

CITY OF CHEROKEE, 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	\$8.09537	\$1,470,326	\$0	\$1,470,326	
2026-27	\$5.02881	\$1,499,733	\$27,265	\$1,526,998	3.9%
2027-28	\$5.12024	\$1,549,818	\$27,761	\$1,577,579	3.3%
2028-29	\$4.98509	\$1,609,131	\$27,028	\$1,636,159	3.7%
2029-30	\$5.06882	\$1,659,988	\$27,482	\$1,687,470	3.1%
2030-31	\$4.93221	\$1,721,220	\$26,741	\$1,747,962	3.6%
2031-32	\$5.00884	\$1,771,510	\$27,157	\$1,798,666	2.9%
2032-33	\$4.87484	\$1,834,639	\$26,430	\$1,861,069	3.5%
2033-34	\$4.94507	\$1,884,318	\$26,811	\$1,911,129	2.7%
2034-35	\$4.81369	\$1,949,351	\$26,099	\$1,975,450	3.4%
2035-36	\$4.87814	\$1,998,384	\$26,448	\$2,024,832	2.5%

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	\$355,018,738	\$181,625,524	\$5,384,429	\$187,009,953
2026-27	\$321,141,231	\$303,649,729	\$7,933,754	\$311,583,483
2027-28	\$326,549,582	\$308,106,483	\$8,885,351	\$316,991,834
2028-29	\$348,001,962	\$328,210,578	\$10,233,636	\$338,444,214
2029-30	\$353,654,731	\$332,911,750	\$11,185,233	\$344,096,983
2030-31	\$376,603,500	\$354,397,240	\$12,648,512	\$367,045,752
2031-32	\$382,256,269	\$359,098,412	\$13,600,109	\$372,698,521
2032-33	\$406,512,248	\$381,770,369	\$15,184,132	\$396,954,500
2033-34	\$412,165,017	\$386,471,540	\$16,135,729	\$402,607,269
2034-35	\$437,785,916	\$410,381,636	\$17,846,532	\$428,228,168
2035-36	\$443,438,685	\$415,082,808	\$18,798,129	\$433,880,937

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	67.09%	-1.23%	65.86%	27.08%	5.20%	1.45%
2026-27	93.57%	-24.46%	69.11%	25.55%	3.70%	0.87%
2027-28	93.00%	-24.35%	68.65%	26.10%	3.63%	0.86%
2028-29	91.54%	-23.07%	68.48%	26.60%	3.44%	0.80%
2029-30	90.98%	-22.89%	68.09%	27.07%	3.38%	0.79%
2030-31	89.59%	-21.64%	67.95%	27.50%	3.20%	0.74%
2031-32	89.10%	-21.50%	67.60%	27.92%	3.16%	0.73%
2032-33	87.82%	-20.35%	67.47%	28.31%	2.99%	0.69%
2033-34	87.39%	-20.24%	67.15%	28.69%	2.95%	0.68%
2034-35	86.21%	-19.18%	67.03%	29.05%	2.80%	0.64%
2035-36	85.83%	-19.10%	66.73%	29.40%	2.77%	0.63%

**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 CHEROKEE, 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	\$181,625,524	\$8.09537	\$1,470,326
2026-27	\$303,649,729	\$5.02881	\$1,526,998
2027-28	\$308,106,483	\$5.12024	\$1,577,579
2028-29	\$328,210,578	\$4.98509	\$1,636,159
2029-30	\$332,911,750	\$5.06882	\$1,687,470
2030-31	\$354,397,240	\$4.93221	\$1,747,962
2031-32	\$359,098,412	\$5.00884	\$1,798,666
2032-33	\$381,770,369	\$4.87484	\$1,861,069
2033-34	\$386,471,540	\$4.94507	\$1,911,129
2034-35	\$410,381,636	\$4.81369	\$1,975,450
2035-36	\$415,082,808	\$4.87814	\$2,024,832

CITY OF CHEROKEE, 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	\$181,625,524	\$8.09537	\$1,470,326
2026-27	\$189,648,328	\$7.93664	\$1,505,170
2027-28	\$194,241,056	\$7.93664	\$1,541,621
2028-29	\$203,728,257	\$7.93664	\$1,616,918
2029-30	\$209,495,422	\$7.93664	\$1,662,690
2030-31	\$219,563,261	\$7.93664	\$1,742,595
2031-32	\$225,564,543	\$7.93664	\$1,790,225
2032-33	\$236,242,914	\$7.93664	\$1,874,975
2033-34	\$242,491,171	\$7.93664	\$1,924,565
2034-35	\$253,811,877	\$7.93664	\$2,014,413
2035-36	\$260,319,596	\$7.93664	\$2,066,063

