

CITY OF CARLISLE, 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	\$7.63503	\$1,581,492	\$0	\$1,581,492	
2026-27	\$4.15428	\$1,613,122	\$25,771	\$1,638,894	3.6%
2027-28	\$4.22065	\$1,660,650	\$26,183	\$1,686,833	2.9%
2028-29	\$4.13299	\$1,720,572	\$25,639	\$1,746,211	3.5%
2029-30	\$4.19458	\$1,768,349	\$26,021	\$1,794,370	2.8%
2030-31	\$4.10715	\$1,830,258	\$25,479	\$1,855,738	3.4%
2031-32	\$4.16433	\$1,877,717	\$25,834	\$1,903,551	2.6%
2032-33	\$4.07838	\$1,941,623	\$25,301	\$1,966,923	3.3%
2033-34	\$4.13152	\$1,988,726	\$25,630	\$2,014,356	2.4%
2034-35	\$4.04700	\$2,054,642	\$25,106	\$2,079,748	3.2%
2035-36	\$4.09645	\$2,101,367	\$25,413	\$2,126,780	2.3%

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	\$442,753,313	\$207,136,367	\$31,727,084	\$238,863,451
2026-27	\$442,228,089	\$394,507,423	\$39,974,334	\$434,481,757
2027-28	\$449,602,644	\$399,661,978	\$42,194,334	\$441,856,312
2028-29	\$476,664,884	\$422,505,502	\$46,413,051	\$468,918,552
2029-30	\$484,162,440	\$427,783,057	\$48,633,051	\$476,416,108
2030-31	\$512,750,999	\$451,830,964	\$53,173,703	\$505,004,667
2031-32	\$520,248,555	\$457,108,520	\$55,393,703	\$512,502,223
2032-33	\$550,299,265	\$482,280,545	\$60,272,388	\$542,552,933
2033-34	\$557,796,821	\$487,558,100	\$62,492,388	\$550,050,489
2034-35	\$589,371,057	\$513,898,717	\$67,726,008	\$581,624,725
2035-36	\$596,868,613	\$519,176,273	\$69,946,008	\$589,122,281

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	68.32%	-0.87%	67.45%	23.95%	6.73%	0.73%
2026-27	87.27%	-11.87%	75.40%	18.52%	4.75%	0.40%
2027-28	86.76%	-11.91%	74.85%	18.67%	5.17%	0.39%
2028-29	85.91%	-11.44%	74.47%	18.91%	5.39%	0.37%
2029-30	85.43%	-11.45%	73.98%	19.04%	5.77%	0.37%
2030-31	84.65%	-10.98%	73.67%	19.26%	5.94%	0.35%
2031-32	84.22%	-11.00%	73.22%	19.38%	6.29%	0.34%
2032-33	83.51%	-10.56%	72.95%	19.59%	6.41%	0.32%
2033-34	83.13%	-10.58%	72.55%	19.70%	6.72%	0.32%
2034-35	82.48%	-10.16%	72.32%	19.91%	6.81%	0.30%
2035-36	82.13%	-10.19%	71.95%	20.00%	7.10%	0.30%

**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 CARLISLE, 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	\$207,136,367	\$7.63503	\$1,581,492
2026-27	\$394,507,423	\$4.15428	\$1,638,894
2027-28	\$399,661,978	\$4.22065	\$1,686,833
2028-29	\$422,505,502	\$4.13299	\$1,746,211
2029-30	\$427,783,057	\$4.19458	\$1,794,370
2030-31	\$451,830,964	\$4.10715	\$1,855,738
2031-32	\$457,108,520	\$4.16433	\$1,903,551
2032-33	\$482,280,545	\$4.07838	\$1,966,923
2033-34	\$487,558,100	\$4.13152	\$2,014,356
2034-35	\$513,898,717	\$4.04700	\$2,079,748
2035-36	\$519,176,273	\$4.09645	\$2,126,780

## CITY OF CARLISLE, 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	\$207,136,367	\$7.63503	\$1,581,492
2026-27	\$213,195,513	\$7.55943	\$1,611,638
2027-28	\$217,784,106	\$7.55943	\$1,646,325
2028-29	\$227,690,176	\$7.55943	\$1,721,209
2029-30	\$234,787,361	\$7.55943	\$1,774,860
2030-31	\$245,147,989	\$7.55943	\$1,853,180
2031-32	\$252,548,367	\$7.55943	\$1,909,123
2032-33	\$263,385,799	\$7.55943	\$1,991,048
2033-34	\$271,106,023	\$7.55943	\$2,049,408
2034-35	\$282,444,140	\$7.55943	\$2,135,118
2035-36	\$290,500,378	\$7.55943	\$2,196,019

