

CITY OF CLEGHORN, 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	\$7.99515	\$59,178	\$0	\$59,178	
2026-27	\$5.31824	\$60,361	\$442	\$60,803	2.7%
2027-28	\$5.36146	\$61,107	\$446	\$61,553	1.2%
2028-29	\$5.19954	\$62,784	\$432	\$63,217	2.7%
2029-30	\$5.23534	\$63,534	\$435	\$63,969	1.2%
2030-31	\$5.07422	\$65,249	\$422	\$65,671	2.7%
2031-32	\$5.10845	\$65,999	\$425	\$66,424	1.1%
2032-33	\$4.95373	\$67,752	\$412	\$68,164	2.6%
2033-34	\$4.98664	\$68,505	\$415	\$68,919	1.1%
2034-35	\$4.83787	\$70,298	\$402	\$70,700	2.6%
2035-36	\$4.86954	\$71,054	\$405	\$71,458	1.1%

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	\$17,666,362	\$7,401,717	\$3,090,789	\$10,492,506
2026-27	\$15,304,600	\$11,433,001	\$3,517,214	\$14,950,215
2027-28	\$15,380,047	\$11,480,683	\$3,544,979	\$15,025,662
2028-29	\$16,261,085	\$12,158,096	\$3,748,604	\$15,906,700
2029-30	\$16,349,532	\$12,218,778	\$3,776,369	\$15,995,147
2030-31	\$17,287,966	\$12,942,017	\$3,991,565	\$16,933,581
2031-32	\$17,376,413	\$13,002,699	\$4,019,330	\$17,022,028
2032-33	\$18,361,193	\$13,760,135	\$4,246,673	\$18,006,808
2033-34	\$18,449,639	\$13,820,816	\$4,274,438	\$18,095,254
2034-35	\$19,482,799	\$14,613,878	\$4,514,536	\$19,128,414
2035-36	\$19,571,246	\$14,674,559	\$4,542,301	\$19,216,861

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	47.68%	-1.12%	46.56%	45.45%	5.20%	0.98%
2026-27	77.57%	-28.66%	48.92%	44.19%	4.57%	0.69%
2027-28	77.86%	-28.75%	49.11%	44.03%	4.55%	0.69%
2028-29	77.12%	-27.37%	49.75%	43.74%	4.34%	0.65%
2029-30	77.33%	-27.36%	49.97%	43.56%	4.32%	0.64%
2030-31	76.56%	-25.97%	50.59%	43.26%	4.12%	0.61%
2031-32	76.76%	-25.96%	50.79%	43.09%	4.10%	0.61%
2032-33	76.02%	-24.66%	51.36%	42.82%	3.91%	0.57%
2033-34	76.21%	-24.66%	51.54%	42.67%	3.89%	0.57%
2034-35	75.50%	-23.44%	52.06%	42.44%	3.72%	0.54%
2035-36	75.68%	-23.45%	52.23%	42.29%	3.70%	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 CLEGHORN, 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	\$7,401,717	\$7.99515	\$59,178
2026-27	\$11,433,001	\$5.31824	\$60,803
2027-28	\$11,480,683	\$5.36146	\$61,553
2028-29	\$12,158,096	\$5.19954	\$63,217
2029-30	\$12,218,778	\$5.23534	\$63,969
2030-31	\$12,942,017	\$5.07422	\$65,671
2031-32	\$13,002,699	\$5.10845	\$66,424
2032-33	\$13,760,135	\$4.95373	\$68,164
2033-34	\$13,820,816	\$4.98664	\$68,919
2034-35	\$14,613,878	\$4.83787	\$70,700
2035-36	\$14,674,559	\$4.86954	\$71,458

CITY OF CLEGHORN, 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	\$7,401,717	\$7.99515	\$59,178
2026-27	\$7,622,568	\$7.91599	\$60,340
2027-28	\$7,728,656	\$7.91599	\$61,180
2028-29	\$8,006,425	\$7.91599	\$63,379
2029-30	\$8,148,455	\$7.91599	\$64,503
2030-31	\$8,440,285	\$7.91599	\$66,813
2031-32	\$8,590,904	\$7.91599	\$68,005
2032-33	\$8,897,524	\$7.91599	\$70,433
2033-34	\$9,057,205	\$7.91599	\$71,697
2034-35	\$9,379,400	\$7.91599	\$74,247
2035-36	\$9,548,600	\$7.91599	\$75,587

