

CITY OF CENTERVILLE, 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	\$8.38835	\$1,347,861	\$0	\$1,347,861	
2026-27	\$5.34097	\$1,374,818	\$8,457	\$1,383,275	2.6%
2027-28	\$5.37495	\$1,390,191	\$8,511	\$1,398,702	1.1%
2028-29	\$5.23773	\$1,426,676	\$8,294	\$1,434,970	2.6%
2029-30	\$5.26818	\$1,442,366	\$8,342	\$1,450,708	1.1%
2030-31	\$5.13136	\$1,479,723	\$8,125	\$1,487,849	2.6%
2031-32	\$5.16021	\$1,495,287	\$8,171	\$1,503,458	1.0%
2032-33	\$5.02714	\$1,533,526	\$7,960	\$1,541,486	2.5%
2033-34	\$5.05524	\$1,549,194	\$8,005	\$1,557,199	1.0%
2034-35	\$4.92576	\$1,588,344	\$7,800	\$1,596,144	2.5%
2035-36	\$4.95313	\$1,604,123	\$7,843	\$1,611,966	1.0%

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	\$347,539,795	\$160,682,501	\$665,103	\$161,347,604
2026-27	\$316,611,751	\$258,993,298	\$755,041	\$259,748,339
2027-28	\$317,849,636	\$260,226,119	\$760,104	\$260,986,224
2028-29	\$331,634,262	\$273,967,930	\$802,919	\$274,770,850
2029-30	\$333,043,146	\$275,371,752	\$807,982	\$276,179,734
2030-31	\$347,668,703	\$289,952,100	\$853,191	\$290,805,291
2031-32	\$349,077,588	\$291,355,922	\$858,254	\$292,214,176
2032-33	\$364,402,157	\$306,632,768	\$905,977	\$307,538,745
2033-34	\$365,811,042	\$308,036,590	\$911,040	\$308,947,630
2034-35	\$381,864,984	\$324,040,170	\$961,402	\$325,001,572
2035-36	\$383,273,868	\$325,443,992	\$966,465	\$326,410,456

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	61.77%	-1.87%	59.90%	23.77%	10.27%	6.04%
2026-27	88.49%	-23.69%	64.80%	23.76%	7.53%	3.75%
2027-28	88.38%	-23.71%	64.66%	23.95%	7.50%	3.74%
2028-29	87.60%	-22.65%	64.95%	24.17%	7.19%	3.55%
2029-30	87.44%	-22.60%	64.85%	24.33%	7.16%	3.53%
2030-31	86.64%	-21.52%	65.13%	24.53%	6.87%	3.35%
2031-32	86.50%	-21.47%	65.03%	24.67%	6.83%	3.34%
2032-33	85.74%	-20.46%	65.29%	24.87%	6.56%	3.17%
2033-34	85.61%	-20.42%	65.19%	25.01%	6.53%	3.16%
2034-35	84.89%	-19.46%	65.43%	25.20%	6.27%	3.00%
2035-36	84.77%	-19.43%	65.34%	25.33%	6.24%	2.99%

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 CENTERVILLE, 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	\$160,682,501	\$8.38835	\$1,347,861
2026-27	\$258,993,298	\$5.34097	\$1,383,275
2027-28	\$260,226,119	\$5.37495	\$1,398,702
2028-29	\$273,967,930	\$5.23773	\$1,434,970
2029-30	\$275,371,752	\$5.26818	\$1,450,708
2030-31	\$289,952,100	\$5.13136	\$1,487,849
2031-32	\$291,355,922	\$5.16021	\$1,503,458
2032-33	\$306,632,768	\$5.02714	\$1,541,486
2033-34	\$308,036,590	\$5.05524	\$1,557,199
2034-35	\$324,040,170	\$4.92576	\$1,596,144
2035-36	\$325,443,992	\$4.95313	\$1,611,966

CITY OF CENTERVILLE, 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	\$160,682,501	\$8.38835	\$1,347,861
2026-27	\$166,040,725	\$8.30530	\$1,379,018
2027-28	\$169,095,685	\$8.30530	\$1,404,390
2028-29	\$175,396,781	\$8.10000	\$1,420,714
2029-30	\$178,589,484	\$8.10000	\$1,446,575
2030-31	\$185,241,390	\$8.10000	\$1,500,455
2031-32	\$188,573,395	\$8.10000	\$1,527,445
2032-33	\$195,593,980	\$8.10000	\$1,584,311
2033-34	\$199,073,016	\$8.10000	\$1,612,491
2034-35	\$206,481,350	\$8.10000	\$1,672,499
2035-36	\$210,114,754	\$8.10000	\$1,701,930

