

CITY OF CHARLOTTE, 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	\$75,276	\$0	\$75,276	
2026-27	\$4.86200	\$76,781	\$2,244	\$79,025	5.0%
2027-28	\$4.99506	\$80,606	\$2,305	\$82,910	4.9%
2028-29	\$4.87279	\$84,569	\$2,249	\$86,817	4.7%
2029-30	\$4.99902	\$88,554	\$2,307	\$90,860	4.7%
2030-31	\$4.87282	\$92,677	\$2,249	\$94,926	4.5%
2031-32	\$4.99104	\$96,717	\$2,303	\$99,020	4.3%
2032-33	\$4.86538	\$101,001	\$2,245	\$103,246	4.3%
2033-34	\$4.97353	\$105,031	\$2,295	\$107,326	4.0%
2034-35	\$4.84869	\$109,472	\$2,237	\$111,710	4.1%
2035-36	\$4.94779	\$113,485	\$2,283	\$115,768	3.6%

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	\$19,990,425	\$8,993,540	\$0	\$8,993,540
2026-27	\$17,619,618	\$16,253,590	\$0	\$16,253,590
2027-28	\$17,964,516	\$16,598,488	\$0	\$16,598,488
2028-29	\$19,182,765	\$17,816,737	\$0	\$17,816,737
2029-30	\$19,541,663	\$18,175,635	\$0	\$18,175,635
2030-31	\$20,846,741	\$19,480,713	\$0	\$19,480,713
2031-32	\$21,205,639	\$19,839,611	\$0	\$19,839,611
2032-33	\$22,586,509	\$21,220,481	\$0	\$21,220,481
2033-34	\$22,945,407	\$21,579,379	\$0	\$21,579,379
2034-35	\$24,405,151	\$23,039,123	\$0	\$23,039,123
2035-36	\$24,764,049	\$23,398,021	\$0	\$23,398,021

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	89.32%	-2.21%	87.11%	11.37%	0.00%	1.52%
2026-27	116.42%	-30.18%	86.24%	12.06%	0.00%	0.84%
2027-28	116.78%	-30.25%	86.53%	11.81%	0.00%	0.82%
2028-29	115.74%	-28.80%	86.94%	11.55%	0.00%	0.77%
2029-30	115.99%	-28.80%	87.19%	11.32%	0.00%	0.75%
2030-31	114.92%	-27.36%	87.56%	11.09%	0.00%	0.70%
2031-32	115.16%	-27.38%	87.78%	10.89%	0.00%	0.69%
2032-33	114.15%	-26.06%	88.10%	10.69%	0.00%	0.64%
2033-34	114.39%	-26.10%	88.29%	10.51%	0.00%	0.63%
2034-35	113.43%	-24.86%	88.57%	10.34%	0.00%	0.59%
2035-36	113.67%	-24.92%	88.74%	10.18%	0.00%	0.58%

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 CHARLOTTE, 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	\$8,993,540	\$8.37000	\$75,276
2026-27	\$16,253,590	\$4.86200	\$79,025
2027-28	\$16,598,488	\$4.99506	\$82,910
2028-29	\$17,816,737	\$4.87279	\$86,817
2029-30	\$18,175,635	\$4.99902	\$90,860
2030-31	\$19,480,713	\$4.87282	\$94,926
2031-32	\$19,839,611	\$4.99104	\$99,020
2032-33	\$21,220,481	\$4.86538	\$103,246
2033-34	\$21,579,379	\$4.97353	\$107,326
2034-35	\$23,039,123	\$4.84869	\$111,710
2035-36	\$23,398,021	\$4.94779	\$115,768

CITY OF CHARLOTTE, 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	\$8,993,540	\$8.37000	\$75,276
2026-27	\$9,297,969	\$8.28713	\$77,053
2027-28	\$9,680,180	\$8.12464	\$78,648
2028-29	\$10,198,042	\$8.10000	\$82,604
2029-30	\$10,600,889	\$8.10000	\$85,867
2030-31	\$11,149,913	\$8.10000	\$90,314
2031-32	\$11,574,454	\$8.10000	\$93,753
2032-33	\$12,156,301	\$8.10000	\$98,466
2033-34	\$12,603,717	\$8.10000	\$102,090
2034-35	\$13,220,163	\$8.10000	\$107,083
2035-36	\$13,691,622	\$8.10000	\$110,902

