

CITY OF CORALVILLE, 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	\$7.86255	\$12,297,365	\$0	\$12,297,365	
2026-27	\$4.10267	\$12,543,312	\$371,115	\$12,914,427	5.0%
2027-28	\$4.21072	\$13,172,729	\$380,888	\$13,553,618	4.9%
2028-29	\$4.13846	\$13,824,687	\$374,352	\$14,199,039	4.8%
2029-30	\$4.24483	\$14,483,029	\$383,974	\$14,867,003	4.7%
2030-31	\$4.16871	\$15,164,356	\$377,088	\$15,541,444	4.5%
2031-32	\$4.27237	\$15,846,411	\$386,465	\$16,232,876	4.4%
2032-33	\$4.19332	\$16,557,535	\$379,315	\$16,936,849	4.3%
2033-34	\$4.28938	\$17,243,022	\$388,004	\$17,631,025	4.1%
2034-35	\$4.20791	\$17,983,656	\$380,634	\$18,364,290	4.2%
2035-36	\$4.29697	\$18,671,009	\$388,690	\$19,059,700	3.8%

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	\$3,626,470,261	\$1,564,041,937	\$574,904,960	\$2,138,946,897
2026-27	\$3,852,949,901	\$3,147,813,052	\$657,839,903	\$3,805,652,955
2027-28	\$3,930,946,176	\$3,218,836,153	\$664,813,077	\$3,883,649,230
2028-29	\$4,182,970,976	\$3,430,995,783	\$704,678,246	\$4,135,674,030
2029-30	\$4,261,327,251	\$3,502,378,884	\$711,651,420	\$4,214,030,305
2030-31	\$4,529,273,844	\$3,728,118,391	\$753,858,507	\$4,481,976,898
2031-32	\$4,607,630,119	\$3,799,501,492	\$760,831,681	\$4,560,333,173
2032-33	\$4,891,801,800	\$4,039,007,074	\$805,497,780	\$4,844,504,854
2033-34	\$4,970,158,075	\$4,110,390,175	\$812,470,954	\$4,922,861,129
2034-35	\$5,271,246,718	\$4,364,230,755	\$859,719,017	\$5,223,949,772
2035-36	\$5,349,602,992	\$4,435,613,855	\$866,692,191	\$5,302,306,046

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	54.95%	-0.39%	54.55%	41.86%	1.75%	0.66%
2026-27	73.22%	-6.10%	67.13%	30.55%	1.12%	0.37%
2027-28	73.96%	-6.49%	67.48%	30.23%	1.10%	0.36%
2028-29	74.31%	-6.56%	67.75%	30.09%	1.04%	0.34%
2029-30	74.96%	-6.90%	68.06%	29.81%	1.02%	0.33%
2030-31	75.22%	-6.91%	68.30%	29.68%	0.97%	0.31%
2031-32	75.81%	-7.22%	68.59%	29.43%	0.95%	0.31%
2032-33	75.99%	-7.19%	68.80%	29.33%	0.90%	0.29%
2033-34	76.52%	-7.47%	69.05%	29.09%	0.89%	0.28%
2034-35	76.64%	-7.40%	69.24%	29.01%	0.85%	0.27%
2035-36	77.12%	-7.66%	69.47%	28.80%	0.83%	0.26%

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 CORALVILLE, 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	\$1,564,041,937	\$7.86255	\$12,297,365
2026-27	\$3,147,813,052	\$4.10267	\$12,914,427
2027-28	\$3,218,836,153	\$4.21072	\$13,553,618
2028-29	\$3,430,995,783	\$4.13846	\$14,199,039
2029-30	\$3,502,378,884	\$4.24483	\$14,867,003
2030-31	\$3,728,118,391	\$4.16871	\$15,541,444
2031-32	\$3,799,501,492	\$4.27237	\$16,232,876
2032-33	\$4,039,007,074	\$4.19332	\$16,936,849
2033-34	\$4,110,390,175	\$4.28938	\$17,631,025
2034-35	\$4,364,230,755	\$4.20791	\$18,364,290
2035-36	\$4,435,613,855	\$4.29697	\$19,059,700

