

CITY OF CLEARFIELD, 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	\$8.12633	\$65,816	\$0	\$65,816	
2026-27	\$6.67551	\$67,132	\$1,025	\$68,158	3.6%
2027-28	\$6.77747	\$68,859	\$1,041	\$69,900	2.6%
2028-29	\$6.49592	\$71,298	\$998	\$72,296	3.4%
2029-30	\$6.58683	\$73,101	\$1,012	\$74,112	2.5%
2030-31	\$6.31234	\$75,595	\$970	\$76,564	3.3%
2031-32	\$6.39330	\$77,346	\$982	\$78,328	2.3%
2032-33	\$6.13603	\$79,894	\$942	\$80,837	3.2%
2033-34	\$6.20842	\$81,596	\$954	\$82,549	2.1%
2034-35	\$5.96650	\$84,200	\$916	\$85,117	3.1%
2035-36	\$6.03144	\$85,854	\$926	\$86,780	2.0%

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	\$22,136,909	\$8,099,102	\$0	\$8,099,102
2026-27	\$17,350,920	\$10,210,098	\$0	\$10,210,098
2027-28	\$17,454,372	\$10,313,550	\$0	\$10,313,550
2028-29	\$18,270,197	\$11,129,375	\$0	\$11,129,375
2029-30	\$18,392,435	\$11,251,613	\$0	\$11,251,613
2030-31	\$19,270,118	\$12,129,296	\$0	\$12,129,296
2031-32	\$19,392,356	\$12,251,534	\$0	\$12,251,534
2032-33	\$20,314,949	\$13,174,127	\$0	\$13,174,127
2033-34	\$20,437,187	\$13,296,365	\$0	\$13,296,365
2034-35	\$21,406,606	\$14,265,784	\$0	\$14,265,784
2035-36	\$21,528,843	\$14,388,021	\$0	\$14,388,021

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	66.77%	-2.66%	64.11%	33.55%	0.00%	2.34%
2026-27	123.10%	-65.78%	57.32%	39.84%	0.00%	1.86%
2027-28	123.23%	-65.60%	57.63%	39.56%	0.00%	1.84%
2028-29	120.03%	-61.18%	58.85%	38.60%	0.00%	1.70%
2029-30	119.98%	-60.79%	59.19%	38.29%	0.00%	1.68%
2030-31	116.92%	-56.60%	60.32%	37.40%	0.00%	1.56%
2031-32	116.90%	-56.29%	60.62%	37.13%	0.00%	1.55%
2032-33	114.14%	-52.54%	61.60%	36.35%	0.00%	1.44%
2033-34	114.15%	-52.29%	61.86%	36.11%	0.00%	1.43%
2034-35	111.64%	-48.92%	62.72%	35.43%	0.00%	1.33%
2035-36	111.67%	-48.72%	62.95%	35.21%	0.00%	1.32%

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 CLEARFIELD, 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	\$8,099,102	\$8.12633	\$65,816
2026-27	\$10,210,098	\$6.67551	\$68,158
2027-28	\$10,313,550	\$6.77747	\$69,900
2028-29	\$11,129,375	\$6.49592	\$72,296
2029-30	\$11,251,613	\$6.58683	\$74,112
2030-31	\$12,129,296	\$6.31234	\$76,564
2031-32	\$12,251,534	\$6.39330	\$78,328
2032-33	\$13,174,127	\$6.13603	\$80,837
2033-34	\$13,296,365	\$6.20842	\$82,549
2034-35	\$14,265,784	\$5.96650	\$85,117
2035-36	\$14,388,021	\$6.03144	\$86,780

CITY OF CLEARFIELD, 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	\$8,099,102	\$8.12633	\$65,816
2026-27	\$8,483,248	\$7.96699	\$67,586
2027-28	\$8,673,131	\$7.96699	\$69,099
2028-29	\$9,066,670	\$7.96699	\$72,234
2029-30	\$9,266,192	\$7.96699	\$73,824
2030-31	\$9,681,694	\$7.96699	\$77,134
2031-32	\$9,891,343	\$7.96699	\$78,804
2032-33	\$10,329,945	\$7.96699	\$82,299
2033-34	\$10,550,277	\$7.96699	\$84,054
2034-35	\$11,013,190	\$7.96699	\$87,742
2035-36	\$11,244,747	\$7.96699	\$89,587