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	\$6,955,621	(\$3.42513)	\$1,972
2027-28	\$6,918,308	(\$3.12958)	\$4,263
2028-29	\$7,618,695	(\$3.22721)	\$4,213
2029-30	\$7,574,746	(\$3.10098)	\$4,993
2030-31	\$8,330,800	(\$3.22718)	\$4,612
2031-32	\$8,265,157	(\$3.10896)	\$5,267
2032-33	\$9,064,179	(\$3.23462)	\$4,780
2033-34	\$8,975,662	(\$3.12647)	\$5,236
2034-35	\$9,818,960	(\$3.25131)	\$4,626
2035-36	\$9,706,399	(\$3.15221)	\$4,866

CITY OF CHARLOTTE, 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	\$301	\$50,000	\$51,515	\$199	\$251	\$50,000	\$58,947	\$179	\$44	\$153	\$44	\$199	\$287
\$100,000	\$123,480	\$397	\$602	\$100,000	\$103,030	\$397	\$502	\$100,000	\$117,894	\$378	\$331	\$352	\$331	\$397	\$574
\$150,000	\$185,220	\$596	\$903	\$150,000	\$154,545	\$596	\$753	\$150,000	\$176,842	\$576	\$618	\$550	\$618	\$596	\$862
\$200,000	\$246,960	\$972	\$1,203	\$200,000	\$206,060	\$972	\$1,004	\$200,000	\$235,789	\$775	\$905	\$749	\$905	\$794	\$1,149
\$250,000	\$308,700	\$1,349	\$1,504	\$250,000	\$257,575	\$1,349	\$1,255	\$250,000	\$294,736	\$973	\$1,193	\$947	\$1,193	\$993	\$1,436
\$300,000	\$370,440	\$1,725	\$1,805	\$300,000	\$309,090	\$1,725	\$1,506	\$300,000	\$353,683	\$1,172	\$1,480	\$1,146	\$1,480	\$1,191	\$1,723
\$400,000	\$493,920	\$2,479	\$2,407	\$400,000	\$412,120	\$2,479	\$2,008	\$400,000	\$471,578	\$1,569	\$2,054	\$1,543	\$2,054	\$1,588	\$2,298
\$500,000	\$617,400	\$3,232	\$3,008	\$500,000	\$515,151	\$3,232	\$2,510	\$500,000	\$589,472	\$1,966	\$2,629	\$1,940	\$2,629	\$1,985	\$2,872
\$600,000	\$740,880	\$3,985	\$3,610	\$600,000	\$618,181	\$3,985	\$3,012	\$600,000	\$707,366	\$2,363	\$3,203	\$2,337	\$3,203	\$2,382	\$3,447
\$700,000	\$864,360	\$4,739	\$4,212	\$700,000	\$721,211	\$4,739	\$3,514	\$700,000	\$825,261	\$2,760	\$3,778	\$2,734	\$3,778	\$2,779	\$4,021
\$800,000	\$987,840	\$5,492	\$4,814	\$800,000	\$824,241	\$5,492	\$4,016	\$800,000	\$943,155	\$3,157	\$4,352	\$3,131	\$4,352	\$3,176	\$4,596
\$900,000	\$1,111,320	\$6,245	\$5,415	\$900,000	\$927,271	\$6,245	\$4,518	\$900,000	\$1,061,050	\$3,554	\$4,927	\$3,528	\$4,927	\$3,573	\$5,170
\$1,000,000	\$1,234,800	\$6,999	\$6,017	\$1,000,000	\$1,030,301	\$6,999	\$5,020	\$1,000,000	\$1,178,944	\$3,951	\$5,501	\$3,925	\$5,501	\$3,970	\$5,745
\$2,000,000	\$2,469,600	\$14,532	\$12,034	\$2,000,000	\$2,060,602	\$14,532	\$10,041	\$2,000,000	\$2,357,888	\$7,921	\$11,246	\$7,895	\$11,246	\$7,940	\$11,490
\$3,000,000	\$3,704,400	\$22,065	\$18,051	\$3,000,000	\$3,090,903	\$22,065	\$15,061	\$3,000,000	\$3,536,832	\$11,891	\$16,991	\$11,865	\$16,991	\$11,910	\$17,234