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	\$181,311,910	(\$3.40515)	\$27,256
2027-28	\$181,877,872	(\$3.33878)	\$40,509
2028-29	\$194,815,325	(\$3.42644)	\$25,002
2029-30	\$192,995,696	(\$3.36485)	\$19,511
2030-31	\$206,682,975	(\$3.45228)	\$2,557
2031-32	\$204,560,152	(\$3.39510)	-\$5,572
2032-33	\$218,894,746	(\$3.48105)	-\$24,124
2033-34	\$216,452,077	(\$3.42791)	-\$35,052
2034-35	\$231,454,577	(\$3.51243)	-\$55,370
2035-36	\$228,675,895	(\$3.46298)	-\$69,239

CITY OF CARLISLE, 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	\$181	\$254	\$50,000	\$51,515	\$181	\$212	\$50,000	\$58,947	\$164	\$37	\$140	\$37	\$181	\$242
\$100,000	\$123,480	\$362	\$507	\$100,000	\$103,030	\$362	\$423	\$100,000	\$117,894	\$345	\$279	\$321	\$279	\$362	\$484
\$150,000	\$185,220	\$543	\$761	\$150,000	\$154,545	\$543	\$635	\$150,000	\$176,842	\$526	\$521	\$502	\$521	\$543	\$726
\$200,000	\$246,960	\$887	\$1,014	\$200,000	\$206,060	\$887	\$846	\$200,000	\$235,789	\$707	\$763	\$683	\$763	\$724	\$968
\$250,000	\$308,700	\$1,230	\$1,268	\$250,000	\$257,575	\$1,230	\$1,058	\$250,000	\$294,736	\$888	\$1,005	\$864	\$1,005	\$905	\$1,211
\$300,000	\$370,440	\$1,574	\$1,521	\$300,000	\$309,090	\$1,574	\$1,269	\$300,000	\$353,683	\$1,069	\$1,247	\$1,045	\$1,247	\$1,086	\$1,453
\$400,000	\$493,920	\$2,261	\$2,029	\$400,000	\$412,120	\$2,261	\$1,693	\$400,000	\$471,578	\$1,431	\$1,731	\$1,407	\$1,731	\$1,449	\$1,937
\$500,000	\$617,400	\$2,948	\$2,536	\$500,000	\$515,151	\$2,948	\$2,116	\$500,000	\$589,472	\$1,793	\$2,216	\$1,770	\$2,216	\$1,811	\$2,421
\$600,000	\$740,880	\$3,635	\$3,043	\$600,000	\$618,181	\$3,635	\$2,539	\$600,000	\$707,366	\$2,155	\$2,700	\$2,132	\$2,700	\$2,173	\$2,905
\$700,000	\$864,360	\$4,323	\$3,550	\$700,000	\$721,211	\$4,323	\$2,962	\$700,000	\$825,261	\$2,517	\$3,184	\$2,494	\$3,184	\$2,535	\$3,389
\$800,000	\$987,840	\$5,010	\$4,057	\$800,000	\$824,241	\$5,010	\$3,385	\$800,000	\$943,155	\$2,880	\$3,668	\$2,856	\$3,668	\$2,897	\$3,874
\$900,000	\$1,111,320	\$5,697	\$4,564	\$900,000	\$927,271	\$5,697	\$3,808	\$900,000	\$1,061,050	\$3,242	\$4,153	\$3,218	\$4,153	\$3,259	\$4,358
\$1,000,000	\$1,234,800	\$6,384	\$5,072	\$1,000,000	\$1,030,301	\$6,384	\$4,232	\$1,000,000	\$1,178,944	\$3,604	\$4,637	\$3,580	\$4,637	\$3,621	\$4,842
\$2,000,000	\$2,469,600	\$13,256	\$10,143	\$2,000,000	\$2,060,602	\$13,256	\$8,463	\$2,000,000	\$2,357,888	\$7,225	\$9,479	\$7,202	\$9,479	\$7,243	\$9,684
\$3,000,000	\$3,704,400	\$20,127	\$15,215	\$3,000,000	\$3,090,903	\$20,127	\$12,695	\$3,000,000	\$3,536,832	\$10,847	\$14,321	\$10,823	\$14,321	\$10,864	\$14,526
