

CITY OF CLARE, 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	\$8.12634	\$88,690	\$0	\$88,690	
2026-27	\$6.10362	\$90,463	\$505	\$90,968	2.6%
2027-28	\$6.14295	\$91,423	\$508	\$91,931	1.1%
2028-29	\$5.97975	\$93,770	\$495	\$94,264	2.5%
2029-30	\$6.01666	\$94,736	\$498	\$95,233	1.0%
2030-31	\$5.85591	\$97,138	\$484	\$97,622	2.5%
2031-32	\$5.89169	\$98,111	\$487	\$98,598	1.0%
2032-33	\$5.73455	\$100,570	\$474	\$101,044	2.5%
2033-34	\$5.76924	\$101,550	\$477	\$102,027	1.0%
2034-35	\$5.61562	\$104,067	\$465	\$104,532	2.5%
2035-36	\$5.64928	\$105,055	\$467	\$105,522	0.9%

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	\$16,017,873	\$10,913,843	\$0	\$10,913,843
2026-27	\$15,624,729	\$14,903,982	\$0	\$14,903,982
2027-28	\$15,686,067	\$14,965,320	\$0	\$14,965,320
2028-29	\$16,484,688	\$15,763,941	\$0	\$15,763,941
2029-30	\$16,549,026	\$15,828,279	\$0	\$15,828,279
2030-31	\$17,391,495	\$16,670,748	\$0	\$16,670,748
2031-32	\$17,455,833	\$16,735,086	\$0	\$16,735,086
2032-33	\$18,341,021	\$17,620,274	\$0	\$17,620,274
2033-34	\$18,405,358	\$17,684,611	\$0	\$17,684,611
2034-35	\$19,335,222	\$18,614,475	\$0	\$18,614,475
2035-36	\$19,399,559	\$18,678,812	\$0	\$18,678,812

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	25.60%	-0.82%	24.78%	66.58%	0.00%	1.12%
2026-27	43.63%	-14.25%	29.39%	63.59%	0.00%	0.82%
2027-28	44.01%	-14.33%	29.68%	63.33%	0.00%	0.82%
2028-29	43.97%	-13.74%	30.24%	63.12%	0.00%	0.78%
2029-30	44.32%	-13.80%	30.52%	62.87%	0.00%	0.77%
2030-31	44.26%	-13.21%	31.05%	62.67%	0.00%	0.73%
2031-32	44.58%	-13.27%	31.32%	62.43%	0.00%	0.73%
2032-33	44.51%	-12.70%	31.80%	62.26%	0.00%	0.69%
2033-34	44.81%	-12.76%	32.05%	62.04%	0.00%	0.69%
2034-35	44.72%	-12.22%	32.50%	61.88%	0.00%	0.66%
2035-36	45.01%	-12.28%	32.73%	61.67%	0.00%	0.65%

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 CLARE, 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	\$10,913,843	\$8.12634	\$88,690
2026-27	\$14,903,982	\$6.10362	\$90,968
2027-28	\$14,965,320	\$6.14295	\$91,931
2028-29	\$15,763,941	\$5.97975	\$94,264
2029-30	\$15,828,279	\$6.01666	\$95,233
2030-31	\$16,670,748	\$5.85591	\$97,622
2031-32	\$16,735,086	\$5.89169	\$98,598
2032-33	\$17,620,274	\$5.73455	\$101,044
2033-34	\$17,684,611	\$5.76924	\$102,027
2034-35	\$18,614,475	\$5.61562	\$104,532
2035-36	\$18,678,812	\$5.64928	\$105,522

CITY OF CLARE, 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	\$10,913,843	\$8.12634	\$88,690
2026-27	\$11,815,960	\$7.88965	\$93,224
2027-28	\$11,913,669	\$7.88965	\$93,995
2028-29	\$12,444,569	\$7.88965	\$98,183
2029-30	\$12,547,504	\$7.88965	\$98,995
2030-31	\$13,105,989	\$7.88965	\$103,402
2031-32	\$13,214,415	\$7.88965	\$104,257
2032-33	\$13,801,884	\$7.88965	\$108,892
2033-34	\$13,916,103	\$7.88965	\$109,793
2034-35	\$14,534,038	\$7.88965	\$114,668
2035-36	\$14,654,343	\$7.88965	\$115,618

