4,280	\$900,000	\$1,061,050	\$3,439	\$4,667	\$3,414	\$4,667	\$3,458	\$4,898
\$1,000,000	\$1,234,800	\$6,773	\$5,700	\$1,000,000	\$1,030,301	\$6,773	\$4,756	\$1,000,000	\$1,178,944	\$3,823	\$5,211	\$3,798	\$5,211	\$3,842	\$5,442
\$2,000,000	\$2,469,600	\$14,063	\$11,399	\$2,000,000	\$2,060,602	\$14,063	\$9,511	\$2,000,000	\$2,357,888	\$7,665	\$10,653	\$7,640	\$10,653	\$7,684	\$10,883
\$3,000,000	\$3,704,400	\$21,353	\$17,099	\$3,000,000	\$3,090,903	\$21,353	\$14,267	\$3,000,000	\$3,536,832	\$11,507	\$16,094	\$11,482	\$16,094	\$11,526	\$16,325
\$4,000,000	\$4,939,200	\$28,643	\$22,798	\$4,000,000	\$4,121,204	\$28,643	\$19,023	\$4,000,000	\$4,715,776	\$15,349	\$21,536	\$15,324	\$21,536	\$15,368	\$21,767
\$5,000,000	\$6,174,000	\$35,933	\$28,498	\$5,000,000	\$5,151,505	\$35,933	\$23,778	\$5,000,000	\$5,894,720	\$19,191	\$26,978	\$19,166	\$26,978	\$19,210	\$27,209
\$6,000,000	\$7,408,800	\$43,223	\$34,197	\$6,000,000	\$6,181,806	\$43,223	\$28,534	\$6,000,000	\$7,073,664	\$23,033	\$32,420	\$23,008	\$32,420	\$23,052	\$32,650
\$7,000,000	\$8,643,600	\$50,513	\$39,897	\$7,000,000	\$7,212,107	\$50,513	\$33,289	\$7,000,000	\$8,252,608	\$26,875	\$37,861	\$26,850	\$37,861	\$26,894	\$38,092
\$8,000,000	\$9,878,400	\$57,803	\$45,597	\$8,000,000	\$8,242,408	\$57,803	\$38,045	\$8,000,000	\$9,431,552	\$30,717	\$43,303	\$30,692	\$43,303	\$30,736	\$43,534
\$9,000,000	\$11,113,200	\$65,093	\$51,296	\$9,000,000	\$9,272,709	\$65,093	\$42,801	\$9,000,000	\$10,610,496	\$34,559	\$48,745	\$34,534	\$48,745	\$34,578	\$48,976
\$10,000,000	\$12,348,000	\$72,383	\$56,996	\$10,000,000	\$10,303,010	\$72,383	\$47,556	\$10,000,000	\$11,789,440	\$38,401	\$54,187	\$38,376	\$54,187	\$38,420	\$54,417
\$15,000,000	\$18,522,000	\$108,833	\$85,493	\$15,000,000	\$15,454,515	\$108,833	\$71,335	\$15,000,000	\$17,684,160	\$57,611	\$81,395	\$57,586	\$81,395	\$57,629	\$81,626
\$20,000,000	\$24,696,000	\$145,283	\$113,991	\$20,000,000	\$20,606,020	\$145,283	\$95,113	\$20,000,000	\$23,578,880	\$76,821	\$108,604	\$76,796	\$108,604	\$76,839	\$108,835
\$25,000,000	\$30,870,000	\$181,733	\$142,489	\$25,000,000	\$25,757,525	\$181,733	\$118,891	\$25,000,000	\$29,473,600	\$96,030	\$135,813	\$96,005	\$135,813	\$96,049	\$136,044
\$30,000,000	\$37,044,000	\$218,183	\$170,987	\$30,000,000	\$30,909,030	\$218,183	\$142,669	\$30,000,000	\$35,368,320	\$115,240	\$163,022	\$115,215	\$163,022	\$115,259	\$163,252
\$35,000,000	\$43,218,000	\$254,633	\$199,485	\$35,000,000	\$36,060,535	\$254,633	\$166,447	\$35,000,000	\$41,263,040	\$134,450	\$190,230	\$134,425	\$190,230	\$134,469	\$190,461
\$40,000,000	\$49,392,000	\$291,083	\$227,983	\$40,000,000	\$41,212,040	\$291,083	\$190,226	\$40,000,000	\$47,157,760	\$153,660	\$217,439	\$153,635	\$217,439	\$153,678	\$217,670
\$45,000,000	\$55,566,000	\$327,533	\$256,480	\$45,000,000	\$46,363,545	\$327,533	\$214,004	\$45,000,000	\$53,052,480	\$172,870	\$244,648	\$172,845	\$244,648	\$172,888	\$244,879
