

CITY OF CLARENCE, 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	\$7.63503	\$297,775	\$0	\$297,775	
2026-27	\$4.20240	\$303,731	\$361	\$304,091	2.1%
2027-28	\$4.22726	\$305,612	\$363	\$305,974	0.6%
2028-29	\$4.12573	\$312,094	\$354	\$312,448	2.1%
2029-30	\$4.14723	\$314,011	\$356	\$314,367	0.6%
2030-31	\$4.04561	\$320,654	\$347	\$321,001	2.1%
2031-32	\$4.06665	\$322,606	\$349	\$322,955	0.6%
2032-33	\$3.96774	\$329,414	\$341	\$329,755	2.1%
2033-34	\$3.98834	\$331,403	\$342	\$331,746	0.6%
2034-35	\$3.89202	\$338,381	\$334	\$338,715	2.1%
2035-36	\$3.91219	\$340,408	\$336	\$340,744	0.6%

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	\$80,468,498	\$39,001,169	\$0	\$39,001,169
2026-27	\$75,355,019	\$72,361,291	\$0	\$72,361,291
2027-28	\$75,374,972	\$72,381,244	\$0	\$72,381,244
2028-29	\$78,725,357	\$75,731,629	\$0	\$75,731,629
2029-30	\$78,795,310	\$75,801,582	\$0	\$75,801,582
2030-31	\$82,339,260	\$79,345,532	\$0	\$79,345,532
2031-32	\$82,409,214	\$79,415,486	\$0	\$79,415,486
2032-33	\$86,102,673	\$83,108,945	\$0	\$83,108,945
2033-34	\$86,172,627	\$83,178,899	\$0	\$83,178,899
2034-35	\$90,021,787	\$87,028,059	\$0	\$87,028,059
2035-36	\$90,091,740	\$87,098,012	\$0	\$87,098,012

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	81.38%	-1.68%	79.70%	10.59%	4.57%	1.10%
2026-27	100.89%	-17.60%	83.29%	10.63%	3.04%	0.59%
2027-28	100.96%	-17.69%	83.27%	10.65%	3.04%	0.59%
2028-29	100.45%	-16.99%	83.46%	10.71%	2.93%	0.57%
2029-30	100.45%	-17.00%	83.45%	10.72%	2.93%	0.57%
2030-31	99.89%	-16.26%	83.64%	10.77%	2.82%	0.54%
2031-32	99.89%	-16.26%	83.63%	10.78%	2.82%	0.54%
2032-33	99.36%	-15.56%	83.80%	10.83%	2.72%	0.52%
2033-34	99.36%	-15.56%	83.80%	10.84%	2.72%	0.52%
2034-35	98.85%	-14.89%	83.95%	10.89%	2.63%	0.49%
2035-36	98.85%	-14.90%	83.95%	10.90%	2.63%	0.49%

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 CLARENCE, 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	\$39,001,169	\$7.63503	\$297,775
2026-27	\$72,361,291	\$4.20240	\$304,091
2027-28	\$72,381,244	\$4.22726	\$305,974
2028-29	\$75,731,629	\$4.12573	\$312,448
2029-30	\$75,801,582	\$4.14723	\$314,367
2030-31	\$79,345,532	\$4.04561	\$321,001
2031-32	\$79,415,486	\$4.06665	\$322,955
2032-33	\$83,108,945	\$3.96774	\$329,755
2033-34	\$83,178,899	\$3.98834	\$331,746
2034-35	\$87,028,059	\$3.89202	\$338,715
2035-36	\$87,098,012	\$3.91219	\$340,744

CITY OF CLARENCE, 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	\$39,001,169	\$7.63503	\$297,775
2026-27	\$39,484,151	\$7.63503	\$301,463
2027-28	\$40,209,512	\$7.63503	\$307,001
2028-29	\$41,472,065	\$7.63503	\$316,640
2029-30	\$42,235,010	\$7.63503	\$322,466
2030-31	\$43,563,351	\$7.63503	\$332,607
2031-32	\$44,365,742	\$7.63503	\$338,734
2032-33	\$45,763,246	\$7.63503	\$349,404
2033-34	\$46,607,284	\$7.63503	\$355,848
2034-35	\$48,077,588	\$7.63503	\$367,074
2035-36	\$48,965,337	\$7.63503	\$373,852