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	\$92,952,573	(\$2.96433)	\$4,258
2027-28	\$91,130,435	(\$2.93035)	-\$5,688
2028-29	\$98,571,149	(\$2.86227)	\$14,256
2029-30	\$96,782,268	(\$2.83182)	\$4,133
2030-31	\$104,710,710	(\$2.96864)	-\$12,607
2031-32	\$102,782,526	(\$2.93979)	-\$23,987
2032-33	\$111,038,788	(\$3.07286)	-\$42,825
2033-34	\$108,963,573	(\$3.04476)	-\$55,293
2034-35	\$117,558,820	(\$3.17424)	-\$76,355
2035-36	\$115,329,238	(\$3.14687)	-\$89,963

CITY OF CENTERVILLE, 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	\$199	\$317	\$50,000	\$51,515	\$199	\$264	\$50,000	\$58,947	\$180	\$46	\$154	\$46	\$199	\$302
\$100,000	\$123,480	\$398	\$634	\$100,000	\$103,030	\$398	\$529	\$100,000	\$117,894	\$379	\$348	\$353	\$348	\$398	\$605
\$150,000	\$185,220	\$597	\$950	\$150,000	\$154,545	\$597	\$793	\$150,000	\$176,842	\$578	\$651	\$552	\$651	\$597	\$907
\$200,000	\$246,960	\$974	\$1,267	\$200,000	\$206,060	\$974	\$1,057	\$200,000	\$235,789	\$776	\$953	\$751	\$953	\$796	\$1,210
\$250,000	\$308,700	\$1,352	\$1,584	\$250,000	\$257,575	\$1,352	\$1,322	\$250,000	\$294,736	\$975	\$1,256	\$950	\$1,256	\$995	\$1,512
\$300,000	\$370,440	\$1,729	\$1,901	\$300,000	\$309,090	\$1,729	\$1,586	\$300,000	\$353,683	\$1,174	\$1,558	\$1,148	\$1,558	\$1,194	\$1,815
\$400,000	\$493,920	\$2,484	\$2,534	\$400,000	\$412,120	\$2,484	\$2,115	\$400,000	\$471,578	\$1,572	\$2,163	\$1,546	\$2,163	\$1,591	\$2,420
\$500,000	\$617,400	\$3,239	\$3,168	\$500,000	\$515,151	\$3,239	\$2,643	\$500,000	\$589,472	\$1,970	\$2,768	\$1,944	\$2,768	\$1,989	\$3,025
\$600,000	\$740,880	\$3,994	\$3,802	\$600,000	\$618,181	\$3,994	\$3,172	\$600,000	\$707,366	\$2,368	\$3,373	\$2,342	\$3,373	\$2,387	\$3,630
\$700,000	\$864,360	\$4,749	\$4,435	\$700,000	\$721,211	\$4,749	\$3,701	\$700,000	\$825,261	\$2,766	\$3,978	\$2,740	\$3,978	\$2,785	\$4,235
\$800,000	\$987,840	\$5,504	\$5,069	\$800,000	\$824,241	\$5,504	\$4,229	\$800,000	\$943,155	\$3,164	\$4,583	\$3,138	\$4,583	\$3,183	\$4,840
\$900,000	\$1,111,320	\$6,259	\$5,703	\$900,000	\$927,271	\$6,259	\$4,758	\$900,000	\$1,061,050	\$3,562	\$5,188	\$3,536	\$5,188	\$3,581	\$5,445
\$1,000,000	\$1,234,800	\$7,014	\$6,336	\$1,000,000	\$1,030,301	\$7,014	\$5,287	\$1,000,000	\$1,178,944	\$3,959	\$5,793	\$3,934	\$5,793	\$3,979	\$6,050
\$2,000,000	\$2,469,600	\$14,563	\$12,672	\$2,000,000	\$2,060,602	\$14,563	\$10,574	\$2,000,000	\$2,357,888	\$7,938	\$11,843	\$7,912	\$11,843	\$7,957	\$12,099
\$3,000,000	\$3,704,400	\$22,113	\$19,009	\$3,000,000	\$3,090,903	\$22,113	\$15,861	\$3,000,000	\$3,536,832	\$11,917	\$17,892	\$11,891	\$17,892	\$11,936	\$18,149