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	\$3,810,434	(\$2.59775)	\$463
2027-28	\$3,752,028	(\$2.55453)	\$373
2028-29	\$4,151,671	(\$2.71645)	-\$162
2029-30	\$4,070,322	(\$2.68065)	-\$534
2030-31	\$4,501,732	(\$2.84177)	-\$1,143
2031-32	\$4,411,795	(\$2.80754)	-\$1,582
2032-33	\$4,862,611	(\$2.96226)	-\$2,269
2033-34	\$4,763,611	(\$2.92935)	-\$2,777
2034-35	\$5,234,477	(\$3.07812)	-\$3,547
2035-36	\$5,125,959	(\$3.04645)	-\$4,128

CITY OF CLEGHORN, 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	\$190	\$313	\$50,000	\$51,515	\$190	\$261	\$50,000	\$58,947	\$171	\$45	\$147	\$45	\$190	\$299
\$100,000	\$123,480	\$379	\$627	\$100,000	\$103,030	\$379	\$523	\$100,000	\$117,894	\$361	\$345	\$336	\$345	\$379	\$598
\$150,000	\$185,220	\$569	\$940	\$150,000	\$154,545	\$569	\$784	\$150,000	\$176,842	\$550	\$644	\$526	\$644	\$569	\$897
\$200,000	\$246,960	\$929	\$1,253	\$200,000	\$206,060	\$929	\$1,046	\$200,000	\$235,789	\$740	\$943	\$715	\$943	\$758	\$1,196
\$250,000	\$308,700	\$1,288	\$1,566	\$250,000	\$257,575	\$1,288	\$1,307	\$250,000	\$294,736	\$930	\$1,242	\$905	\$1,242	\$948	\$1,496
\$300,000	\$370,440	\$1,648	\$1,880	\$300,000	\$309,090	\$1,648	\$1,568	\$300,000	\$353,683	\$1,119	\$1,541	\$1,095	\$1,541	\$1,138	\$1,795
\$400,000	\$493,920	\$2,368	\$2,506	\$400,000	\$412,120	\$2,368	\$2,091	\$400,000	\$471,578	\$1,498	\$2,139	\$1,474	\$2,139	\$1,517	\$2,393
\$500,000	\$617,400	\$3,087	\$3,133	\$500,000	\$515,151	\$3,087	\$2,614	\$500,000	\$589,472	\$1,878	\$2,737	\$1,853	\$2,737	\$1,896	\$2,991
\$600,000	\$740,880	\$3,807	\$3,759	\$600,000	\$618,181	\$3,807	\$3,137	\$600,000	\$707,366	\$2,257	\$3,336	\$2,232	\$3,336	\$2,275	\$3,589
\$700,000	\$864,360	\$4,526	\$4,386	\$700,000	\$721,211	\$4,526	\$3,660	\$700,000	\$825,261	\$2,636	\$3,934	\$2,612	\$3,934	\$2,655	\$4,188
\$800,000	\$987,840	\$5,246	\$5,013	\$800,000	\$824,241	\$5,246	\$4,182	\$800,000	\$943,155	\$3,015	\$4,532	\$2,991	\$4,532	\$3,034	\$4,786
\$900,000	\$1,111,320	\$5,966	\$5,639	\$900,000	\$927,271	\$5,966	\$4,705	\$900,000	\$1,061,050	\$3,395	\$5,130	\$3,370	\$5,130	\$3,413	\$5,384
\$1,000,000	\$1,234,800	\$6,685	\$6,266	\$1,000,000	\$1,030,301	\$6,685	\$5,228	\$1,000,000	\$1,178,944	\$3,774	\$5,729	\$3,749	\$5,729	\$3,792	\$5,982
\$2,000,000	\$2,469,600	\$13,881	\$12,531	\$2,000,000	\$2,060,602	\$13,881	\$10,456	\$2,000,000	\$2,357,888	\$7,566	\$11,711	\$7,541	\$11,711	\$7,584	\$11,964
\$3,000,000	\$3,704,400	\$21,076	\$18,797	\$3,000,000	\$3,090,903	\$21,076	\$15,684	\$3,000,000	\$3,536,832	\$11,358	\$17,693	\$11,334	\$17,693	\$11,377	\$17,947