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	\$32,877,140	(\$3.43263)	\$2,629
2027-28	\$32,171,733	(\$3.40777)	-\$1,026
2028-29	\$34,259,564	(\$3.50930)	-\$4,192
2029-30	\$33,566,572	(\$3.48780)	-\$8,099
2030-31	\$35,782,182	(\$3.58942)	-\$11,606
2031-32	\$35,049,743	(\$3.56838)	-\$15,779
2032-33	\$37,345,700	(\$3.66729)	-\$19,649
2033-34	\$36,571,615	(\$3.64669)	-\$24,102
2034-35	\$38,950,471	(\$3.74301)	-\$28,359
2035-36	\$38,132,675	(\$3.72284)	-\$33,108

CITY OF CLARENCE, 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	\$181	\$250	\$50,000	\$51,515	\$181	\$208	\$50,000	\$58,947	\$164	\$36	\$140	\$36	\$181	\$238
\$100,000	\$123,480	\$362	\$500	\$100,000	\$103,030	\$362	\$417	\$100,000	\$117,894	\$345	\$275	\$321	\$275	\$362	\$477
\$150,000	\$185,220	\$543	\$749	\$150,000	\$154,545	\$543	\$625	\$150,000	\$176,842	\$526	\$513	\$502	\$513	\$543	\$715
\$200,000	\$246,960	\$887	\$999	\$200,000	\$206,060	\$887	\$834	\$200,000	\$235,789	\$707	\$752	\$683	\$752	\$724	\$954
\$250,000	\$308,700	\$1,230	\$1,249	\$250,000	\$257,575	\$1,230	\$1,042	\$250,000	\$294,736	\$888	\$990	\$864	\$990	\$905	\$1,192
\$300,000	\$370,440	\$1,574	\$1,499	\$300,000	\$309,090	\$1,574	\$1,250	\$300,000	\$353,683	\$1,069	\$1,229	\$1,045	\$1,229	\$1,086	\$1,431
\$400,000	\$493,920	\$2,261	\$1,998	\$400,000	\$412,120	\$2,261	\$1,667	\$400,000	\$471,578	\$1,431	\$1,706	\$1,407	\$1,706	\$1,449	\$1,908
\$500,000	\$617,400	\$2,948	\$2,498	\$500,000	\$515,151	\$2,948	\$2,084	\$500,000	\$589,472	\$1,793	\$2,182	\$1,770	\$2,182	\$1,811	\$2,385
\$600,000	\$740,880	\$3,635	\$2,997	\$600,000	\$618,181	\$3,635	\$2,501	\$600,000	\$707,366	\$2,155	\$2,659	\$2,132	\$2,659	\$2,173	\$2,862
\$700,000	\$864,360	\$4,323	\$3,497	\$700,000	\$721,211	\$4,323	\$2,918	\$700,000	\$825,261	\$2,517	\$3,136	\$2,494	\$3,136	\$2,535	\$3,339
\$800,000	\$987,840	\$5,010	\$3,996	\$800,000	\$824,241	\$5,010	\$3,335	\$800,000	\$943,155	\$2,880	\$3,613	\$2,856	\$3,613	\$2,897	\$3,816
\$900,000	\$1,111,320	\$5,697	\$4,496	\$900,000	\$927,271	\$5,697	\$3,751	\$900,000	\$1,061,050	\$3,242	\$4,090	\$3,218	\$4,090	\$3,259	\$4,293
\$1,000,000	\$1,234,800	\$6,384	\$4,996	\$1,000,000	\$1,030,301	\$6,384	\$4,168	\$1,000,000	\$1,178,944	\$3,604	\$4,567	\$3,580	\$4,567	\$3,621	\$4,770
\$2,000,000	\$2,469,600	\$13,256	\$9,991	\$2,000,000	\$2,060,602	\$13,256	\$8,336	\$2,000,000	\$2,357,888	\$7,225	\$9,337	\$7,202	\$9,337	\$7,243	\$9,539
\$3,000,000	\$3,704,400	\$20,127	\$14,987	\$3,000,000	\$3,090,903	\$20,127	\$12,505	\$3,000,000	\$3,536,832	\$10,847	\$14,106	\$10,823	\$14,106	\$10,864	\$14,309
