

CITY OF CLARKSVILLE, 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	\$8.37000	\$307,564	\$0	\$307,564	
2026-27	\$5.03658	\$313,715	\$1,363	\$315,078	2.4%
2027-28	\$5.07253	\$316,653	\$1,372	\$318,026	0.9%
2028-29	\$4.92427	\$324,386	\$1,332	\$325,719	2.4%
2029-30	\$4.95284	\$327,347	\$1,340	\$328,687	0.9%
2030-31	\$4.80453	\$335,261	\$1,300	\$336,560	2.4%
2031-32	\$4.83219	\$338,243	\$1,307	\$339,551	0.9%
2032-33	\$4.68986	\$346,342	\$1,269	\$347,611	2.4%
2033-34	\$4.71666	\$349,349	\$1,276	\$350,625	0.9%
2034-35	\$4.57988	\$357,637	\$1,239	\$358,876	2.4%
2035-36	\$4.60588	\$360,671	\$1,246	\$361,917	0.8%

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	\$77,285,413	\$36,745,983	\$0	\$36,745,983
2026-27	\$64,872,498	\$62,557,867	\$0	\$62,557,867
2027-28	\$65,010,326	\$62,695,695	\$0	\$62,695,695
2028-29	\$68,460,188	\$66,145,557	\$0	\$66,145,557
2029-30	\$68,678,016	\$66,363,385	\$0	\$66,363,385
2030-31	\$72,365,289	\$70,050,658	\$0	\$70,050,658
2031-32	\$72,583,117	\$70,268,486	\$0	\$70,268,486
2032-33	\$76,434,279	\$74,119,648	\$0	\$74,119,648
2033-34	\$76,652,107	\$74,337,476	\$0	\$74,337,476
2034-35	\$80,673,904	\$78,359,273	\$0	\$78,359,273
2035-36	\$80,891,732	\$78,577,101	\$0	\$78,577,101

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	88.07%	-3.17%	84.90%	8.99%	3.17%	1.63%
2026-27	119.26%	-33.15%	86.11%	9.67%	2.25%	0.96%
2027-28	119.38%	-33.29%	86.09%	9.70%	2.25%	0.96%
2028-29	118.03%	-31.75%	86.29%	9.71%	2.15%	0.91%
2029-30	118.00%	-31.72%	86.28%	9.73%	2.14%	0.91%
2030-31	116.60%	-30.12%	86.48%	9.72%	2.05%	0.86%
2031-32	116.58%	-30.10%	86.48%	9.74%	2.04%	0.85%
2032-33	115.26%	-28.60%	86.66%	9.74%	1.96%	0.81%
2033-34	115.24%	-28.59%	86.65%	9.76%	1.95%	0.81%
2034-35	114.01%	-27.19%	86.82%	9.76%	1.87%	0.77%
2035-36	113.99%	-27.18%	86.81%	9.78%	1.86%	0.76%

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 CLARKSVILLE, 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	\$36,745,983	\$8.37000	\$307,564
2026-27	\$62,557,867	\$5.03658	\$315,078
2027-28	\$62,695,695	\$5.07253	\$318,026
2028-29	\$66,145,557	\$4.92427	\$325,719
2029-30	\$66,363,385	\$4.95284	\$328,687
2030-31	\$70,050,658	\$4.80453	\$336,560
2031-32	\$70,268,486	\$4.83219	\$339,551
2032-33	\$74,119,648	\$4.68986	\$347,611
2033-34	\$74,337,476	\$4.71666	\$350,625
2034-35	\$78,359,273	\$4.57988	\$358,876
2035-36	\$78,577,101	\$4.60588	\$361,917

CITY OF CLARKSVILLE, 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	\$36,745,983	\$8.37000	\$307,564
2026-27	\$37,207,392	\$8.37000	\$311,426
2027-28	\$38,033,122	\$8.37000	\$318,337
2028-29	\$39,352,429	\$8.10000	\$318,755
2029-30	\$40,220,608	\$8.10000	\$325,787
2030-31	\$41,611,116	\$8.10000	\$337,050
2031-32	\$42,523,861	\$8.10000	\$344,443
2032-33	\$43,989,247	\$8.10000	\$356,313
2033-34	\$44,949,032	\$8.10000	\$364,087
2034-35	\$46,493,260	\$8.10000	\$376,595
2035-36	\$47,502,431	\$8.10000	\$384,770