\$4,000,000	\$4,939,200	\$28,272	\$25,063	\$4,000,000	\$4,121,204	\$28,272	\$20,912	\$4,000,000	\$4,715,776	\$15,151	\$23,675	\$15,126	\$23,675	\$15,169	\$23,929
\$5,000,000	\$6,174,000	\$35,468	\$31,328	\$5,000,000	\$5,151,505	\$35,468	\$26,140	\$5,000,000	\$5,894,720	\$18,943	\$29,657	\$18,918	\$29,657	\$18,961	\$29,911
\$6,000,000	\$7,408,800	\$42,663	\$37,594	\$6,000,000	\$6,181,806	\$42,663	\$31,368	\$6,000,000	\$7,073,664	\$22,735	\$35,640	\$22,710	\$35,640	\$22,753	\$35,893
\$7,000,000	\$8,643,600	\$49,859	\$43,860	\$7,000,000	\$7,212,107	\$49,859	\$36,596	\$7,000,000	\$8,252,608	\$26,527	\$41,622	\$26,503	\$41,622	\$26,546	\$41,876
\$8,000,000	\$9,878,400	\$57,055	\$50,125	\$8,000,000	\$8,242,408	\$57,055	\$41,824	\$8,000,000	\$9,431,552	\$30,319	\$47,604	\$30,295	\$47,604	\$30,338	\$47,858
\$9,000,000	\$11,113,200	\$64,250	\$56,391	\$9,000,000	\$9,272,709	\$64,250	\$47,052	\$9,000,000	\$10,610,496	\$34,112	\$53,586	\$34,087	\$53,586	\$34,130	\$53,840
\$10,000,000	\$12,348,000	\$71,446	\$62,656	\$10,000,000	\$10,303,010	\$71,446	\$52,280	\$10,000,000	\$11,789,440	\$37,904	\$59,569	\$37,879	\$59,569	\$37,922	\$59,822
\$15,000,000	\$18,522,000	\$107,424	\$93,985	\$15,000,000	\$15,454,515	\$107,424	\$78,420	\$15,000,000	\$17,684,160	\$56,865	\$89,480	\$56,840	\$89,480	\$56,883	\$89,733
\$20,000,000	\$24,696,000	\$143,402	\$125,313	\$20,000,000	\$20,606,020	\$143,402	\$104,559	\$20,000,000	\$23,578,880	\$75,826	\$119,391	\$75,801	\$119,391	\$75,845	\$119,644
\$25,000,000	\$30,870,000	\$179,380	\$156,641	\$25,000,000	\$25,757,525	\$179,380	\$130,699	\$25,000,000	\$29,473,600	\$94,787	\$149,302	\$94,763	\$149,302	\$94,806	\$149,556
\$30,000,000	\$37,044,000	\$215,358	\$187,969	\$30,000,000	\$30,909,030	\$215,358	\$156,839	\$30,000,000	\$35,368,320	\$113,748	\$179,213	\$113,724	\$179,213	\$113,767	\$179,467
\$35,000,000	\$43,218,000	\$251,337	\$219,298	\$35,000,000	\$36,060,535	\$251,337	\$182,979	\$35,000,000	\$41,263,040	\$132,710	\$209,124	\$132,685	\$209,124	\$132,728	\$209,378
\$40,000,000	\$49,392,000	\$287,315	\$250,626	\$40,000,000	\$41,212,040	\$287,315	\$209,119	\$40,000,000	\$47,157,760	\$151,671	\$239,035	\$151,646	\$239,035	\$151,689	\$239,289
\$45,000,000	\$55,566,000	\$323,293	\$281,954	\$45,000,000	\$46,363,545	\$323,293	\$235,259	\$45,000,000	\$53,052,480	\$170,632	\$268,946	\$170,607	\$268,946	\$170,650	\$269,200
\$50,000,000	\$61,740,000	\$359,271	\$313,282	\$50,000,000	\$51,515,050	\$359,271	\$261,399	\$50,000,000	\$58,947,200	\$189,593	\$298,857	\$189,568	\$298,857	\$189,611	\$299,111