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	\$3,088,022	(\$1.78603)	-\$2,256
2027-28	\$3,051,651	(\$1.74670)	-\$2,063
2028-29	\$3,319,372	(\$1.90990)	-\$3,919
2029-30	\$3,280,775	(\$1.87299)	-\$3,762
2030-31	\$3,564,760	(\$2.03374)	-\$5,779
2031-32	\$3,520,671	(\$1.99796)	-\$5,659
2032-33	\$3,818,389	(\$2.15510)	-\$7,848
2033-34	\$3,768,509	(\$2.12041)	-\$7,766
2034-35	\$4,080,436	(\$2.27403)	-\$10,137
2035-36	\$4,024,470	(\$2.24037)	-\$10,096

CITY OF CLARE, 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	\$193	\$362	\$50,000	\$51,515	\$193	\$302	\$50,000	\$58,947	\$174	\$52	\$149	\$52	\$193	\$345
\$100,000	\$123,480	\$385	\$723	\$100,000	\$103,030	\$385	\$603	\$100,000	\$117,894	\$367	\$398	\$342	\$398	\$385	\$690
\$150,000	\$185,220	\$578	\$1,085	\$150,000	\$154,545	\$578	\$905	\$150,000	\$176,842	\$559	\$743	\$534	\$743	\$578	\$1,036
\$200,000	\$246,960	\$944	\$1,446	\$200,000	\$206,060	\$944	\$1,207	\$200,000	\$235,789	\$752	\$1,088	\$727	\$1,088	\$771	\$1,381
\$250,000	\$308,700	\$1,310	\$1,808	\$250,000	\$257,575	\$1,310	\$1,508	\$250,000	\$294,736	\$945	\$1,433	\$920	\$1,433	\$964	\$1,726
\$300,000	\$370,440	\$1,675	\$2,169	\$300,000	\$309,090	\$1,675	\$1,810	\$300,000	\$353,683	\$1,138	\$1,778	\$1,113	\$1,778	\$1,156	\$2,071
\$400,000	\$493,920	\$2,407	\$2,892	\$400,000	\$412,120	\$2,407	\$2,413	\$400,000	\$471,578	\$1,523	\$2,469	\$1,498	\$2,469	\$1,542	\$2,762
\$500,000	\$617,400	\$3,138	\$3,615	\$500,000	\$515,151	\$3,138	\$3,017	\$500,000	\$589,472	\$1,909	\$3,159	\$1,883	\$3,159	\$1,927	\$3,452
\$600,000	\$740,880	\$3,869	\$4,339	\$600,000	\$618,181	\$3,869	\$3,620	\$600,000	\$707,366	\$2,294	\$3,849	\$2,269	\$3,849	\$2,313	\$4,142
\$700,000	\$864,360	\$4,601	\$5,062	\$700,000	\$721,211	\$4,601	\$4,223	\$700,000	\$825,261	\$2,679	\$4,540	\$2,654	\$4,540	\$2,698	\$4,833
\$800,000	\$987,840	\$5,332	\$5,785	\$800,000	\$824,241	\$5,332	\$4,827	\$800,000	\$943,155	\$3,065	\$5,230	\$3,040	\$5,230	\$3,084	\$5,523
\$900,000	\$1,111,320	\$6,063	\$6,508	\$900,000	\$927,271	\$6,063	\$5,430	\$900,000	\$1,061,050	\$3,450	\$5,921	\$3,425	\$5,921	\$3,469	\$6,213
\$1,000,000	\$1,234,800	\$6,795	\$7,231	\$1,000,000	\$1,030,301	\$6,795	\$6,033	\$1,000,000	\$1,178,944	\$3,836	\$6,611	\$3,811	\$6,611	\$3,854	\$6,904
\$2,000,000	\$2,469,600	\$14,109	\$14,462	\$2,000,000	\$2,060,602	\$14,109	\$12,067	\$2,000,000	\$2,357,888	\$7,690	\$13,515	\$7,665	\$13,515	\$7,709	\$13,808
\$3,000,000	\$3,704,400	\$21,422	\$21,693	\$3,000,000	\$3,090,903	\$21,422	\$18,100	\$3,000,000	\$3,536,832	\$11,545	\$20,419	\$11,520	\$20,419	\$11,563	\$20,711
