

CITY OF CHILLICOTHE, 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	\$8.10000	\$13,717	\$0	\$13,717	
2026-27	\$6.54905	\$13,991	\$0	\$13,991	2.0%
2027-28	\$6.60034	\$14,061	\$0	\$14,061	0.5%
2028-29	\$6.40714	\$14,343	\$0	\$14,343	2.0%
2029-30	\$6.43918	\$14,414	\$0	\$14,414	0.5%
2030-31	\$6.23697	\$14,703	\$0	\$14,703	2.0%
2031-32	\$6.26815	\$14,776	\$0	\$14,776	0.5%
2032-33	\$6.07486	\$15,072	\$0	\$15,072	2.0%
2033-34	\$6.10523	\$15,147	\$0	\$15,147	0.5%
2034-35	\$5.92022	\$15,450	\$0	\$15,450	2.0%
2035-36	\$5.94982	\$15,527	\$0	\$15,527	0.5%

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	\$3,235,225	\$1,693,454	\$0	\$1,693,454
2026-27	\$2,265,585	\$2,136,387	\$0	\$2,136,387
2027-28	\$2,259,585	\$2,130,387	\$0	\$2,130,387
2028-29	\$2,367,719	\$2,238,521	\$0	\$2,238,521
2029-30	\$2,367,719	\$2,238,521	\$0	\$2,238,521
2030-31	\$2,486,515	\$2,357,317	\$0	\$2,357,317
2031-32	\$2,486,515	\$2,357,317	\$0	\$2,357,317
2032-33	\$2,610,164	\$2,480,966	\$0	\$2,480,966
2033-34	\$2,610,164	\$2,480,966	\$0	\$2,480,966
2034-35	\$2,738,867	\$2,609,669	\$0	\$2,609,669
2035-36	\$2,738,867	\$2,609,669	\$0	\$2,609,669

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	67.08%	-4.87%	62.21%	4.86%	0.00%	0.52%
2026-27	122.19%	-60.31%	61.88%	9.09%	0.00%	0.41%
2027-28	122.53%	-60.76%	61.77%	9.12%	0.00%	0.41%
2028-29	121.28%	-58.10%	63.18%	9.11%	0.00%	0.39%
2029-30	121.28%	-58.10%	63.18%	9.11%	0.00%	0.39%
2030-31	119.78%	-55.17%	64.61%	9.09%	0.00%	0.37%
2031-32	119.78%	-55.17%	64.61%	9.09%	0.00%	0.37%
2032-33	118.36%	-52.42%	65.94%	9.07%	0.00%	0.35%
2033-34	118.36%	-52.42%	65.94%	9.07%	0.00%	0.35%
2034-35	117.02%	-49.83%	67.19%	9.05%	0.00%	0.34%
2035-36	117.02%	-49.83%	67.19%	9.05%	0.00%	0.34%

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 CHILLICOTHE, 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	\$1,693,454	\$8.10000	\$13,717
2026-27	\$2,136,387	\$6.54905	\$13,991
2027-28	\$2,130,387	\$6.60034	\$14,061
2028-29	\$2,238,521	\$6.40714	\$14,343
2029-30	\$2,238,521	\$6.43918	\$14,414
2030-31	\$2,357,317	\$6.23697	\$14,703
2031-32	\$2,357,317	\$6.26815	\$14,776
2032-33	\$2,480,966	\$6.07486	\$15,072
2033-34	\$2,480,966	\$6.10523	\$15,147
2034-35	\$2,609,669	\$5.92022	\$15,450
2035-36	\$2,609,669	\$5.94982	\$15,527

CITY OF CHILLICOTHE, 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	\$1,693,454	\$8.10000	\$13,717
2026-27	\$1,701,969	\$8.10000	\$13,786
2027-28	\$1,726,463	\$8.10000	\$13,984
2028-29	\$1,765,805	\$8.10000	\$14,303
2029-30	\$1,791,580	\$8.10000	\$14,512
2030-31	\$1,832,968	\$8.10000	\$14,847
2031-32	\$1,860,087	\$8.10000	\$15,067
2032-33	\$1,903,627	\$8.10000	\$15,419
2033-34	\$1,932,166	\$8.10000	\$15,651
2034-35	\$1,977,970	\$8.10000	\$16,022
2035-36	\$2,007,999	\$8.10000	\$16,265