CITY OF CORALVILLE, 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	\$1,564,041,937	\$7.86255	\$12,297,365
2026-27	\$1,640,554,946	\$7.70839	\$12,646,032
2027-28	\$1,700,929,082	\$7.63207	\$12,981,603
2028-29	\$1,798,614,356	\$7.63207	\$13,727,144
2029-30	\$1,869,440,422	\$7.63207	\$14,267,693
2030-31	\$1,973,109,140	\$7.63207	\$15,058,899
2031-32	\$2,047,592,912	\$7.63207	\$15,627,364
2032-33	\$2,157,562,583	\$7.63207	\$16,466,660
2033-34	\$2,235,902,497	\$7.63207	\$17,064,556
2034-35	\$2,352,511,191	\$7.63207	\$17,954,521
2035-36	\$2,434,905,231	\$7.63207	\$18,583,358

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	\$1,507,258,106	(\$3.60572)	\$268,395
2027-28	\$1,517,907,071	(\$3.42135)	\$572,015
2028-29	\$1,632,381,427	(\$3.49361)	\$471,895
2029-30	\$1,632,938,462	(\$3.38724)	\$599,310
2030-31	\$1,755,009,251	(\$3.46336)	\$482,545
2031-32	\$1,751,908,580	(\$3.35970)	\$605,512
2032-33	\$1,881,444,492	(\$3.43875)	\$470,189
2033-34	\$1,874,487,679	(\$3.34269)	\$566,470
2034-35	\$2,011,719,563	(\$3.42416)	\$409,769
2035-36	\$2,000,708,625	(\$3.33510)	\$476,342