\$4,000,000	\$4,939,200	\$26,999	\$19,982	\$4,000,000	\$4,121,204	\$26,999	\$16,673	\$4,000,000	\$4,715,776	\$14,468	\$18,876	\$14,445	\$18,876	\$14,486	\$19,078
\$5,000,000	\$6,174,000	\$33,870	\$24,978	\$5,000,000	\$5,151,505	\$33,870	\$20,841	\$5,000,000	\$5,894,720	\$18,090	\$23,645	\$18,066	\$23,645	\$18,107	\$23,848
\$6,000,000	\$7,408,800	\$40,742	\$29,973	\$6,000,000	\$6,181,806	\$40,742	\$25,009	\$6,000,000	\$7,073,664	\$21,711	\$28,415	\$21,687	\$28,415	\$21,728	\$28,617
\$7,000,000	\$8,643,600	\$47,613	\$34,969	\$7,000,000	\$7,212,107	\$47,613	\$29,177	\$7,000,000	\$8,252,608	\$25,332	\$33,185	\$25,309	\$33,185	\$25,350	\$33,387
\$8,000,000	\$9,878,400	\$54,485	\$39,964	\$8,000,000	\$8,242,408	\$54,485	\$33,346	\$8,000,000	\$9,431,552	\$28,954	\$37,954	\$28,930	\$37,954	\$28,971	\$38,156
\$9,000,000	\$11,113,200	\$61,356	\$44,960	\$9,000,000	\$9,272,709	\$61,356	\$37,514	\$9,000,000	\$10,610,496	\$32,575	\$42,724	\$32,552	\$42,724	\$32,593	\$42,926
\$10,000,000	\$12,348,000	\$68,228	\$49,955	\$10,000,000	\$10,303,010	\$68,228	\$41,682	\$10,000,000	\$11,789,440	\$36,197	\$47,493	\$36,173	\$47,493	\$36,214	\$47,695
\$15,000,000	\$18,522,000	\$102,585	\$74,933	\$15,000,000	\$15,454,515	\$102,585	\$62,523	\$15,000,000	\$17,684,160	\$54,304	\$71,341	\$54,280	\$71,341	\$54,321	\$71,543
\$20,000,000	\$24,696,000	\$136,943	\$99,910	\$20,000,000	\$20,606,020	\$136,943	\$83,364	\$20,000,000	\$23,578,880	\$72,411	\$95,189	\$72,387	\$95,189	\$72,428	\$95,391
\$25,000,000	\$30,870,000	\$171,301	\$124,888	\$25,000,000	\$25,757,525	\$171,301	\$104,205	\$25,000,000	\$29,473,600	\$90,518	\$119,036	\$90,494	\$119,036	\$90,535	\$119,239
\$30,000,000	\$37,044,000	\$205,658	\$149,866	\$30,000,000	\$30,909,030	\$205,658	\$125,046	\$30,000,000	\$35,368,320	\$108,625	\$142,884	\$108,601	\$142,884	\$108,642	\$143,086
\$35,000,000	\$43,218,000	\$240,016	\$174,843	\$35,000,000	\$36,060,535	\$240,016	\$145,887	\$35,000,000	\$41,263,040	\$126,732	\$166,732	\$126,708	\$166,732	\$126,750	\$166,934
\$40,000,000	\$49,392,000	\$274,374	\$199,821	\$40,000,000	\$41,212,040	\$274,374	\$166,728	\$40,000,000	\$47,157,760	\$144,839	\$190,580	\$144,816	\$190,580	\$144,857	\$190,782
\$45,000,000	\$55,566,000	\$308,731	\$224,798	\$45,000,000	\$46,363,545	\$308,731	\$187,569	\$45,000,000	\$53,052,480	\$162,946	\$214,427	\$162,923	\$214,427	\$162,964	\$214,630
\$50,000,000	\$61,740,000	\$343,089	\$249,776	\$50,000,000	\$51,515,050	\$343,089	\$208,410	\$50,000,000	\$58,947,200	\$181,053	\$238,275	\$181,030	\$238,275	\$181,071	\$238,477