\$4,000,000	\$4,939,200	\$26,999	\$20,286	\$4,000,000	\$4,121,204	\$26,999	\$16,926	\$4,000,000	\$4,715,776	\$14,468	\$19,163	\$14,445	\$19,163	\$14,486	\$19,368
\$5,000,000	\$6,174,000	\$33,870	\$25,358	\$5,000,000	\$5,151,505	\$33,870	\$21,158	\$5,000,000	\$5,894,720	\$18,090	\$24,005	\$18,066	\$24,005	\$18,107	\$24,210
\$6,000,000	\$7,408,800	\$40,742	\$30,429	\$6,000,000	\$6,181,806	\$40,742	\$25,390	\$6,000,000	\$7,073,664	\$21,711	\$28,847	\$21,687	\$28,847	\$21,728	\$29,053
\$7,000,000	\$8,643,600	\$47,613	\$35,501	\$7,000,000	\$7,212,107	\$47,613	\$29,621	\$7,000,000	\$8,252,608	\$25,332	\$33,689	\$25,309	\$33,689	\$25,350	\$33,895
\$8,000,000	\$9,878,400	\$54,485	\$40,572	\$8,000,000	\$8,242,408	\$54,485	\$33,853	\$8,000,000	\$9,431,552	\$28,954	\$38,531	\$28,930	\$38,531	\$28,971	\$38,737
\$9,000,000	\$11,113,200	\$61,356	\$45,644	\$9,000,000	\$9,272,709	\$61,356	\$38,084	\$9,000,000	\$10,610,496	\$32,575	\$43,374	\$32,552	\$43,374	\$32,593	\$43,579
\$10,000,000	\$12,348,000	\$68,228	\$50,715	\$10,000,000	\$10,303,010	\$68,228	\$42,316	\$10,000,000	\$11,789,440	\$36,197	\$48,216	\$36,173	\$48,216	\$36,214	\$48,421
\$15,000,000	\$18,522,000	\$102,585	\$76,073	\$15,000,000	\$15,454,515	\$102,585	\$63,474	\$15,000,000	\$17,684,160	\$54,304	\$72,426	\$54,280	\$72,426	\$54,321	\$72,631
\$20,000,000	\$24,696,000	\$136,943	\$101,430	\$20,000,000	\$20,606,020	\$136,943	\$84,632	\$20,000,000	\$23,578,880	\$72,411	\$96,637	\$72,387	\$96,637	\$72,428	\$96,842
\$25,000,000	\$30,870,000	\$171,301	\$126,788	\$25,000,000	\$25,757,525	\$171,301	\$105,790	\$25,000,000	\$29,473,600	\$90,518	\$120,847	\$90,494	\$120,847	\$90,535	\$121,052
\$30,000,000	\$37,044,000	\$205,658	\$152,145	\$30,000,000	\$30,909,030	\$205,658	\$126,948	\$30,000,000	\$35,368,320	\$108,625	\$145,058	\$108,601	\$145,058	\$108,642	\$145,263
\$35,000,000	\$43,218,000	\$240,016	\$177,503	\$35,000,000	\$36,060,535	\$240,016	\$148,106	\$35,000,000	\$41,263,040	\$126,732	\$169,268	\$126,708	\$169,268	\$126,750	\$169,473
\$40,000,000	\$49,392,000	\$274,374	\$202,860	\$40,000,000	\$41,212,040	\$274,374	\$169,264	\$40,000,000	\$47,157,760	\$144,839	\$193,479	\$144,816	\$193,479	\$144,857	\$193,684
\$45,000,000	\$55,566,000	\$308,731	\$228,218	\$45,000,000	\$46,363,545	\$308,731	\$190,422	\$45,000,000	\$53,052,480	\$162,946	\$217,689	\$162,923	\$217,689	\$162,964	\$217,894
\$50,000,000	\$61,740,000	\$343,089	\$253,575	\$50,000,000	\$51,515,050	\$343,089	\$211,580	\$50,000,000	\$58,947,200	\$181,053	\$241,900	\$181,030	\$241,900	\$181,071	\$242,105