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	\$434,418	(\$1.55095)	\$205
2027-28	\$403,924	(\$1.49966)	\$77
2028-29	\$472,716	(\$1.69286)	\$39
2029-30	\$446,941	(\$1.66082)	-\$98
2030-31	\$524,349	(\$1.86303)	-\$145
2031-32	\$497,230	(\$1.83185)	-\$291
2032-33	\$577,340	(\$2.02514)	-\$348
2033-34	\$548,801	(\$1.99477)	-\$504
2034-35	\$631,699	(\$2.17978)	-\$572
2035-36	\$601,670	(\$2.15018)	-\$738

CITY OF CHILLICOTHE, 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	\$385	\$50,000	\$51,515	\$192	\$321	\$50,000	\$58,947	\$173	\$56	\$148	\$56	\$192	\$368
\$100,000	\$123,480	\$384	\$770	\$100,000	\$103,030	\$384	\$643	\$100,000	\$117,894	\$366	\$423	\$341	\$423	\$384	\$735
\$150,000	\$185,220	\$576	\$1,155	\$150,000	\$154,545	\$576	\$964	\$150,000	\$176,842	\$558	\$791	\$533	\$791	\$576	\$1,103
\$200,000	\$246,960	\$941	\$1,540	\$200,000	\$206,060	\$941	\$1,285	\$200,000	\$235,789	\$750	\$1,159	\$725	\$1,159	\$768	\$1,471
\$250,000	\$308,700	\$1,305	\$1,925	\$250,000	\$257,575	\$1,305	\$1,606	\$250,000	\$294,736	\$942	\$1,526	\$917	\$1,526	\$960	\$1,838
\$300,000	\$370,440	\$1,670	\$2,310	\$300,000	\$309,090	\$1,670	\$1,928	\$300,000	\$353,683	\$1,134	\$1,894	\$1,109	\$1,894	\$1,153	\$2,206
\$400,000	\$493,920	\$2,399	\$3,081	\$400,000	\$412,120	\$2,399	\$2,570	\$400,000	\$471,578	\$1,518	\$2,629	\$1,493	\$2,629	\$1,537	\$2,941
\$500,000	\$617,400	\$3,128	\$3,851	\$500,000	\$515,151	\$3,128	\$3,213	\$500,000	\$589,472	\$1,902	\$3,365	\$1,877	\$3,365	\$1,921	\$3,677
\$600,000	\$740,880	\$3,857	\$4,621	\$600,000	\$618,181	\$3,857	\$3,856	\$600,000	\$707,366	\$2,287	\$4,100	\$2,262	\$4,100	\$2,305	\$4,412
\$700,000	\$864,360	\$4,586	\$5,391	\$700,000	\$721,211	\$4,586	\$4,498	\$700,000	\$825,261	\$2,671	\$4,835	\$2,646	\$4,835	\$2,689	\$5,147
\$800,000	\$987,840	\$5,315	\$6,161	\$800,000	\$824,241	\$5,315	\$5,141	\$800,000	\$943,155	\$3,055	\$5,571	\$3,030	\$5,571	\$3,074	\$5,882
\$900,000	\$1,111,320	\$6,044	\$6,931	\$900,000	\$927,271	\$6,044	\$5,783	\$900,000	\$1,061,050	\$3,439	\$6,306	\$3,414	\$6,306	\$3,458	\$6,618
\$1,000,000	\$1,234,800	\$6,773	\$7,701	\$1,000,000	\$1,030,301	\$6,773	\$6,426	\$1,000,000	\$1,178,944	\$3,823	\$7,041	\$3,798	\$7,041	\$3,842	\$7,353
\$2,000,000	\$2,469,600	\$14,063	\$15,403	\$2,000,000	\$2,060,602	\$14,063	\$12,852	\$2,000,000	\$2,357,888	\$7,665	\$14,394	\$7,640	\$14,394	\$7,684	\$14,706
\$3,000,000	\$3,704,400	\$21,353	\$23,104	\$3,000,000	\$3,090,903	\$21,353	\$19,278	\$3,000,000	\$3,536,832	\$11,507	\$21,747	\$11,482	\$21,747	\$11,526	\$22,059