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	\$1,726,849	(\$1.29148)	\$572
2027-28	\$1,640,419	(\$1.18952)	\$801
2028-29	\$2,062,705	(\$1.47107)	\$61
2029-30	\$1,985,420	(\$1.38016)	\$289
2030-31	\$2,447,602	(\$1.65465)	-\$570
2031-32	\$2,360,190	(\$1.57369)	-\$477
2032-33	\$2,844,182	(\$1.83096)	-\$1,462
2033-34	\$2,746,087	(\$1.75857)	-\$1,505
2034-35	\$3,252,593	(\$2.00049)	-\$2,625
2035-36	\$3,143,275	(\$1.93555)	-\$2,806

CITY OF CLEARFIELD, 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	\$390	\$50,000	\$51,515	\$193	\$325	\$50,000	\$58,947	\$174	\$56	\$149	\$56	\$193	\$372
\$100,000	\$123,480	\$385	\$779	\$100,000	\$103,030	\$385	\$650	\$100,000	\$117,894	\$367	\$429	\$342	\$429	\$385	\$744
\$150,000	\$185,220	\$578	\$1,169	\$150,000	\$154,545	\$578	\$976	\$150,000	\$176,842	\$559	\$801	\$534	\$801	\$578	\$1,116
\$200,000	\$246,960	\$944	\$1,559	\$200,000	\$206,060	\$944	\$1,301	\$200,000	\$235,789	\$752	\$1,173	\$727	\$1,173	\$771	\$1,488
\$250,000	\$308,700	\$1,310	\$1,949	\$250,000	\$257,575	\$1,310	\$1,626	\$250,000	\$294,736	\$945	\$1,545	\$920	\$1,545	\$964	\$1,860
\$300,000	\$370,440	\$1,675	\$2,338	\$300,000	\$309,090	\$1,675	\$1,951	\$300,000	\$353,683	\$1,138	\$1,917	\$1,113	\$1,917	\$1,156	\$2,233
\$400,000	\$493,920	\$2,407	\$3,118	\$400,000	\$412,120	\$2,407	\$2,601	\$400,000	\$471,578	\$1,523	\$2,661	\$1,498	\$2,661	\$1,542	\$2,977
\$500,000	\$617,400	\$3,138	\$3,897	\$500,000	\$515,151	\$3,138	\$3,252	\$500,000	\$589,472	\$1,909	\$3,405	\$1,883	\$3,405	\$1,927	\$3,721
\$600,000	\$740,880	\$3,869	\$4,677	\$600,000	\$618,181	\$3,869	\$3,902	\$600,000	\$707,366	\$2,294	\$4,150	\$2,269	\$4,150	\$2,313	\$4,465
\$700,000	\$864,360	\$4,601	\$5,456	\$700,000	\$721,211	\$4,601	\$4,553	\$700,000	\$825,261	\$2,679	\$4,894	\$2,654	\$4,894	\$2,698	\$5,209
\$800,000	\$987,840	\$5,332	\$6,236	\$800,000	\$824,241	\$5,332	\$5,203	\$800,000	\$943,155	\$3,065	\$5,638	\$3,040	\$5,638	\$3,084	\$5,954
\$900,000	\$1,111,320	\$6,063	\$7,015	\$900,000	\$927,271	\$6,063	\$5,853	\$900,000	\$1,061,050	\$3,450	\$6,382	\$3,425	\$6,382	\$3,469	\$6,698
\$1,000,000	\$1,234,800	\$6,795	\$7,794	\$1,000,000	\$1,030,301	\$6,795	\$6,504	\$1,000,000	\$1,178,944	\$3,836	\$7,126	\$3,811	\$7,126	\$3,854	\$7,442
\$2,000,000	\$2,469,600	\$14,109	\$15,589	\$2,000,000	\$2,060,602	\$14,109	\$13,007	\$2,000,000	\$2,357,888	\$7,690	\$14,568	\$7,665	\$14,568	\$7,709	\$14,884
\$3,000,000	\$3,704,400	\$21,422	\$23,383	\$3,000,000	\$3,090,903	\$21,422	\$19,511	\$3,000,000	\$3,536,832	\$11,545	\$22,010	\$11,520	\$22,010	\$11,563	\$22,326