\$4,000,000	\$4,939,200	\$29,662	\$25,345	\$4,000,000	\$4,121,204	\$29,662	\$21,147	\$4,000,000	\$4,715,776	\$15,896	\$23,942	\$15,870	\$23,942	\$15,915	\$24,198
\$5,000,000	\$6,174,000	\$37,212	\$31,681	\$5,000,000	\$5,151,505	\$37,212	\$26,434	\$5,000,000	\$5,894,720	\$19,874	\$29,991	\$19,848	\$29,991	\$19,894	\$30,248
\$6,000,000	\$7,408,800	\$44,761	\$38,017	\$6,000,000	\$6,181,806	\$44,761	\$31,721	\$6,000,000	\$7,073,664	\$23,853	\$36,041	\$23,827	\$36,041	\$23,872	\$36,298
\$7,000,000	\$8,643,600	\$52,311	\$44,353	\$7,000,000	\$7,212,107	\$52,311	\$37,008	\$7,000,000	\$8,252,608	\$27,832	\$42,091	\$27,806	\$42,091	\$27,851	\$42,347
\$8,000,000	\$9,878,400	\$59,861	\$50,690	\$8,000,000	\$8,242,408	\$59,861	\$42,295	\$8,000,000	\$9,431,552	\$31,811	\$48,140	\$31,785	\$48,140	\$31,830	\$48,397
\$9,000,000	\$11,113,200	\$67,410	\$57,026	\$9,000,000	\$9,272,709	\$67,410	\$47,582	\$9,000,000	\$10,610,496	\$35,789	\$54,190	\$35,763	\$54,190	\$35,809	\$54,446
\$10,000,000	\$12,348,000	\$74,960	\$63,362	\$10,000,000	\$10,303,010	\$74,960	\$52,868	\$10,000,000	\$11,789,440	\$39,768	\$60,239	\$39,742	\$60,239	\$39,787	\$60,496
\$15,000,000	\$18,522,000	\$112,707	\$95,043	\$15,000,000	\$15,454,515	\$112,707	\$79,303	\$15,000,000	\$17,684,160	\$59,662	\$90,487	\$59,636	\$90,487	\$59,681	\$90,744
\$20,000,000	\$24,696,000	\$150,455	\$126,724	\$20,000,000	\$20,606,020	\$150,455	\$105,737	\$20,000,000	\$23,578,880	\$79,555	\$120,735	\$79,529	\$120,735	\$79,575	\$120,992
\$25,000,000	\$30,870,000	\$188,202	\$158,405	\$25,000,000	\$25,757,525	\$188,202	\$132,171	\$25,000,000	\$29,473,600	\$99,449	\$150,983	\$99,423	\$150,983	\$99,468	\$151,240
\$30,000,000	\$37,044,000	\$225,950	\$190,086	\$30,000,000	\$30,909,030	\$225,950	\$158,605	\$30,000,000	\$35,368,320	\$119,343	\$181,231	\$119,317	\$181,231	\$119,362	\$181,488
\$35,000,000	\$43,218,000	\$263,697	\$221,767	\$35,000,000	\$36,060,535	\$263,697	\$185,040	\$35,000,000	\$41,263,040	\$139,236	\$211,479	\$139,210	\$211,479	\$139,256	\$211,736
\$40,000,000	\$49,392,000	\$301,445	\$253,448	\$40,000,000	\$41,212,040	\$301,445	\$211,474	\$40,000,000	\$47,157,760	\$159,130	\$241,727	\$159,104	\$241,727	\$159,149	\$241,983
\$45,000,000	\$55,566,000	\$339,193	\$285,129	\$45,000,000	\$46,363,545	\$339,193	\$237,908	\$45,000,000	\$53,052,480	\$179,023	\$271,975	\$178,998	\$271,975	\$179,043	\$272,231
\$50,000,000	\$61,740,000	\$376,940	\$316,810	\$50,000,000	\$51,515,050	\$376,940	\$264,342	\$50,000,000	\$58,947,200	\$198,917	\$302,223	\$198,891	\$302,223	\$198,936	\$302,479