\$4,000,000	\$4,939,200	\$28,643	\$30,806	\$4,000,000	\$4,121,204	\$28,643	\$25,704	\$4,000,000	\$4,715,776	\$15,349	\$29,100	\$15,324	\$29,100	\$15,368	\$29,412
\$5,000,000	\$6,174,000	\$35,933	\$38,507	\$5,000,000	\$5,151,505	\$35,933	\$32,130	\$5,000,000	\$5,894,720	\$19,191	\$36,453	\$19,166	\$36,453	\$19,210	\$36,765
\$6,000,000	\$7,408,800	\$43,223	\$46,208	\$6,000,000	\$6,181,806	\$43,223	\$38,556	\$6,000,000	\$7,073,664	\$23,033	\$43,806	\$23,008	\$43,806	\$23,052	\$44,118
\$7,000,000	\$8,643,600	\$50,513	\$53,910	\$7,000,000	\$7,212,107	\$50,513	\$44,982	\$7,000,000	\$8,252,608	\$26,875	\$51,159	\$26,850	\$51,159	\$26,894	\$51,471
\$8,000,000	\$9,878,400	\$57,803	\$61,611	\$8,000,000	\$8,242,408	\$57,803	\$51,408	\$8,000,000	\$9,431,552	\$30,717	\$58,512	\$30,692	\$58,512	\$30,736	\$58,824
\$9,000,000	\$11,113,200	\$65,093	\$69,313	\$9,000,000	\$9,272,709	\$65,093	\$57,834	\$9,000,000	\$10,610,496	\$34,559	\$65,865	\$34,534	\$65,865	\$34,578	\$66,177
\$10,000,000	\$12,348,000	\$72,383	\$77,014	\$10,000,000	\$10,303,010	\$72,383	\$64,260	\$10,000,000	\$11,789,440	\$38,401	\$73,219	\$38,376	\$73,219	\$38,420	\$73,530
\$15,000,000	\$18,522,000	\$108,833	\$115,521	\$15,000,000	\$15,454,515	\$108,833	\$96,389	\$15,000,000	\$17,684,160	\$57,611	\$109,984	\$57,586	\$109,984	\$57,629	\$110,296
\$20,000,000	\$24,696,000	\$145,283	\$154,028	\$20,000,000	\$20,606,020	\$145,283	\$128,519	\$20,000,000	\$23,578,880	\$76,821	\$146,749	\$76,796	\$146,749	\$76,839	\$147,061
\$25,000,000	\$30,870,000	\$181,733	\$192,535	\$25,000,000	\$25,757,525	\$181,733	\$160,649	\$25,000,000	\$29,473,600	\$96,030	\$183,514	\$96,005	\$183,514	\$96,049	\$183,826
\$30,000,000	\$37,044,000	\$218,183	\$231,042	\$30,000,000	\$30,909,030	\$218,183	\$192,779	\$30,000,000	\$35,368,320	\$115,240	\$220,279	\$115,215	\$220,279	\$115,259	\$220,591
\$35,000,000	\$43,218,000	\$254,633	\$269,549	\$35,000,000	\$36,060,535	\$254,633	\$224,908	\$35,000,000	\$41,263,040	\$134,450	\$257,044	\$134,425	\$257,044	\$134,469	\$257,356
\$40,000,000	\$49,392,000	\$291,083	\$308,056	\$40,000,000	\$41,212,040	\$291,083	\$257,038	\$40,000,000	\$47,157,760	\$153,660	\$293,810	\$153,635	\$293,810	\$153,678	\$294,122
\$45,000,000	\$55,566,000	\$327,533	\$346,563	\$45,000,000	\$46,363,545	\$327,533	\$289,168	\$45,000,000	\$53,052,480	\$172,870	\$330,575	\$172,845	\$330,575	\$172,888	\$330,887
\$50,000,000	\$61,740,000	\$363,983	\$385,071	\$50,000,000	\$51,515,050	\$363,983	\$321,298	\$50,000,000	\$58,947,200	\$192,079	\$367,340	\$192,054	\$367,340	\$192,098	\$367,652