CITY OF CLEGHORN, 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	\$124	65.22%	\$72	37.86%	(\$126)	(73.48%)	(\$101)	(69.02%)	\$109	57.75%
\$100,000	\$247	65.22%	\$144	37.86%	(\$16)	(4.52%)	\$8	2.48%	\$219	57.75%
\$150,000	\$371	65.22%	\$215	37.86%	\$93	16.93%	\$118	22.41%	\$328	57.75%
\$200,000	\$325	34.95%	\$117	12.60%	\$203	27.39%	\$227	31.78%	\$438	57.75%
\$250,000	\$278	21.58%	\$19	1.44%	\$312	33.58%	\$337	37.22%	\$547	57.75%
\$300,000	\$232	14.05%	(\$80)	(4.84%)	\$422	37.67%	\$446	40.77%	\$657	57.75%
\$400,000	\$139	5.85%	(\$277)	(11.68%)	\$641	42.75%	\$665	45.14%	\$876	57.75%
\$500,000	\$46	1.47%	(\$473)	(15.33%)	\$860	45.78%	\$884	47.72%	\$1,095	57.75%
\$600,000	(\$47)	(1.25%)	(\$670)	(17.60%)	\$1,079	47.79%	\$1,103	49.43%	\$1,314	57.75%
\$700,000	(\$140)	(3.10%)	(\$867)	(19.15%)	\$1,298	49.23%	\$1,322	50.63%	\$1,533	57.75%
\$800,000	(\$233)	(4.45%)	(\$1,064)	(20.27%)	\$1,517	50.30%	\$1,541	51.54%	\$1,752	57.75%
\$900,000	(\$326)	(5.47%)	(\$1,260)	(21.13%)	\$1,736	51.13%	\$1,760	52.24%	\$1,971	57.75%
\$1,000,000	(\$419)	(6.27%)	(\$1,457)	(21.80%)	\$1,955	51.80%	\$1,979	52.79%	\$2,190	57.75%
\$2,000,000	(\$1,349)	(9.72%)	(\$3,425)	(24.67%)	\$4,145	54.78%	\$4,169	55.29%	\$4,380	57.75%
\$3,000,000	(\$2,279)	(10.82%)	(\$5,392)	(25.59%)	\$6,335	55.77%	\$6,359	56.11%	\$6,570	57.75%
\$4,000,000	(\$3,209)	(11.35%)	(\$7,360)	(26.03%)	\$8,525	56.27%	\$8,549	56.52%	\$8,760	57.75%
\$5,000,000	(\$4,139)	(11.67%)	(\$9,328)	(26.30%)	\$10,715	56.56%	\$10,739	56.77%	\$10,950	57.75%
\$6,000,000	(\$5,069)	(11.88%)	(\$11,295)	(26.48%)	\$12,905	56.76%	\$12,929	56.93%	\$13,140	57.75%
\$7,000,000	(\$5,999)	(12.03%)	(\$13,263)	(26.60%)	\$15,095	56.90%	\$15,119	57.05%	\$15,330	57.75%
\$8,000,000	(\$6,929)	(12.15%)	(\$15,231)	(26.70%)	\$17,285	57.01%	\$17,309	57.14%	\$17,520	57.75%
\$9,000,000	(\$7,859)	(12.23%)	(\$17,198)	(26.77%)	\$19,475	57.09%	\$19,499	57.20%	\$19,710	57.75%
\$10,000,000	(\$8,789)	(12.30%)	(\$19,166)	(26.83%)	\$21,665	57.16%	\$21,689	57.26%	\$21,900	57.75%
\$15,000,000	(\$13,439)	(12.51%)	(\$29,004)	(27.00%)	\$32,615	57.35%	\$32,639	57.42%	\$32,850	57.75%
\$20,000,000	(\$18,089)	(12.61%)	(\$38,843)	(27.09%)	\$43,565	57.45%	\$43,589	57.50%	\$43,800	57.75%
\$25,000,000	(\$22,739)	(12.68%)	(\$48,681)	(27.14%)	\$54,515	57.51%	\$54,539	57.55%	\$54,750	57.75%
\$30,000,000	(\$27,389)	(12.72%)	(\$58,519)	(27.17%)	\$65,465	57.55%	\$65,489	57.59%	\$65,700	57.75%
\$35,000,000	(\$32,039)	(12.75%)	(\$68,357)	(27.20%)	\$76,415	57.58%	\$76,439	57.61%	\$76,650	57.75%
\$40,000,000	(\$36,689)	(12.77%)	(\$78,196)	(27.22%)	\$87,365	57.60%	\$87,389	57.63%	\$87,600	57.75%
\$45,000,000	(\$41,339)	(12.79%)	(\$88,034)	(27.23%)	\$98,314	57.62%	\$98,339	57.64%	\$98,550	57.75%
\$50,000,000	(\$45,989)	(12.80%)	(\$97,872)	(27.24%)	\$109,264	57.63%	\$109,289	57.65%	\$109,500	57.75%