\$4,000,000	\$4,939,200	\$29,598	\$24,068	\$4,000,000	\$4,121,204	\$29,598	\$20,082	\$4,000,000	\$4,715,776	\$15,861	\$22,735	\$15,835	\$22,735	\$15,880	\$22,979
\$5,000,000	\$6,174,000	\$37,131	\$30,085	\$5,000,000	\$5,151,505	\$37,131	\$25,102	\$5,000,000	\$5,894,720	\$19,831	\$28,480	\$19,805	\$28,480	\$19,850	\$28,724
\$6,000,000	\$7,408,800	\$44,664	\$36,102	\$6,000,000	\$6,181,806	\$44,664	\$30,123	\$6,000,000	\$7,073,664	\$23,801	\$34,225	\$23,775	\$34,225	\$23,820	\$34,469
\$7,000,000	\$8,643,600	\$52,197	\$42,119	\$7,000,000	\$7,212,107	\$52,197	\$35,143	\$7,000,000	\$8,252,608	\$27,771	\$39,970	\$27,745	\$39,970	\$27,790	\$40,213
\$8,000,000	\$9,878,400	\$59,730	\$48,136	\$8,000,000	\$8,242,408	\$59,730	\$40,164	\$8,000,000	\$9,431,552	\$31,741	\$45,715	\$31,715	\$45,715	\$31,760	\$45,958
\$9,000,000	\$11,113,200	\$67,263	\$54,153	\$9,000,000	\$9,272,709	\$67,263	\$45,184	\$9,000,000	\$10,610,496	\$35,711	\$51,459	\$35,685	\$51,459	\$35,730	\$51,703
\$10,000,000	\$12,348,000	\$74,796	\$60,170	\$10,000,000	\$10,303,010	\$74,796	\$50,205	\$10,000,000	\$11,789,440	\$39,681	\$57,204	\$39,655	\$57,204	\$39,700	\$57,448
\$15,000,000	\$18,522,000	\$112,461	\$90,254	\$15,000,000	\$15,454,515	\$112,461	\$75,307	\$15,000,000	\$17,684,160	\$59,531	\$85,928	\$59,505	\$85,928	\$59,550	\$86,172
\$20,000,000	\$24,696,000	\$150,126	\$120,339	\$20,000,000	\$20,606,020	\$150,126	\$100,409	\$20,000,000	\$23,578,880	\$79,381	\$114,652	\$79,355	\$114,652	\$79,400	\$114,896
\$25,000,000	\$30,870,000	\$187,791	\$150,424	\$25,000,000	\$25,757,525	\$187,791	\$125,512	\$25,000,000	\$29,473,600	\$99,231	\$143,376	\$99,206	\$143,376	\$99,251	\$143,620
\$30,000,000	\$37,044,000	\$225,456	\$180,509	\$30,000,000	\$30,909,030	\$225,456	\$150,614	\$30,000,000	\$35,368,320	\$119,081	\$172,100	\$119,056	\$172,100	\$119,101	\$172,343
\$35,000,000	\$43,218,000	\$263,121	\$210,594	\$35,000,000	\$36,060,535	\$263,121	\$175,716	\$35,000,000	\$41,263,040	\$138,932	\$200,824	\$138,906	\$200,824	\$138,951	\$201,067
\$40,000,000	\$49,392,000	\$300,786	\$240,678	\$40,000,000	\$41,212,040	\$300,786	\$200,819	\$40,000,000	\$47,157,760	\$158,782	\$229,548	\$158,756	\$229,548	\$158,801	\$229,791
\$45,000,000	\$55,566,000	\$338,451	\$270,763	\$45,000,000	\$46,363,545	\$338,451	\$225,921	\$45,000,000	\$53,052,480	\$178,632	\$258,272	\$178,606	\$258,272	\$178,651	\$258,515
\$50,000,000	\$61,740,000	\$376,116	\$300,848	\$50,000,000	\$51,515,050	\$376,116	\$251,024	\$50,000,000	\$58,947,200	\$198,482	\$286,995	\$198,456	\$286,995	\$198,501	\$287,239