CITY OF CORALVILLE, 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	\$186	\$257	\$50,000	\$51,515	\$186	\$215	\$50,000	\$58,947	\$168	\$37	\$144	\$37	\$186	\$246
\$100,000	\$123,480	\$373	\$515	\$100,000	\$103,030	\$373	\$430	\$100,000	\$117,894	\$355	\$283	\$331	\$283	\$373	\$491
\$150,000	\$185,220	\$559	\$772	\$150,000	\$154,545	\$559	\$644	\$150,000	\$176,842	\$541	\$529	\$517	\$529	\$559	\$737
\$200,000	\$246,960	\$913	\$1,030	\$200,000	\$206,060	\$913	\$859	\$200,000	\$235,789	\$728	\$774	\$704	\$774	\$746	\$983
\$250,000	\$308,700	\$1,267	\$1,287	\$250,000	\$257,575	\$1,267	\$1,074	\$250,000	\$294,736	\$914	\$1,020	\$890	\$1,020	\$932	\$1,229
\$300,000	\$370,440	\$1,621	\$1,544	\$300,000	\$309,090	\$1,621	\$1,289	\$300,000	\$353,683	\$1,101	\$1,266	\$1,076	\$1,266	\$1,119	\$1,474
\$400,000	\$493,920	\$2,328	\$2,059	\$400,000	\$412,120	\$2,328	\$1,718	\$400,000	\$471,578	\$1,474	\$1,757	\$1,449	\$1,757	\$1,492	\$1,966
\$500,000	\$617,400	\$3,036	\$2,574	\$500,000	\$515,151	\$3,036	\$2,148	\$500,000	\$589,472	\$1,847	\$2,249	\$1,822	\$2,249	\$1,865	\$2,457
\$600,000	\$740,880	\$3,744	\$3,089	\$600,000	\$618,181	\$3,744	\$2,577	\$600,000	\$707,366	\$2,220	\$2,740	\$2,195	\$2,740	\$2,238	\$2,949
\$700,000	\$864,360	\$4,451	\$3,603	\$700,000	\$721,211	\$4,451	\$3,007	\$700,000	\$825,261	\$2,592	\$3,232	\$2,568	\$3,232	\$2,611	\$3,440
\$800,000	\$987,840	\$5,159	\$4,118	\$800,000	\$824,241	\$5,159	\$3,436	\$800,000	\$943,155	\$2,965	\$3,723	\$2,941	\$3,723	\$2,983	\$3,932
\$900,000	\$1,111,320	\$5,867	\$4,633	\$900,000	\$927,271	\$5,867	\$3,866	\$900,000	\$1,061,050	\$3,338	\$4,215	\$3,314	\$4,215	\$3,356	\$4,423
\$1,000,000	\$1,234,800	\$6,574	\$5,148	\$1,000,000	\$1,030,301	\$6,574	\$4,295	\$1,000,000	\$1,178,944	\$3,711	\$4,706	\$3,687	\$4,706	\$3,729	\$4,915
\$2,000,000	\$2,469,600	\$13,651	\$10,295	\$2,000,000	\$2,060,602	\$13,651	\$8,590	\$2,000,000	\$2,357,888	\$7,441	\$9,621	\$7,416	\$9,621	\$7,459	\$9,829
\$3,000,000	\$3,704,400	\$20,727	\$15,443	\$3,000,000	\$3,090,903	\$20,727	\$12,885	\$3,000,000	\$3,536,832	\$11,170	\$14,536	\$11,146	\$14,536	\$11,188	\$14,744
\$4,000,000	\$4,939,200	\$27,803	\$20,590	\$4,000,000	\$4,121,204	\$27,803	\$17,180	\$4,000,000	\$4,715,776	\$14,899	\$19,450	\$14,875	\$19,450	\$14,917	\$19,659
\$5,000,000	\$6,174,000	\$34,879	\$25,738	\$5,000,000	\$5,151,505	\$34,879	\$21,475	\$5,000,000	\$5,894,720	\$18,629	\$24,365	\$18,604	\$24,365	\$18,647	\$24,573
\$6,000,000	\$7,408,800	\$41,956	\$30,885	\$6,000,000	\$6,181,806	\$41,956	\$25,770	\$6,000,000	\$7,073,664	\$22,358	\$29,280	\$22,334	\$29,280	\$22,376	\$29,488
\$7,000,000	\$8,643,600	\$49,032	\$36,033	\$7,000,000	\$7,212,107	\$49,032	\$30,065	\$7,000,000	\$8,252,608	\$26,087	\$34,194	\$26,063	\$34,194	\$26,105	\$34,403
\$8,000,000	\$9,878,400	\$56,108	\$41,180	\$8,000,000	\$8,242,408	\$56,108	\$34,360	\$8,000,000	\$9,431,552	\$29,817	\$39,109	\$29,792	\$39,109	\$29,835	\$39,317
\$9,000,000	\$11,113,200	\$63,185	\$46,328	\$9,000,000	\$9,272,709	\$63,185	\$38,655	\$9,000,000	\$10,610,496	\$33,546	\$44,024	\$33,522	\$44,024	\$33,564	\$44,232
\$10,000,000	\$12,348,000	\$70,261	\$51,475	\$10,000,000	\$10,303,010	\$70,261	\$42,950	\$10,000,000	\$11,789,440	\$37,275	\$48,938	\$37,251	\$48,938	\$37,293	\$49,147
\$15,000,000	\$18,522,000	\$105,642	\$77,213	\$15,000,000	\$15,454,515	\$105,642	\$64,425	\$15,000,000	\$17,684,160	\$55,922	\$73,512	\$55,898	\$73,512	\$55,940	\$73,720
\$20,000,000	\$24,696,000	\$141,024	\$102,950	\$20,000,000	\$20,606,020	\$141,024	\$85,901	\$20,000,000	\$23,578,880	\$74,569	\$98,085	\$74,544	\$98,085	\$74,587	\$98,294
\$25,000,000	\$30,870,000	\$176,405	\$128,688	\$25,000,000	\$25,757,525	\$176,405	\$107,376	\$25,000,000	\$29,473,600	\$93,215	\$122,658	\$93,191	\$122,658	\$93,233	\$122,867
\$30,000,000	\$37,044,000	\$211,787	\$154,426	\$30,000,000	\$30,909,030	\$211,787	\$128,851	\$30,000,000	\$35,368,320	\$111,862	\$147,232	\$111,838	\$147,232	\$111,880	\$147,440
\$35,000,000	\$43,218,000	\$247,168	\$180,163	\$35,000,000	\$36,060,535	\$247,168	\$150,326	\$35,000,000	\$41,263,040	\$130,509	\$171,805	\$130,484	\$171,805	\$130,527	\$172,014
\$40,000,000	\$49,392,000	\$282,550	\$205,901	\$40,000,000	\$41,212,040	\$282,550	\$171,801	\$40,000,000	\$47,157,760	\$149,155	\$196,379	\$149,131	\$196,379	\$149,173	\$196,587
\$45,000,000	\$55,566,000	\$317,931	\$231,639	\$45,000,000	\$46,363,545	\$317,931	\$193,276	\$45,000,000	\$53,052,480	\$167,802	\$220,952	\$167,778	\$220,952	\$167,820	\$221,160
\$50,000,000	\$61,740,000	\$353,313	\$257,376	\$50,000,000	\$51,515,050	\$353,313	\$214,751	\$50,000,000	\$58,947,200	\$186,449	\$245,525	\$186,424	\$245,525	\$186,467	\$245,734