\$4,000,000	\$4,939,200	\$28,736	\$31,178	\$4,000,000	\$4,121,204	\$28,736	\$26,014	\$4,000,000	\$4,715,776	\$15,399	\$29,452	\$15,374	\$29,452	\$15,418	\$29,768
\$5,000,000	\$6,174,000	\$36,050	\$38,972	\$5,000,000	\$5,151,505	\$36,050	\$32,518	\$5,000,000	\$5,894,720	\$19,254	\$36,894	\$19,228	\$36,894	\$19,272	\$37,209
\$6,000,000	\$7,408,800	\$43,363	\$46,767	\$6,000,000	\$6,181,806	\$43,363	\$39,022	\$6,000,000	\$7,073,664	\$23,108	\$44,336	\$23,083	\$44,336	\$23,127	\$44,651
\$7,000,000	\$8,643,600	\$50,677	\$54,561	\$7,000,000	\$7,212,107	\$50,677	\$45,525	\$7,000,000	\$8,252,608	\$26,962	\$51,778	\$26,937	\$51,778	\$26,981	\$52,093
\$8,000,000	\$9,878,400	\$57,991	\$62,356	\$8,000,000	\$8,242,408	\$57,991	\$52,029	\$8,000,000	\$9,431,552	\$30,817	\$59,220	\$30,792	\$59,220	\$30,836	\$59,535
\$9,000,000	\$11,113,200	\$65,304	\$70,150	\$9,000,000	\$9,272,709	\$65,304	\$58,532	\$9,000,000	\$10,610,496	\$34,671	\$66,661	\$34,646	\$66,661	\$34,690	\$66,977
\$10,000,000	\$12,348,000	\$72,618	\$77,945	\$10,000,000	\$10,303,010	\$72,618	\$65,036	\$10,000,000	\$11,789,440	\$38,526	\$74,103	\$38,501	\$74,103	\$38,544	\$74,419
\$15,000,000	\$18,522,000	\$109,187	\$116,917	\$15,000,000	\$15,454,515	\$109,187	\$97,554	\$15,000,000	\$17,684,160	\$57,798	\$111,313	\$57,773	\$111,313	\$57,817	\$111,628
\$20,000,000	\$24,696,000	\$145,755	\$155,890	\$20,000,000	\$20,606,020	\$145,755	\$130,072	\$20,000,000	\$23,578,880	\$77,070	\$148,522	\$77,045	\$148,522	\$77,089	\$148,838
\$25,000,000	\$30,870,000	\$182,324	\$194,862	\$25,000,000	\$25,757,525	\$182,324	\$162,590	\$25,000,000	\$29,473,600	\$96,343	\$185,732	\$96,317	\$185,732	\$96,361	\$186,047
\$30,000,000	\$37,044,000	\$218,892	\$233,834	\$30,000,000	\$30,909,030	\$218,892	\$195,108	\$30,000,000	\$35,368,320	\$115,615	\$222,941	\$115,590	\$222,941	\$115,633	\$223,257
\$35,000,000	\$43,218,000	\$255,461	\$272,807	\$35,000,000	\$36,060,535	\$255,461	\$227,626	\$35,000,000	\$41,263,040	\$134,887	\$260,151	\$134,862	\$260,151	\$134,906	\$260,466
\$40,000,000	\$49,392,000	\$292,029	\$311,779	\$40,000,000	\$41,212,040	\$292,029	\$260,144	\$40,000,000	\$47,157,760	\$154,159	\$297,360	\$154,134	\$297,360	\$154,178	\$297,676
\$45,000,000	\$55,566,000	\$328,597	\$350,751	\$45,000,000	\$46,363,545	\$328,597	\$292,662	\$45,000,000	\$53,052,480	\$173,431	\$334,570	\$173,406	\$334,570	\$173,450	\$334,885
\$50,000,000	\$61,740,000	\$365,166	\$389,724	\$50,000,000	\$51,515,050	\$365,166	\$325,181	\$50,000,000	\$58,947,200	\$192,704	\$371,779	\$192,679	\$371,779	\$192,722	\$372,095