CITY OF CHARLOTTE, 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	\$102	51.56%	\$53	26.46%	(\$136)	(75.68%)	(\$110)	(71.59%)	\$89	44.70%
\$100,000	\$205	51.56%	\$105	26.46%	(\$47)	(12.42%)	(\$21)	(6.00%)	\$177	44.70%
\$150,000	\$307	51.56%	\$158	26.46%	\$42	7.26%	\$68	12.29%	\$266	44.70%
\$200,000	\$231	23.79%	\$32	3.29%	\$131	16.85%	\$156	20.88%	\$355	44.70%
\$250,000	\$155	11.52%	(\$94)	(6.95%)	\$219	22.53%	\$245	25.87%	\$444	44.70%
\$300,000	\$80	4.62%	(\$219)	(12.71%)	\$308	26.29%	\$334	29.13%	\$532	44.70%
\$400,000	(\$72)	(2.90%)	(\$471)	(18.98%)	\$486	30.95%	\$511	33.14%	\$710	44.70%
\$500,000	(\$224)	(6.92%)	(\$722)	(22.33%)	\$663	33.73%	\$689	35.51%	\$887	44.70%
\$600,000	(\$375)	(9.41%)	(\$973)	(24.42%)	\$840	35.57%	\$866	37.07%	\$1,065	44.70%
\$700,000	(\$527)	(11.12%)	(\$1,224)	(25.84%)	\$1,018	36.89%	\$1,044	38.18%	\$1,242	44.70%
\$800,000	(\$678)	(12.35%)	(\$1,476)	(26.87%)	\$1,195	37.87%	\$1,221	39.00%	\$1,420	44.70%
\$900,000	(\$830)	(13.29%)	(\$1,727)	(27.65%)	\$1,373	38.63%	\$1,399	39.65%	\$1,597	44.70%
\$1,000,000	(\$982)	(14.03%)	(\$1,978)	(28.26%)	\$1,550	39.24%	\$1,576	40.16%	\$1,775	44.70%
\$2,000,000	(\$2,498)	(17.19%)	(\$4,491)	(30.90%)	\$3,325	41.98%	\$3,351	42.44%	\$3,550	44.70%
\$3,000,000	(\$4,014)	(18.19%)	(\$7,003)	(31.74%)	\$5,100	42.89%	\$5,126	43.20%	\$5,324	44.70%
\$4,000,000	(\$5,530)	(18.68%)	(\$9,516)	(32.15%)	\$6,875	43.34%	\$6,900	43.58%	\$7,099	44.70%
\$5,000,000	(\$7,046)	(18.98%)	(\$12,028)	(32.39%)	\$8,649	43.62%	\$8,675	43.80%	\$8,874	44.70%
\$6,000,000	(\$8,562)	(19.17%)	(\$14,541)	(32.56%)	\$10,424	43.80%	\$10,450	43.95%	\$10,649	44.70%
\$7,000,000	(\$10,078)	(19.31%)	(\$17,053)	(32.67%)	\$12,199	43.93%	\$12,225	44.06%	\$12,423	44.70%
\$8,000,000	(\$11,594)	(19.41%)	(\$19,566)	(32.76%)	\$13,974	44.02%	\$13,999	44.14%	\$14,198	44.70%
\$9,000,000	(\$13,110)	(19.49%)	(\$22,078)	(32.82%)	\$15,748	44.10%	\$15,774	44.20%	\$15,973	44.70%
\$10,000,000	(\$14,626)	(19.55%)	(\$24,591)	(32.88%)	\$17,523	44.16%	\$17,549	44.25%	\$17,748	44.70%
\$15,000,000	(\$22,206)	(19.75%)	(\$37,153)	(33.04%)	\$26,397	44.34%	\$26,423	44.40%	\$26,621	44.70%
\$20,000,000	(\$29,786)	(19.84%)	(\$49,716)	(33.12%)	\$35,271	44.43%	\$35,297	44.48%	\$35,495	44.70%
\$25,000,000	(\$37,367)	(19.90%)	(\$62,279)	(33.16%)	\$44,145	44.49%	\$44,170	44.52%	\$44,369	44.70%
\$30,000,000	(\$44,947)	(19.94%)	(\$74,841)	(33.20%)	\$53,018	44.52%	\$53,044	44.55%	\$53,243	44.70%
\$35,000,000	(\$52,527)	(19.96%)	(\$87,404)	(33.22%)	\$61,892	44.55%	\$61,918	44.58%	\$62,116	44.70%
\$40,000,000	(\$60,107)	(19.98%)	(\$99,967)	(33.24%)	\$70,766	44.57%	\$70,792	44.59%	\$70,990	44.70%
\$45,000,000	(\$67,687)	(20.00%)	(\$112,529)	(33.25%)	\$79,640	44.58%	\$79,665	44.60%	\$79,864	44.70%
\$50,000,000	(\$75,268)	(20.01%)	(\$125,092)	(33.26%)	\$88,513	44.60%	\$88,539	44.61%	\$88,738	44.70%