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	\$114,001,400	(\$2.90783)	\$21,827
2027-28	\$113,865,427	(\$2.81640)	\$35,958
2028-29	\$124,482,321	(\$2.95155)	\$19,241
2029-30	\$123,416,328	(\$2.86782)	\$24,780
2030-31	\$134,833,979	(\$3.00443)	\$5,367
2031-32	\$133,533,868	(\$2.92780)	\$8,442
2032-33	\$145,527,454	(\$3.06180)	-\$13,905
2033-34	\$143,980,369	(\$2.99157)	-\$13,436
2034-35	\$156,569,759	(\$3.12295)	-\$38,963
2035-36	\$154,763,212	(\$3.05850)	-\$41,231

CITY OF CHEROKEE, 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	\$305	\$50,000	\$51,515	\$192	\$254	\$50,000	\$58,947	\$173	\$44	\$148	\$44	\$192	\$291
\$100,000	\$123,480	\$384	\$609	\$100,000	\$103,030	\$384	\$508	\$100,000	\$117,894	\$365	\$335	\$340	\$335	\$384	\$581
\$150,000	\$185,220	\$576	\$914	\$150,000	\$154,545	\$576	\$762	\$150,000	\$176,842	\$557	\$626	\$532	\$626	\$576	\$872
\$200,000	\$246,960	\$940	\$1,218	\$200,000	\$206,060	\$940	\$1,016	\$200,000	\$235,789	\$749	\$916	\$724	\$916	\$768	\$1,163
\$250,000	\$308,700	\$1,305	\$1,523	\$250,000	\$257,575	\$1,305	\$1,270	\$250,000	\$294,736	\$941	\$1,207	\$916	\$1,207	\$960	\$1,454
\$300,000	\$370,440	\$1,669	\$1,827	\$300,000	\$309,090	\$1,669	\$1,524	\$300,000	\$353,683	\$1,133	\$1,498	\$1,108	\$1,498	\$1,152	\$1,744
\$400,000	\$493,920	\$2,397	\$2,436	\$400,000	\$412,120	\$2,397	\$2,033	\$400,000	\$471,578	\$1,517	\$2,079	\$1,492	\$2,079	\$1,536	\$2,326
\$500,000	\$617,400	\$3,126	\$3,045	\$500,000	\$515,151	\$3,126	\$2,541	\$500,000	\$589,472	\$1,901	\$2,661	\$1,876	\$2,661	\$1,920	\$2,907
\$600,000	\$740,880	\$3,855	\$3,654	\$600,000	\$618,181	\$3,855	\$3,049	\$600,000	\$707,366	\$2,285	\$3,242	\$2,260	\$3,242	\$2,304	\$3,489
\$700,000	\$864,360	\$4,583	\$4,263	\$700,000	\$721,211	\$4,583	\$3,557	\$700,000	\$825,261	\$2,669	\$3,824	\$2,644	\$3,824	\$2,688	\$4,070
\$800,000	\$987,840	\$5,312	\$4,872	\$800,000	\$824,241	\$5,312	\$4,065	\$800,000	\$943,155	\$3,053	\$4,405	\$3,028	\$4,405	\$3,072	\$4,652
\$900,000	\$1,111,320	\$6,040	\$5,481	\$900,000	\$927,271	\$6,040	\$4,573	\$900,000	\$1,061,050	\$3,437	\$4,987	\$3,412	\$4,987	\$3,456	\$5,233
\$1,000,000	\$1,234,800	\$6,769	\$6,090	\$1,000,000	\$1,030,301	\$6,769	\$5,082	\$1,000,000	\$1,178,944	\$3,821	\$5,568	\$3,796	\$5,568	\$3,840	\$5,815
\$2,000,000	\$2,469,600	\$14,055	\$12,181	\$2,000,000	\$2,060,602	\$14,055	\$10,163	\$2,000,000	\$2,357,888	\$7,661	\$11,383	\$7,636	\$11,383	\$7,680	\$11,630
\$3,000,000	\$3,704,400	\$21,341	\$18,271	\$3,000,000	\$3,090,903	\$21,341	\$15,245	\$3,000,000	\$3,536,832	\$11,501	\$17,198	\$11,476	\$17,198	\$11,519	\$17,444