CITY OF CARLISLE, 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	\$73	40.04%	\$31	16.85%	(\$127)	(77.53%)	(\$103)	(73.75%)	\$61	33.71%
\$100,000	\$145	40.04%	\$61	16.85%	(\$66)	(19.07%)	(\$42)	(13.14%)	\$122	33.71%
\$150,000	\$218	40.04%	\$92	16.85%	(\$5)	(0.89%)	\$19	3.75%	\$183	33.71%
\$200,000	\$128	14.38%	(\$40)	(4.56%)	\$56	7.97%	\$80	11.69%	\$244	33.71%
\$250,000	\$38	3.05%	(\$172)	(14.02%)	\$117	13.22%	\$141	16.31%	\$305	33.71%
\$300,000	(\$52)	(3.33%)	(\$304)	(19.34%)	\$178	16.69%	\$202	19.32%	\$366	33.71%
\$400,000	(\$232)	(10.28%)	(\$568)	(25.14%)	\$300	21.00%	\$324	23.02%	\$488	33.71%
\$500,000	(\$412)	(13.99%)	(\$832)	(28.24%)	\$423	23.56%	\$446	25.21%	\$610	33.71%
\$600,000	(\$592)	(16.30%)	(\$1,096)	(30.16%)	\$545	25.27%	\$568	26.65%	\$732	33.71%
\$700,000	(\$772)	(17.87%)	(\$1,360)	(31.47%)	\$667	26.48%	\$690	27.68%	\$854	33.71%
\$800,000	(\$952)	(19.01%)	(\$1,624)	(32.43%)	\$789	27.39%	\$812	28.44%	\$977	33.71%
\$900,000	(\$1,132)	(19.88%)	(\$1,888)	(33.15%)	\$911	28.10%	\$934	29.03%	\$1,099	33.71%
\$1,000,000	(\$1,313)	(20.56%)	(\$2,152)	(33.72%)	\$1,033	28.66%	\$1,056	29.51%	\$1,221	33.71%
\$2,000,000	(\$3,113)	(23.48%)	(\$4,792)	(36.15%)	\$2,254	31.19%	\$2,277	31.62%	\$2,441	33.71%
\$3,000,000	(\$4,913)	(24.41%)	(\$7,432)	(36.93%)	\$3,474	32.03%	\$3,498	32.32%	\$3,662	33.71%
\$4,000,000	(\$6,713)	(24.86%)	(\$10,072)	(37.31%)	\$4,695	32.45%	\$4,718	32.67%	\$4,883	33.71%
\$5,000,000	(\$8,513)	(25.13%)	(\$12,712)	(37.53%)	\$5,916	32.70%	\$5,939	32.87%	\$6,103	33.71%
\$6,000,000	(\$10,313)	(25.31%)	(\$15,352)	(37.68%)	\$7,136	32.87%	\$7,160	33.01%	\$7,324	33.71%
\$7,000,000	(\$12,113)	(25.44%)	(\$17,992)	(37.79%)	\$8,357	32.99%	\$8,381	33.11%	\$8,545	33.71%
\$8,000,000	(\$13,913)	(25.53%)	(\$20,632)	(37.87%)	\$9,578	33.08%	\$9,601	33.19%	\$9,765	33.71%
\$9,000,000	(\$15,713)	(25.61%)	(\$23,272)	(37.93%)	\$10,798	33.15%	\$10,822	33.25%	\$10,986	33.71%
\$10,000,000	(\$17,513)	(25.67%)	(\$25,912)	(37.98%)	\$12,019	33.20%	\$12,043	33.29%	\$12,207	33.71%
\$15,000,000	(\$26,513)	(25.84%)	(\$39,111)	(38.13%)	\$18,122	33.37%	\$18,146	33.43%	\$18,310	33.71%
\$20,000,000	(\$35,513)	(25.93%)	(\$52,311)	(38.20%)	\$24,226	33.46%	\$24,249	33.50%	\$24,414	33.71%
\$25,000,000	(\$44,513)	(25.99%)	(\$65,511)	(38.24%)	\$30,329	33.51%	\$30,353	33.54%	\$30,517	33.71%
\$30,000,000	(\$53,513)	(26.02%)	(\$78,710)	(38.27%)	\$36,433	33.54%	\$36,456	33.57%	\$36,621	33.71%
\$35,000,000	(\$62,513)	(26.05%)	(\$91,910)	(38.29%)	\$42,536	33.56%	\$42,560	33.59%	\$42,724	33.71%
\$40,000,000	(\$71,513)	(26.06%)	(\$105,110)	(38.31%)	\$48,640	33.58%	\$48,663	33.60%	\$48,827	33.71%
\$45,000,000	(\$80,513)	(26.08%)	(\$118,309)	(38.32%)	\$54,743	33.60%	\$54,766	33.62%	\$54,931	33.71%
\$50,000,000	(\$89,513)	(26.09%)	(\$131,509)	(38.33%)	\$60,846	33.61%	\$60,870	33.62%	\$61,034	33.71%