\$50,000,000	\$61,740,000	\$363,983	\$284,978	\$50,000,000	\$51,515,050	\$363,983	\$237,782	\$50,000,000	\$58,947,200	\$192,079	\$271,857	\$192,054	\$271,857	\$192,098	\$272,087

CITY OF CAMANCHE, 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	\$93	48.35%	\$46	23.78%	(\$132)	(76.19%)	(\$107)	(72.19%)	\$80	41.64%
\$100,000	\$186	48.35%	\$91	23.78%	(\$52)	(14.27%)	(\$27)	(7.99%)	\$160	41.64%
\$150,000	\$279	48.35%	\$137	23.78%	\$28	4.99%	\$53	9.91%	\$240	41.64%
\$200,000	\$199	21.17%	\$10	1.10%	\$108	14.38%	\$133	18.32%	\$320	41.64%
\$250,000	\$120	9.16%	(\$116)	(8.92%)	\$188	19.94%	\$213	23.21%	\$400	41.64%
\$300,000	\$40	2.40%	(\$243)	(14.56%)	\$268	23.61%	\$293	26.40%	\$480	41.64%
\$400,000	(\$119)	(4.96%)	(\$497)	(20.70%)	\$428	28.18%	\$453	30.32%	\$640	41.64%
\$500,000	(\$278)	(8.89%)	(\$750)	(23.98%)	\$588	30.90%	\$613	32.64%	\$800	41.64%
\$600,000	(\$437)	(11.33%)	(\$1,003)	(26.02%)	\$748	32.70%	\$773	34.17%	\$960	41.64%
\$700,000	(\$596)	(13.00%)	(\$1,257)	(27.41%)	\$908	33.99%	\$933	35.25%	\$1,120	41.64%
\$800,000	(\$755)	(14.21%)	(\$1,510)	(28.42%)	\$1,068	34.95%	\$1,093	36.06%	\$1,280	41.64%
\$900,000	(\$914)	(15.13%)	(\$1,764)	(29.18%)	\$1,228	35.70%	\$1,253	36.69%	\$1,440	41.64%
\$1,000,000	(\$1,073)	(15.85%)	(\$2,017)	(29.78%)	\$1,388	36.29%	\$1,413	37.19%	\$1,600	41.64%
\$2,000,000	(\$2,664)	(18.94%)	(\$4,552)	(32.37%)	\$2,987	38.97%	\$3,012	39.43%	\$3,200	41.64%
\$3,000,000	(\$4,254)	(19.92%)	(\$7,086)	(33.18%)	\$4,587	39.86%	\$4,612	40.17%	\$4,799	41.64%
\$4,000,000	(\$5,845)	(20.40%)	(\$9,620)	(33.59%)	\$6,187	40.31%	\$6,212	40.54%	\$6,399	41.64%
\$5,000,000	(\$7,435)	(20.69%)	(\$12,155)	(33.83%)	\$7,787	40.57%	\$7,812	40.76%	\$7,999	41.64%
\$6,000,000	(\$9,025)	(20.88%)	(\$14,689)	(33.98%)	\$9,387	40.75%	\$9,412	40.91%	\$9,599	41.64%
\$7,000,000	(\$10,616)	(21.02%)	(\$17,223)	(34.10%)	\$10,986	40.88%	\$11,011	41.01%	\$11,199	41.64%
\$8,000,000	(\$12,206)	(21.12%)	(\$19,758)	(34.18%)	\$12,586	40.97%	\$12,611	41.09%	\$12,798	41.64%
\$9,000,000	(\$13,797)	(21.20%)	(\$22,292)	(34.25%)	\$14,186	41.05%	\$14,211	41.15%	\$14,398	41.64%
\$10,000,000	(\$15,387)	(21.26%)	(\$24,826)	(34.30%)	\$15,786	41.11%	\$15,811	41.20%	\$15,998	41.64%
\$15,000,000	(\$23,339)	(21.45%)	(\$37,498)	(34.45%)	\$23,785	41.29%	\$23,810	41.35%	\$23,997	41.64%
\$20,000,000	(\$31,291)	(21.54%)	(\$50,170)	(34.53%)	\$31,784	41.37%	\$31,809	41.42%	\$31,996	41.64%
\$25,000,000	(\$39,244)	(21.59%)	(\$62,842)	(34.58%)	\$39,783	41.43%	\$39,807	41.46%	\$39,995	41.64%
\$30,000,000	(\$47,196)	(21.63%)	(\$75,514)	(34.61%)	\$47,781	41.46%	\$47,806	41.49%	\$47,994	41.64%
\$35,000,000	(\$55,148)	(21.66%)	(\$88,185)	(34.63%)	\$55,780	41.49%	\$55,805	41.51%	\$55,993	41.64%
\$40,000,000	(\$63,100)	(21.68%)	(\$100,857)	(34.65%)	\$63,779	41.51%	\$63,804	41.53%	\$63,991	41.64%
\$45,000,000	(\$71,052)	(21.69%)	(\$113,529)	(34.66%)	\$71,778	41.52%	\$71,803	41.54%	\$71,990	41.64%
\$50,000,000	(\$79,005)	(21.71%)	(\$126,201)	(34.67%)	\$79,777	41.53%	\$79,802	41.55%	\$79,989	41.64%