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	\$25,350,475	(\$3.33342)	\$3,652
2027-28	\$24,662,573	(\$3.29747)	-\$311
2028-29	\$26,793,127	(\$3.17573)	\$6,964
2029-30	\$26,142,776	(\$3.14716)	\$2,900
2030-31	\$28,439,542	(\$3.29547)	-\$490
2031-32	\$27,744,625	(\$3.26781)	-\$4,893
2032-33	\$30,130,401	(\$3.41014)	-\$8,702
2033-34	\$29,388,444	(\$3.38334)	-\$13,463
2034-35	\$31,866,014	(\$3.52012)	-\$17,719
2035-36	\$31,074,671	(\$3.49412)	-\$22,853

CITY OF CLARKSVILLE, 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	\$297	\$50,000	\$51,515	\$199	\$248	\$50,000	\$58,947	\$179	\$43	\$153	\$43	\$199	\$283
\$100,000	\$123,480	\$397	\$593	\$100,000	\$103,030	\$397	\$495	\$100,000	\$117,894	\$378	\$326	\$352	\$326	\$397	\$566
\$150,000	\$185,220	\$596	\$890	\$150,000	\$154,545	\$596	\$743	\$150,000	\$176,842	\$576	\$609	\$550	\$609	\$596	\$850
\$200,000	\$246,960	\$972	\$1,187	\$200,000	\$206,060	\$972	\$990	\$200,000	\$235,789	\$775	\$893	\$749	\$893	\$794	\$1,133
\$250,000	\$308,700	\$1,349	\$1,483	\$250,000	\$257,575	\$1,349	\$1,238	\$250,000	\$294,736	\$973	\$1,176	\$947	\$1,176	\$993	\$1,416
\$300,000	\$370,440	\$1,725	\$1,780	\$300,000	\$309,090	\$1,725	\$1,485	\$300,000	\$353,683	\$1,172	\$1,459	\$1,146	\$1,459	\$1,191	\$1,699
\$400,000	\$493,920	\$2,479	\$2,373	\$400,000	\$412,120	\$2,479	\$1,980	\$400,000	\$471,578	\$1,569	\$2,025	\$1,543	\$2,025	\$1,588	\$2,266
\$500,000	\$617,400	\$3,232	\$2,966	\$500,000	\$515,151	\$3,232	\$2,475	\$500,000	\$589,472	\$1,966	\$2,592	\$1,940	\$2,592	\$1,985	\$2,832
\$600,000	\$740,880	\$3,985	\$3,560	\$600,000	\$618,181	\$3,985	\$2,970	\$600,000	\$707,366	\$2,363	\$3,158	\$2,337	\$3,158	\$2,382	\$3,399
\$700,000	\$864,360	\$4,739	\$4,153	\$700,000	\$721,211	\$4,739	\$3,465	\$700,000	\$825,261	\$2,760	\$3,725	\$2,734	\$3,725	\$2,779	\$3,965
\$800,000	\$987,840	\$5,492	\$4,746	\$800,000	\$824,241	\$5,492	\$3,960	\$800,000	\$943,155	\$3,157	\$4,291	\$3,131	\$4,291	\$3,176	\$4,531
\$900,000	\$1,111,320	\$6,245	\$5,339	\$900,000	\$927,271	\$6,245	\$4,455	\$900,000	\$1,061,050	\$3,554	\$4,858	\$3,528	\$4,858	\$3,573	\$5,098
\$1,000,000	\$1,234,800	\$6,999	\$5,933	\$1,000,000	\$1,030,301	\$6,999	\$4,950	\$1,000,000	\$1,178,944	\$3,951	\$5,424	\$3,925	\$5,424	\$3,970	\$5,664
\$2,000,000	\$2,469,600	\$14,532	\$11,865	\$2,000,000	\$2,060,602	\$14,532	\$9,900	\$2,000,000	\$2,357,888	\$7,921	\$11,088	\$7,895	\$11,088	\$7,940	\$11,329
\$3,000,000	\$3,704,400	\$22,065	\$17,798	\$3,000,000	\$3,090,903	\$22,065	\$14,850	\$3,000,000	\$3,536,832	\$11,891	\$16,753	\$11,865	\$16,753	\$11,910	\$16,993