CITY OF CLEARFIELD, 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	\$197	102.22%	\$132	68.73%	(\$118)	(67.55%)	(\$92)	(62.09%)	\$179	93.07%
\$100,000	\$394	102.22%	\$265	68.73%	\$62	16.86%	\$87	25.42%	\$359	93.07%
\$150,000	\$591	102.22%	\$397	68.73%	\$241	43.11%	\$266	49.82%	\$538	93.07%
\$200,000	\$615	65.16%	\$357	37.81%	\$421	55.91%	\$446	61.28%	\$717	93.07%
\$250,000	\$639	48.80%	\$316	24.16%	\$600	63.49%	\$625	67.94%	\$897	93.07%
\$300,000	\$663	39.58%	\$276	16.47%	\$779	68.50%	\$804	72.30%	\$1,076	93.07%
\$400,000	\$711	29.55%	\$195	8.10%	\$1,138	74.72%	\$1,163	77.64%	\$1,435	93.07%
\$500,000	\$759	24.20%	\$114	3.63%	\$1,497	78.43%	\$1,522	80.80%	\$1,794	93.07%
\$600,000	\$807	20.87%	\$33	0.85%	\$1,856	80.89%	\$1,881	82.89%	\$2,152	93.07%
\$700,000	\$855	18.59%	(\$48)	(1.05%)	\$2,214	82.64%	\$2,239	84.36%	\$2,511	93.07%
\$800,000	\$904	16.94%	(\$129)	(2.42%)	\$2,573	83.95%	\$2,598	85.47%	\$2,870	93.07%
\$900,000	\$952	15.69%	(\$210)	(3.47%)	\$2,932	84.97%	\$2,957	86.32%	\$3,229	93.07%
\$1,000,000	\$1,000	14.71%	(\$291)	(4.29%)	\$3,291	85.79%	\$3,316	87.01%	\$3,587	93.07%
\$2,000,000	\$1,480	10.49%	(\$1,101)	(7.81%)	\$6,878	89.44%	\$6,903	90.06%	\$7,175	93.07%
\$3,000,000	\$1,961	9.16%	(\$1,911)	(8.92%)	\$10,465	90.65%	\$10,490	91.07%	\$10,762	93.07%
\$4,000,000	\$2,442	8.50%	(\$2,721)	(9.47%)	\$14,053	91.26%	\$14,078	91.57%	\$14,350	93.07%
\$5,000,000	\$2,923	8.11%	(\$3,532)	(9.80%)	\$17,640	91.62%	\$17,665	91.87%	\$17,937	93.07%
\$6,000,000	\$3,404	7.85%	(\$4,342)	(10.01%)	\$21,228	91.86%	\$21,253	92.07%	\$21,525	93.07%
\$7,000,000	\$3,884	7.66%	(\$5,152)	(10.17%)	\$24,815	92.04%	\$24,840	92.21%	\$25,112	93.07%
\$8,000,000	\$4,365	7.53%	(\$5,962)	(10.28%)	\$28,403	92.17%	\$28,428	92.32%	\$28,700	93.07%
\$9,000,000	\$4,846	7.42%	(\$6,772)	(10.37%)	\$31,990	92.27%	\$32,015	92.41%	\$32,287	93.07%
\$10,000,000	\$5,327	7.34%	(\$7,582)	(10.44%)	\$35,578	92.35%	\$35,603	92.47%	\$35,874	93.07%
\$15,000,000	\$7,731	7.08%	(\$11,632)	(10.65%)	\$53,515	92.59%	\$53,540	92.67%	\$53,812	93.07%
\$20,000,000	\$10,134	6.95%	(\$15,683)	(10.76%)	\$71,452	92.71%	\$71,477	92.77%	\$71,749	93.07%
\$25,000,000	\$12,538	6.88%	(\$19,733)	(10.82%)	\$89,389	92.78%	\$89,414	92.83%	\$89,686	93.07%
\$30,000,000	\$14,942	6.83%	(\$23,784)	(10.87%)	\$107,326	92.83%	\$107,352	92.87%	\$107,623	93.07%
\$35,000,000	\$17,346	6.79%	(\$27,834)	(10.90%)	\$125,264	92.87%	\$125,289	92.90%	\$125,561	93.07%
\$40,000,000	\$19,750	6.76%	(\$31,885)	(10.92%)	\$143,201	92.89%	\$143,226	92.92%	\$143,498	93.07%
\$45,000,000	\$22,154	6.74%	(\$35,935)	(10.94%)	\$161,138	92.91%	\$161,163	92.94%	\$161,435	93.07%
\$50,000,000	\$24,558	6.73%	(\$39,985)	(10.95%)	\$179,075	92.93%	\$179,100	92.95%	\$179,372	93.07%