CITY OF CENTERVILLE, 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	\$118	59.25%	\$65	32.88%	(\$134)	(74.44%)	(\$108)	(70.14%)	\$104	52.05%
\$100,000	\$236	59.25%	\$131	32.88%	(\$30)	(7.97%)	(\$4)	(1.23%)	\$207	52.05%
\$150,000	\$354	59.25%	\$196	32.88%	\$73	12.70%	\$99	17.99%	\$311	52.05%
\$200,000	\$293	30.07%	\$83	8.53%	\$177	22.78%	\$203	27.01%	\$414	52.05%
\$250,000	\$232	17.18%	(\$30)	(2.22%)	\$280	28.75%	\$306	32.26%	\$518	52.05%
\$300,000	\$172	9.92%	(\$143)	(8.28%)	\$384	32.70%	\$410	35.69%	\$621	52.05%
\$400,000	\$50	2.02%	(\$369)	(14.87%)	\$591	37.60%	\$617	39.90%	\$828	52.05%
\$500,000	(\$71)	(2.19%)	(\$596)	(18.39%)	\$798	40.51%	\$824	42.38%	\$1,035	52.05%
\$600,000	(\$192)	(4.82%)	(\$822)	(20.58%)	\$1,005	42.45%	\$1,031	44.03%	\$1,243	52.05%
\$700,000	(\$314)	(6.61%)	(\$1,048)	(22.07%)	\$1,212	43.83%	\$1,238	45.19%	\$1,450	52.05%
\$800,000	(\$435)	(7.90%)	(\$1,275)	(23.16%)	\$1,419	44.87%	\$1,445	46.06%	\$1,657	52.05%
\$900,000	(\$556)	(8.89%)	(\$1,501)	(23.98%)	\$1,627	45.67%	\$1,652	46.73%	\$1,864	52.05%
\$1,000,000	(\$678)	(9.66%)	(\$1,727)	(24.62%)	\$1,834	46.31%	\$1,859	47.27%	\$2,071	52.05%
\$2,000,000	(\$1,891)	(12.98%)	(\$3,990)	(27.40%)	\$3,904	49.19%	\$3,930	49.67%	\$4,142	52.05%
\$3,000,000	(\$3,104)	(14.04%)	(\$6,252)	(28.27%)	\$5,975	50.14%	\$6,001	50.47%	\$6,213	52.05%
\$4,000,000	(\$4,318)	(14.56%)	(\$8,515)	(28.71%)	\$8,046	50.62%	\$8,072	50.86%	\$8,283	52.05%
\$5,000,000	(\$5,531)	(14.86%)	(\$10,778)	(28.96%)	\$10,117	50.90%	\$10,143	51.10%	\$10,354	52.05%
\$6,000,000	(\$6,744)	(15.07%)	(\$13,040)	(29.13%)	\$12,188	51.10%	\$12,214	51.26%	\$12,425	52.05%
\$7,000,000	(\$7,958)	(15.21%)	(\$15,303)	(29.25%)	\$14,259	51.23%	\$14,285	51.37%	\$14,496	52.05%
\$8,000,000	(\$9,171)	(15.32%)	(\$17,566)	(29.34%)	\$16,330	51.33%	\$16,355	51.46%	\$16,567	52.05%
\$9,000,000	(\$10,384)	(15.40%)	(\$19,828)	(29.41%)	\$18,400	51.41%	\$18,426	51.52%	\$18,638	52.05%
\$10,000,000	(\$11,597)	(15.47%)	(\$22,091)	(29.47%)	\$20,471	51.48%	\$20,497	51.58%	\$20,709	52.05%
\$15,000,000	(\$17,664)	(15.67%)	(\$33,404)	(29.64%)	\$30,826	51.67%	\$30,851	51.73%	\$31,063	52.05%
\$20,000,000	(\$23,731)	(15.77%)	(\$44,718)	(29.72%)	\$41,180	51.76%	\$41,206	51.81%	\$41,417	52.05%
\$25,000,000	(\$29,797)	(15.83%)	(\$56,031)	(29.77%)	\$51,534	51.82%	\$51,560	51.86%	\$51,771	52.05%
\$30,000,000	(\$35,864)	(15.87%)	(\$67,344)	(29.81%)	\$61,888	51.86%	\$61,914	51.89%	\$62,126	52.05%
\$35,000,000	(\$41,930)	(15.90%)	(\$78,658)	(29.83%)	\$72,243	51.89%	\$72,269	51.91%	\$72,480	52.05%
\$40,000,000	(\$47,997)	(15.92%)	(\$89,971)	(29.85%)	\$82,597	51.91%	\$82,623	51.93%	\$82,834	52.05%
\$45,000,000	(\$54,063)	(15.94%)	(\$101,285)	(29.86%)	\$92,951	51.92%	\$92,977	51.94%	\$93,189	52.05%
\$50,000,000	(\$60,130)	(15.95%)	(\$112,598)	(29.87%)	\$103,306	51.93%	\$103,331	51.95%	\$103,543	52.05%