\$4,000,000	\$4,939,200	\$29,598	\$23,731	\$4,000,000	\$4,121,204	\$29,598	\$19,800	\$4,000,000	\$4,715,776	\$15,861	\$22,417	\$15,835	\$22,417	\$15,880	\$22,657
\$5,000,000	\$6,174,000	\$37,131	\$29,663	\$5,000,000	\$5,151,505	\$37,131	\$24,751	\$5,000,000	\$5,894,720	\$19,831	\$28,081	\$19,805	\$28,081	\$19,850	\$28,321
\$6,000,000	\$7,408,800	\$44,664	\$35,596	\$6,000,000	\$6,181,806	\$44,664	\$29,701	\$6,000,000	\$7,073,664	\$23,801	\$33,745	\$23,775	\$33,745	\$23,820	\$33,986
\$7,000,000	\$8,643,600	\$52,197	\$41,528	\$7,000,000	\$7,212,107	\$52,197	\$34,651	\$7,000,000	\$8,252,608	\$27,771	\$39,410	\$27,745	\$39,410	\$27,790	\$39,650
\$8,000,000	\$9,878,400	\$59,730	\$47,461	\$8,000,000	\$8,242,408	\$59,730	\$39,601	\$8,000,000	\$9,431,552	\$31,741	\$45,074	\$31,715	\$45,074	\$31,760	\$45,314
\$9,000,000	\$11,113,200	\$67,263	\$53,394	\$9,000,000	\$9,272,709	\$67,263	\$44,551	\$9,000,000	\$10,610,496	\$35,711	\$50,738	\$35,685	\$50,738	\$35,730	\$50,978
\$10,000,000	\$12,348,000	\$74,796	\$59,326	\$10,000,000	\$10,303,010	\$74,796	\$49,501	\$10,000,000	\$11,789,440	\$39,681	\$56,402	\$39,655	\$56,402	\$39,700	\$56,643
\$15,000,000	\$18,522,000	\$112,461	\$88,990	\$15,000,000	\$15,454,515	\$112,461	\$74,252	\$15,000,000	\$17,684,160	\$59,531	\$84,724	\$59,505	\$84,724	\$59,550	\$84,964
\$20,000,000	\$24,696,000	\$150,126	\$118,653	\$20,000,000	\$20,606,020	\$150,126	\$99,002	\$20,000,000	\$23,578,880	\$79,381	\$113,045	\$79,355	\$113,045	\$79,400	\$113,285
\$25,000,000	\$30,870,000	\$187,791	\$148,316	\$25,000,000	\$25,757,525	\$187,791	\$123,753	\$25,000,000	\$29,473,600	\$99,231	\$141,367	\$99,206	\$141,367	\$99,251	\$141,607
\$30,000,000	\$37,044,000	\$225,456	\$177,979	\$30,000,000	\$30,909,030	\$225,456	\$148,503	\$30,000,000	\$35,368,320	\$119,081	\$169,688	\$119,056	\$169,688	\$119,101	\$169,928
\$35,000,000	\$43,218,000	\$263,121	\$207,642	\$35,000,000	\$36,060,535	\$263,121	\$173,254	\$35,000,000	\$41,263,040	\$138,932	\$198,009	\$138,906	\$198,009	\$138,951	\$198,250
\$40,000,000	\$49,392,000	\$300,786	\$237,305	\$40,000,000	\$41,212,040	\$300,786	\$198,004	\$40,000,000	\$47,157,760	\$158,782	\$226,331	\$158,756	\$226,331	\$158,801	\$226,571
\$45,000,000	\$55,566,000	\$338,451	\$266,969	\$45,000,000	\$46,363,545	\$338,451	\$222,755	\$45,000,000	\$53,052,480	\$178,632	\$254,652	\$178,606	\$254,652	\$178,651	\$254,892
\$50,000,000	\$61,740,000	\$376,116	\$296,632	\$50,000,000	\$51,515,050	\$376,116	\$247,506	\$50,000,000	\$58,947,200	\$198,482	\$282,973	\$198,456	\$282,973	\$198,501	\$283,214