CITY OF CHILLICOTHE, 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	\$193	100.46%	\$129	67.26%	(\$118)	(67.83%)	(\$93)	(62.42%)	\$176	91.39%
\$100,000	\$386	100.46%	\$258	67.26%	\$58	15.84%	\$83	24.33%	\$351	91.39%
\$150,000	\$579	100.46%	\$388	67.26%	\$233	41.86%	\$258	48.51%	\$527	91.39%
\$200,000	\$599	63.72%	\$344	36.61%	\$409	54.55%	\$434	59.88%	\$702	91.39%
\$250,000	\$620	47.50%	\$301	23.07%	\$585	62.06%	\$610	66.48%	\$878	91.39%
\$300,000	\$641	38.37%	\$258	15.45%	\$760	67.03%	\$785	70.79%	\$1,053	91.39%
\$400,000	\$682	28.42%	\$172	7.15%	\$1,111	73.20%	\$1,136	76.09%	\$1,404	91.39%
\$500,000	\$723	23.11%	\$85	2.72%	\$1,462	76.87%	\$1,487	79.22%	\$1,756	91.39%
\$600,000	\$764	19.81%	(\$1)	(0.03%)	\$1,813	79.31%	\$1,838	81.29%	\$2,107	91.39%
\$700,000	\$805	17.56%	(\$88)	(1.91%)	\$2,165	81.05%	\$2,190	82.76%	\$2,458	91.39%
\$800,000	\$846	15.92%	(\$174)	(3.27%)	\$2,516	82.35%	\$2,541	83.85%	\$2,809	91.39%
\$900,000	\$887	14.68%	(\$260)	(4.31%)	\$2,867	83.36%	\$2,892	84.70%	\$3,160	91.39%
\$1,000,000	\$929	13.71%	(\$347)	(5.12%)	\$3,218	84.16%	\$3,243	85.37%	\$3,511	91.39%
\$2,000,000	\$1,340	9.53%	(\$1,211)	(8.61%)	\$6,729	87.78%	\$6,754	88.40%	\$7,022	91.39%
\$3,000,000	\$1,751	8.20%	(\$2,075)	(9.72%)	\$10,240	88.99%	\$10,265	89.40%	\$10,533	91.39%
\$4,000,000	\$2,163	7.55%	(\$2,939)	(10.26%)	\$13,751	89.59%	\$13,776	89.90%	\$14,044	91.39%
\$5,000,000	\$2,574	7.16%	(\$3,803)	(10.58%)	\$17,262	89.95%	\$17,287	90.20%	\$17,555	91.39%
\$6,000,000	\$2,986	6.91%	(\$4,667)	(10.80%)	\$20,773	90.19%	\$20,798	90.40%	\$21,066	91.39%
\$7,000,000	\$3,397	6.73%	(\$5,531)	(10.95%)	\$24,284	90.36%	\$24,309	90.54%	\$24,578	91.39%
\$8,000,000	\$3,808	6.59%	(\$6,395)	(11.06%)	\$27,795	90.49%	\$27,820	90.64%	\$28,089	91.39%
\$9,000,000	\$4,220	6.48%	(\$7,259)	(11.15%)	\$31,306	90.59%	\$31,331	90.73%	\$31,600	91.39%
\$10,000,000	\$4,631	6.40%	(\$8,123)	(11.22%)	\$34,818	90.67%	\$34,843	90.79%	\$35,111	91.39%
\$15,000,000	\$6,688	6.15%	(\$12,443)	(11.43%)	\$52,373	90.91%	\$52,398	90.99%	\$52,666	91.39%
\$20,000,000	\$8,745	6.02%	(\$16,764)	(11.54%)	\$69,928	91.03%	\$69,953	91.09%	\$70,222	91.39%
\$25,000,000	\$10,802	5.94%	(\$21,084)	(11.60%)	\$87,484	91.10%	\$87,509	91.15%	\$87,777	91.39%
\$30,000,000	\$12,860	5.89%	(\$25,404)	(11.64%)	\$105,039	91.15%	\$105,064	91.19%	\$105,332	91.39%
\$35,000,000	\$14,917	5.86%	(\$29,724)	(11.67%)	\$122,595	91.18%	\$122,620	91.22%	\$122,888	91.39%
\$40,000,000	\$16,974	5.83%	(\$34,045)	(11.70%)	\$140,150	91.21%	\$140,175	91.24%	\$140,443	91.39%
\$45,000,000	\$19,031	5.81%	(\$38,365)	(11.71%)	\$157,705	91.23%	\$157,730	91.26%	\$157,999	91.39%
\$50,000,000	\$21,088	5.79%	(\$42,685)	(11.73%)	\$175,261	91.24%	\$175,286	91.27%	\$175,554	91.39%