CITY OF CLARENCE, 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	\$69	37.94%	\$27	15.10%	(\$127)	(77.86%)	(\$104)	(74.14%)	\$57	31.70%
\$100,000	\$137	37.94%	\$55	15.10%	(\$70)	(20.29%)	(\$46)	(14.44%)	\$115	31.70%
\$150,000	\$206	37.94%	\$82	15.10%	(\$12)	(2.38%)	\$11	2.20%	\$172	31.70%
\$200,000	\$112	12.67%	(\$53)	(5.99%)	\$45	6.35%	\$68	10.02%	\$230	31.70%
\$250,000	\$19	1.50%	(\$188)	(15.31%)	\$102	11.52%	\$126	14.56%	\$287	31.70%
\$300,000	(\$75)	(4.78%)	(\$323)	(20.55%)	\$160	14.94%	\$183	17.53%	\$344	31.70%
\$400,000	(\$263)	(11.63%)	(\$594)	(26.26%)	\$275	19.18%	\$298	21.18%	\$459	31.70%
\$500,000	(\$450)	(15.28%)	(\$864)	(29.31%)	\$389	21.71%	\$413	23.33%	\$574	31.70%
\$600,000	(\$638)	(17.55%)	(\$1,134)	(31.21%)	\$504	23.39%	\$528	24.75%	\$689	31.70%
\$700,000	(\$826)	(19.10%)	(\$1,405)	(32.50%)	\$619	24.59%	\$643	25.76%	\$804	31.70%
\$800,000	(\$1,013)	(20.23%)	(\$1,675)	(33.44%)	\$734	25.48%	\$757	26.52%	\$919	31.70%
\$900,000	(\$1,201)	(21.08%)	(\$1,945)	(34.15%)	\$849	26.18%	\$872	27.10%	\$1,033	31.70%
\$1,000,000	(\$1,388)	(21.75%)	(\$2,216)	(34.71%)	\$963	26.73%	\$987	27.57%	\$1,148	31.70%
\$2,000,000	(\$3,264)	(24.63%)	(\$4,919)	(37.11%)	\$2,112	29.22%	\$2,135	29.65%	\$2,296	31.70%
\$3,000,000	(\$5,141)	(25.54%)	(\$7,622)	(37.87%)	\$3,260	30.05%	\$3,283	30.34%	\$3,444	31.70%
\$4,000,000	(\$7,017)	(25.99%)	(\$10,326)	(38.25%)	\$4,408	30.47%	\$4,431	30.68%	\$4,593	31.70%
\$5,000,000	(\$8,893)	(26.25%)	(\$13,029)	(38.47%)	\$5,556	30.71%	\$5,579	30.88%	\$5,741	31.70%
\$6,000,000	(\$10,769)	(26.43%)	(\$15,732)	(38.62%)	\$6,704	30.88%	\$6,728	31.02%	\$6,889	31.70%
\$7,000,000	(\$12,645)	(26.56%)	(\$18,436)	(38.72%)	\$7,852	31.00%	\$7,876	31.12%	\$8,037	31.70%
\$8,000,000	(\$14,521)	(26.65%)	(\$21,139)	(38.80%)	\$9,000	31.09%	\$9,024	31.19%	\$9,185	31.70%
\$9,000,000	(\$16,397)	(26.72%)	(\$23,842)	(38.86%)	\$10,148	31.15%	\$10,172	31.25%	\$10,333	31.70%
\$10,000,000	(\$18,273)	(26.78%)	(\$26,546)	(38.91%)	\$11,297	31.21%	\$11,320	31.29%	\$11,481	31.70%
\$15,000,000	(\$27,653)	(26.96%)	(\$40,062)	(39.05%)	\$17,037	31.37%	\$17,061	31.43%	\$17,222	31.70%
\$20,000,000	(\$37,033)	(27.04%)	(\$53,579)	(39.13%)	\$22,778	31.46%	\$22,801	31.50%	\$22,963	31.70%
\$25,000,000	(\$46,413)	(27.09%)	(\$67,096)	(39.17%)	\$28,519	31.51%	\$28,542	31.54%	\$28,703	31.70%
\$30,000,000	(\$55,793)	(27.13%)	(\$80,612)	(39.20%)	\$34,259	31.54%	\$34,283	31.57%	\$34,444	31.70%
\$35,000,000	(\$65,173)	(27.15%)	(\$94,129)	(39.22%)	\$40,000	31.56%	\$40,023	31.59%	\$40,185	31.70%
\$40,000,000	(\$74,553)	(27.17%)	(\$107,646)	(39.23%)	\$45,741	31.58%	\$45,764	31.60%	\$45,925	31.70%
\$45,000,000	(\$83,933)	(27.19%)	(\$121,162)	(39.25%)	\$51,481	31.59%	\$51,505	31.61%	\$51,666	31.70%
\$50,000,000	(\$93,313)	(27.20%)	(\$134,679)	(39.25%)	\$57,222	31.60%	\$57,245	31.62%	\$57,407	31.70%