CITY OF CLARKSVILLE, 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	\$98	49.44%	\$49	24.69%	(\$136)	(76.02%)	(\$110)	(71.98%)	\$85	42.68%
\$100,000	\$196	49.44%	\$98	24.69%	(\$52)	(13.65%)	(\$26)	(7.31%)	\$169	42.68%
\$150,000	\$294	49.44%	\$147	24.69%	\$33	5.76%	\$59	10.71%	\$254	42.68%
\$200,000	\$214	22.05%	\$18	1.84%	\$118	15.21%	\$144	19.18%	\$339	42.68%
\$250,000	\$134	9.96%	(\$111)	(8.25%)	\$203	20.82%	\$228	24.11%	\$424	42.68%
\$300,000	\$54	3.15%	(\$240)	(13.93%)	\$287	24.52%	\$313	27.32%	\$508	42.68%
\$400,000	(\$106)	(4.26%)	(\$499)	(20.12%)	\$457	29.11%	\$483	31.27%	\$678	42.68%
\$500,000	(\$266)	(8.22%)	(\$757)	(23.42%)	\$626	31.85%	\$652	33.61%	\$847	42.68%
\$600,000	(\$426)	(10.68%)	(\$1,015)	(25.48%)	\$796	33.67%	\$821	35.15%	\$1,017	42.68%
\$700,000	(\$586)	(12.36%)	(\$1,274)	(26.88%)	\$965	34.97%	\$991	36.24%	\$1,186	42.68%
\$800,000	(\$746)	(13.58%)	(\$1,532)	(27.89%)	\$1,134	35.94%	\$1,160	37.06%	\$1,355	42.68%
\$900,000	(\$906)	(14.51%)	(\$1,790)	(28.66%)	\$1,304	36.69%	\$1,330	37.69%	\$1,525	42.68%
\$1,000,000	(\$1,066)	(15.23%)	(\$2,048)	(29.27%)	\$1,473	37.29%	\$1,499	38.19%	\$1,694	42.68%
\$2,000,000	(\$2,666)	(18.35%)	(\$4,631)	(31.87%)	\$3,168	39.99%	\$3,193	40.45%	\$3,388	42.68%
\$3,000,000	(\$4,267)	(19.34%)	(\$7,214)	(32.70%)	\$4,862	40.89%	\$4,888	41.19%	\$5,083	42.68%
\$4,000,000	(\$5,867)	(19.82%)	(\$9,797)	(33.10%)	\$6,556	41.33%	\$6,582	41.56%	\$6,777	42.68%
\$5,000,000	(\$7,467)	(20.11%)	(\$12,380)	(33.34%)	\$8,250	41.60%	\$8,276	41.79%	\$8,471	42.68%
\$6,000,000	(\$9,068)	(20.30%)	(\$14,963)	(33.50%)	\$9,945	41.78%	\$9,970	41.94%	\$10,165	42.68%
\$7,000,000	(\$10,668)	(20.44%)	(\$17,546)	(33.61%)	\$11,639	41.91%	\$11,665	42.04%	\$11,860	42.68%
\$8,000,000	(\$12,268)	(20.54%)	(\$20,129)	(33.70%)	\$13,333	42.01%	\$13,359	42.12%	\$13,554	42.68%
\$9,000,000	(\$13,869)	(20.62%)	(\$22,712)	(33.77%)	\$15,027	42.08%	\$15,053	42.18%	\$15,248	42.68%
\$10,000,000	(\$15,469)	(20.68%)	(\$25,294)	(33.82%)	\$16,721	42.14%	\$16,747	42.23%	\$16,942	42.68%
\$15,000,000	(\$23,471)	(20.87%)	(\$38,209)	(33.98%)	\$25,193	42.32%	\$25,219	42.38%	\$25,414	42.68%
\$20,000,000	(\$31,473)	(20.96%)	(\$51,123)	(34.05%)	\$33,664	42.41%	\$33,690	42.45%	\$33,885	42.68%
\$25,000,000	(\$39,475)	(21.02%)	(\$64,038)	(34.10%)	\$42,135	42.46%	\$42,161	42.50%	\$42,356	42.68%
\$30,000,000	(\$47,477)	(21.06%)	(\$76,952)	(34.13%)	\$50,606	42.50%	\$50,632	42.53%	\$50,827	42.68%
\$35,000,000	(\$55,478)	(21.08%)	(\$89,867)	(34.15%)	\$59,078	42.52%	\$59,103	42.55%	\$59,299	42.68%
\$40,000,000	(\$63,480)	(21.10%)	(\$102,781)	(34.17%)	\$67,549	42.54%	\$67,575	42.57%	\$67,770	42.68%
\$45,000,000	(\$71,482)	(21.12%)	(\$115,696)	(34.18%)	\$76,020	42.56%	\$76,046	42.58%	\$76,241	42.68%
\$50,000,000	(\$79,484)	(21.13%)	(\$128,610)	(34.19%)	\$84,491	42.57%	\$84,517	42.59%	\$84,712	42.68%