\$4,000,000	\$4,939,200	\$28,736	\$28,924	\$4,000,000	\$4,121,204	\$28,736	\$24,133	\$4,000,000	\$4,715,776	\$15,399	\$27,322	\$15,374	\$27,322	\$15,418	\$27,615
\$5,000,000	\$6,174,000	\$36,050	\$36,154	\$5,000,000	\$5,151,505	\$36,050	\$30,167	\$5,000,000	\$5,894,720	\$19,254	\$34,226	\$19,229	\$34,226	\$19,272	\$34,519
\$6,000,000	\$7,408,800	\$43,363	\$43,385	\$6,000,000	\$6,181,806	\$43,363	\$36,200	\$6,000,000	\$7,073,664	\$23,108	\$41,130	\$23,083	\$41,130	\$23,127	\$41,423
\$7,000,000	\$8,643,600	\$50,677	\$50,616	\$7,000,000	\$7,212,107	\$50,677	\$42,233	\$7,000,000	\$8,252,608	\$26,962	\$48,034	\$26,937	\$48,034	\$26,981	\$48,327
\$8,000,000	\$9,878,400	\$57,991	\$57,847	\$8,000,000	\$8,242,408	\$57,991	\$48,267	\$8,000,000	\$9,431,552	\$30,817	\$54,938	\$30,792	\$54,938	\$30,836	\$55,230
\$9,000,000	\$11,113,200	\$65,304	\$65,078	\$9,000,000	\$9,272,709	\$65,304	\$54,300	\$9,000,000	\$10,610,496	\$34,671	\$61,841	\$34,646	\$61,841	\$34,690	\$62,134
\$10,000,000	\$12,348,000	\$72,618	\$72,309	\$10,000,000	\$10,303,010	\$72,618	\$60,333	\$10,000,000	\$11,789,440	\$38,526	\$68,745	\$38,501	\$68,745	\$38,545	\$69,038
\$15,000,000	\$18,522,000	\$109,187	\$108,463	\$15,000,000	\$15,454,515	\$109,187	\$90,500	\$15,000,000	\$17,684,160	\$57,798	\$103,264	\$57,773	\$103,264	\$57,817	\$103,557
\$20,000,000	\$24,696,000	\$145,755	\$144,618	\$20,000,000	\$20,606,020	\$145,755	\$120,667	\$20,000,000	\$23,578,880	\$77,070	\$137,783	\$77,045	\$137,783	\$77,089	\$138,076
\$25,000,000	\$30,870,000	\$182,324	\$180,772	\$25,000,000	\$25,757,525	\$182,324	\$150,834	\$25,000,000	\$29,473,600	\$96,343	\$172,302	\$96,318	\$172,302	\$96,361	\$172,595
\$30,000,000	\$37,044,000	\$218,892	\$216,926	\$30,000,000	\$30,909,030	\$218,892	\$181,000	\$30,000,000	\$35,368,320	\$115,615	\$206,821	\$115,590	\$206,821	\$115,634	\$207,114
\$35,000,000	\$43,218,000	\$255,461	\$253,081	\$35,000,000	\$36,060,535	\$255,461	\$211,167	\$35,000,000	\$41,263,040	\$134,887	\$241,340	\$134,862	\$241,340	\$134,906	\$241,633
\$40,000,000	\$49,392,000	\$292,029	\$289,235	\$40,000,000	\$41,212,040	\$292,029	\$241,334	\$40,000,000	\$47,157,760	\$154,159	\$275,859	\$154,134	\$275,859	\$154,178	\$276,152
\$45,000,000	\$55,566,000	\$328,598	\$325,389	\$45,000,000	\$46,363,545	\$328,598	\$271,501	\$45,000,000	\$53,052,480	\$173,432	\$310,378	\$173,407	\$310,378	\$173,450	\$310,671
\$50,000,000	\$61,740,000	\$365,166	\$361,544	\$50,000,000	\$51,515,050	\$365,166	\$301,667	\$50,000,000	\$58,947,200	\$192,704	\$344,897	\$192,679	\$344,897	\$192,723	\$345,189