\$4,000,000	\$4,939,200	\$28,626	\$24,361	\$4,000,000	\$4,121,204	\$28,626	\$20,327	\$4,000,000	\$4,715,776	\$15,340	\$23,013	\$15,315	\$23,013	\$15,359	\$23,259
\$5,000,000	\$6,174,000	\$35,912	\$30,451	\$5,000,000	\$5,151,505	\$35,912	\$25,408	\$5,000,000	\$5,894,720	\$19,180	\$28,827	\$19,155	\$28,827	\$19,199	\$29,074
\$6,000,000	\$7,408,800	\$43,198	\$36,542	\$6,000,000	\$6,181,806	\$43,198	\$30,490	\$6,000,000	\$7,073,664	\$23,020	\$34,642	\$22,995	\$34,642	\$23,039	\$34,889
\$7,000,000	\$8,643,600	\$50,484	\$42,632	\$7,000,000	\$7,212,107	\$50,484	\$35,572	\$7,000,000	\$8,252,608	\$26,860	\$40,457	\$26,835	\$40,457	\$26,878	\$40,704
\$8,000,000	\$9,878,400	\$57,770	\$48,722	\$8,000,000	\$8,242,408	\$57,770	\$40,653	\$8,000,000	\$9,431,552	\$30,699	\$46,272	\$30,675	\$46,272	\$30,718	\$46,518
\$9,000,000	\$11,113,200	\$65,056	\$54,813	\$9,000,000	\$9,272,709	\$65,056	\$45,735	\$9,000,000	\$10,610,496	\$34,539	\$52,087	\$34,514	\$52,087	\$34,558	\$52,333
\$10,000,000	\$12,348,000	\$72,341	\$60,903	\$10,000,000	\$10,303,010	\$72,341	\$50,817	\$10,000,000	\$11,789,440	\$38,379	\$57,901	\$38,354	\$57,901	\$38,398	\$58,148
\$15,000,000	\$18,522,000	\$108,771	\$91,354	\$15,000,000	\$15,454,515	\$108,771	\$76,225	\$15,000,000	\$17,684,160	\$57,578	\$86,975	\$57,553	\$86,975	\$57,596	\$87,222
\$20,000,000	\$24,696,000	\$145,200	\$121,806	\$20,000,000	\$20,606,020	\$145,200	\$101,633	\$20,000,000	\$23,578,880	\$76,777	\$116,049	\$76,752	\$116,049	\$76,795	\$116,296
\$25,000,000	\$30,870,000	\$181,629	\$152,257	\$25,000,000	\$25,757,525	\$181,629	\$127,042	\$25,000,000	\$29,473,600	\$95,975	\$145,123	\$95,951	\$145,123	\$95,994	\$145,370
\$30,000,000	\$37,044,000	\$218,058	\$182,709	\$30,000,000	\$30,909,030	\$218,058	\$152,450	\$30,000,000	\$35,368,320	\$115,174	\$174,197	\$115,149	\$174,197	\$115,193	\$174,444
\$35,000,000	\$43,218,000	\$254,487	\$213,160	\$35,000,000	\$36,060,535	\$254,487	\$177,858	\$35,000,000	\$41,263,040	\$134,373	\$203,271	\$134,348	\$203,271	\$134,392	\$203,518
\$40,000,000	\$49,392,000	\$290,917	\$243,612	\$40,000,000	\$41,212,040	\$290,917	\$203,266	\$40,000,000	\$47,157,760	\$153,572	\$232,345	\$153,547	\$232,345	\$153,591	\$232,592
\$45,000,000	\$55,566,000	\$327,346	\$274,063	\$45,000,000	\$46,363,545	\$327,346	\$228,675	\$45,000,000	\$53,052,480	\$172,771	\$261,419	\$172,746	\$261,419	\$172,789	\$261,666
\$50,000,000	\$61,740,000	\$363,775	\$304,515	\$50,000,000	\$51,515,050	\$363,775	\$254,083	\$50,000,000	\$58,947,200	\$191,970	\$290,493	\$191,945	\$290,493	\$191,988	\$290,740