CITY OF CLARE, 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	87.60%	\$109	56.53%	(\$122)	(69.89%)	(\$97)	(64.83%)	\$152	79.11%
\$100,000	\$338	87.60%	\$218	56.53%	\$31	8.41%	\$56	16.36%	\$305	79.11%
\$150,000	\$506	87.60%	\$327	56.53%	\$183	32.76%	\$208	38.99%	\$457	79.11%
\$200,000	\$502	53.22%	\$263	27.85%	\$336	44.64%	\$361	49.62%	\$610	79.11%
\$250,000	\$498	38.04%	\$199	15.18%	\$488	51.67%	\$513	55.80%	\$762	79.11%
\$300,000	\$494	29.49%	\$135	8.05%	\$641	56.32%	\$666	59.84%	\$915	79.11%
\$400,000	\$486	20.18%	\$7	0.28%	\$946	62.09%	\$971	64.80%	\$1,220	79.11%
\$500,000	\$477	15.22%	(\$121)	(3.87%)	\$1,251	65.53%	\$1,276	67.73%	\$1,525	79.11%
\$600,000	\$469	12.13%	(\$249)	(6.44%)	\$1,556	67.81%	\$1,581	69.66%	\$1,830	79.11%
\$700,000	\$461	10.02%	(\$377)	(8.20%)	\$1,860	69.43%	\$1,885	71.03%	\$2,135	79.11%
\$800,000	\$453	8.49%	(\$505)	(9.48%)	\$2,165	70.65%	\$2,190	72.06%	\$2,439	79.11%
\$900,000	\$444	7.33%	(\$633)	(10.45%)	\$2,470	71.60%	\$2,495	72.85%	\$2,744	79.11%
\$1,000,000	\$436	6.42%	(\$761)	(11.21%)	\$2,775	72.35%	\$2,800	73.48%	\$3,049	79.11%
\$2,000,000	\$353	2.50%	(\$2,042)	(14.47%)	\$5,825	75.74%	\$5,850	76.31%	\$6,099	79.11%
\$3,000,000	\$270	1.26%	(\$3,322)	(15.51%)	\$8,874	76.87%	\$8,899	77.25%	\$9,148	79.11%
\$4,000,000	\$188	0.65%	(\$4,603)	(16.02%)	\$11,923	77.43%	\$11,948	77.72%	\$12,197	79.11%
\$5,000,000	\$105	0.29%	(\$5,883)	(16.32%)	\$14,973	77.77%	\$14,998	78.00%	\$15,247	79.11%
\$6,000,000	\$22	0.05%	(\$7,163)	(16.52%)	\$18,022	77.99%	\$18,047	78.18%	\$18,296	79.11%
\$7,000,000	(\$61)	(0.12%)	(\$8,444)	(16.66%)	\$21,071	78.15%	\$21,096	78.32%	\$21,345	79.11%
\$8,000,000	(\$144)	(0.25%)	(\$9,724)	(16.77%)	\$24,121	78.27%	\$24,146	78.42%	\$24,395	79.11%
\$9,000,000	(\$227)	(0.35%)	(\$11,004)	(16.85%)	\$27,170	78.36%	\$27,195	78.49%	\$27,444	79.11%
\$10,000,000	(\$309)	(0.43%)	(\$12,285)	(16.92%)	\$30,219	78.44%	\$30,244	78.56%	\$30,493	79.11%
\$15,000,000	(\$724)	(0.66%)	(\$18,686)	(17.11%)	\$45,466	78.66%	\$45,491	78.74%	\$45,740	79.11%
\$20,000,000	(\$1,138)	(0.78%)	(\$25,088)	(17.21%)	\$60,713	78.78%	\$60,738	78.83%	\$60,987	79.11%
\$25,000,000	(\$1,552)	(0.85%)	(\$31,490)	(17.27%)	\$75,959	78.84%	\$75,984	78.89%	\$76,233	79.11%
\$30,000,000	(\$1,966)	(0.90%)	(\$37,892)	(17.31%)	\$91,206	78.89%	\$91,231	78.93%	\$91,480	79.11%
\$35,000,000	(\$2,380)	(0.93%)	(\$44,294)	(17.34%)	\$106,453	78.92%	\$106,478	78.95%	\$106,727	79.11%
\$40,000,000	(\$2,794)	(0.96%)	(\$50,695)	(17.36%)	\$121,699	78.94%	\$121,724	78.97%	\$121,973	79.11%
\$45,000,000	(\$3,208)	(0.98%)	(\$57,097)	(17.38%)	\$136,946	78.96%	\$136,971	78.99%	\$137,220	79.11%
\$50,000,000	(\$3,623)	(0.99%)	(\$63,499)	(17.39%)	\$152,193	78.98%	\$152,218	79.00%	\$152,467	79.11%