CITY OF            CHEROKEE, 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	\$113	58.61%	\$62	32.34%	(\$129)	(74.55%)	(\$104)	(70.26%)	\$99	51.44%
\$100,000	\$225	58.61%	\$124	32.34%	(\$30)	(8.34%)	(\$6)	(1.62%)	\$198	51.44%
\$150,000	\$338	58.61%	\$186	32.34%	\$68	12.25%	\$93	17.51%	\$296	51.44%
\$200,000	\$278	29.55%	\$76	8.09%	\$167	22.29%	\$192	26.50%	\$395	51.44%
\$250,000	\$218	16.71%	(\$34)	(2.62%)	\$266	28.23%	\$291	31.73%	\$494	51.44%
\$300,000	\$158	9.48%	(\$144)	(8.65%)	\$365	32.16%	\$389	35.14%	\$593	51.44%
\$400,000	\$39	1.61%	(\$365)	(15.21%)	\$562	37.04%	\$587	39.33%	\$790	51.44%
\$500,000	(\$81)	(2.59%)	(\$585)	(18.72%)	\$760	39.95%	\$784	41.81%	\$988	51.44%
\$600,000	(\$200)	(5.20%)	(\$806)	(20.90%)	\$957	41.88%	\$982	43.45%	\$1,185	51.44%
\$700,000	(\$320)	(6.98%)	(\$1,026)	(22.39%)	\$1,155	43.25%	\$1,179	44.61%	\$1,383	51.44%
\$800,000	(\$440)	(8.27%)	(\$1,246)	(23.47%)	\$1,352	44.28%	\$1,377	45.47%	\$1,580	51.44%
\$900,000	(\$559)	(9.26%)	(\$1,467)	(24.28%)	\$1,550	45.08%	\$1,575	46.14%	\$1,778	51.44%
\$1,000,000	(\$679)	(10.03%)	(\$1,687)	(24.93%)	\$1,747	45.72%	\$1,772	46.68%	\$1,975	51.44%
\$2,000,000	(\$1,874)	(13.33%)	(\$3,891)	(27.69%)	\$3,722	48.59%	\$3,747	49.07%	\$3,950	51.44%
\$3,000,000	(\$3,070)	(14.38%)	(\$6,096)	(28.56%)	\$5,697	49.54%	\$5,722	49.86%	\$5,925	51.44%
\$4,000,000	(\$4,265)	(14.90%)	(\$8,300)	(28.99%)	\$7,672	50.01%	\$7,697	50.26%	\$7,900	51.44%
\$5,000,000	(\$5,461)	(15.21%)	(\$10,504)	(29.25%)	\$9,647	50.30%	\$9,672	50.49%	\$9,875	51.44%
\$6,000,000	(\$6,656)	(15.41%)	(\$12,708)	(29.42%)	\$11,622	50.49%	\$11,647	50.65%	\$11,850	51.44%
\$7,000,000	(\$7,852)	(15.55%)	(\$14,912)	(29.54%)	\$13,597	50.62%	\$13,622	50.76%	\$13,825	51.44%
\$8,000,000	(\$9,047)	(15.66%)	(\$17,116)	(29.63%)	\$15,572	50.72%	\$15,597	50.85%	\$15,800	51.44%
\$9,000,000	(\$10,243)	(15.74%)	(\$19,321)	(29.70%)	\$17,547	50.80%	\$17,572	50.91%	\$17,775	51.44%
\$10,000,000	(\$11,439)	(15.81%)	(\$21,525)	(29.75%)	\$19,522	50.87%	\$19,547	50.97%	\$19,750	51.44%
\$15,000,000	(\$17,416)	(16.01%)	(\$32,546)	(29.92%)	\$29,398	51.06%	\$29,422	51.12%	\$29,626	51.44%
\$20,000,000	(\$23,394)	(16.11%)	(\$43,567)	(30.00%)	\$39,273	51.15%	\$39,298	51.20%	\$39,501	51.44%
\$25,000,000	(\$29,372)	(16.17%)	(\$54,587)	(30.05%)	\$49,148	51.21%	\$49,173	51.25%	\$49,376	51.44%
\$30,000,000	(\$35,349)	(16.21%)	(\$65,608)	(30.09%)	\$59,023	51.25%	\$59,048	51.28%	\$59,251	51.44%
\$35,000,000	(\$41,327)	(16.24%)	(\$76,629)	(30.11%)	\$68,898	51.27%	\$68,923	51.30%	\$69,126	51.44%
\$40,000,000	(\$47,305)	(16.26%)	(\$87,650)	(30.13%)	\$78,773	51.29%	\$78,798	51.32%	\$79,001	51.44%
\$45,000,000	(\$53,282)	(16.28%)	(\$98,671)	(30.14%)	\$88,649	51.31%	\$88,674	51.33%	\$88,877	51.44%
\$50,000,000	(\$59,260)	(16.29%)	(\$109,692)	(30.15%)	\$98,524	51.32%	\$98,549	51.34%	\$98,752	51.44%