CITY OF CORALVILLE, 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	\$71	38.03%	\$28	15.17%	(\$131)	(77.85%)	(\$107)	(74.12%)	\$59	31.78%
\$100,000	\$142	38.03%	\$57	15.17%	(\$72)	(20.24%)	(\$48)	(14.39%)	\$119	31.78%
\$150,000	\$213	38.03%	\$85	15.17%	(\$13)	(2.32%)	\$12	2.26%	\$178	31.78%
\$200,000	\$116	12.73%	(\$54)	(5.94%)	\$47	6.42%	\$71	10.09%	\$237	31.78%
\$250,000	\$20	1.57%	(\$193)	(15.25%)	\$106	11.59%	\$130	14.63%	\$296	31.78%
\$300,000	(\$77)	(4.73%)	(\$332)	(20.50%)	\$165	15.01%	\$189	17.60%	\$356	31.78%
\$400,000	(\$269)	(11.57%)	(\$610)	(26.22%)	\$284	19.26%	\$308	21.25%	\$474	31.78%
\$500,000	(\$462)	(15.23%)	(\$889)	(29.27%)	\$402	21.79%	\$427	23.41%	\$593	31.78%
\$600,000	(\$655)	(17.50%)	(\$1,167)	(31.16%)	\$521	23.47%	\$545	24.83%	\$711	31.78%
\$700,000	(\$848)	(19.05%)	(\$1,445)	(32.46%)	\$639	24.66%	\$664	25.84%	\$830	31.78%
\$800,000	(\$1,041)	(20.18%)	(\$1,723)	(33.40%)	\$758	25.56%	\$782	26.59%	\$948	31.78%
\$900,000	(\$1,234)	(21.03%)	(\$2,001)	(34.11%)	\$876	26.25%	\$901	27.18%	\$1,067	31.78%
\$1,000,000	(\$1,427)	(21.70%)	(\$2,279)	(34.67%)	\$995	26.81%	\$1,019	27.64%	\$1,185	31.78%
\$2,000,000	(\$3,356)	(24.58%)	(\$5,061)	(37.07%)	\$2,180	29.30%	\$2,205	29.73%	\$2,371	31.78%
\$3,000,000	(\$5,284)	(25.49%)	(\$7,842)	(37.83%)	\$3,366	30.13%	\$3,390	30.41%	\$3,556	31.78%
\$4,000,000	(\$7,213)	(25.94%)	(\$10,623)	(38.21%)	\$4,551	30.55%	\$4,575	30.76%	\$4,741	31.78%
\$5,000,000	(\$9,142)	(26.21%)	(\$13,404)	(38.43%)	\$5,736	30.79%	\$5,761	30.96%	\$5,927	31.78%
\$6,000,000	(\$11,071)	(26.39%)	(\$16,186)	(38.58%)	\$6,922	30.96%	\$6,946	31.10%	\$7,112	31.78%
\$7,000,000	(\$12,999)	(26.51%)	(\$18,967)	(38.68%)	\$8,107	31.08%	\$8,131	31.20%	\$8,297	31.78%
\$8,000,000	(\$14,928)	(26.61%)	(\$21,748)	(38.76%)	\$9,292	31.17%	\$9,317	31.27%	\$9,483	31.78%
\$9,000,000	(\$16,857)	(26.68%)	(\$24,529)	(38.82%)	\$10,478	31.23%	\$10,502	31.33%	\$10,668	31.78%
\$10,000,000	(\$18,786)	(26.74%)	(\$27,311)	(38.87%)	\$11,663	31.29%	\$11,687	31.37%	\$11,853	31.78%
\$15,000,000	(\$28,430)	(26.91%)	(\$41,217)	(39.02%)	\$17,590	31.45%	\$17,614	31.51%	\$17,780	31.78%
\$20,000,000	(\$38,073)	(27.00%)	(\$55,123)	(39.09%)	\$23,516	31.54%	\$23,541	31.58%	\$23,707	31.78%
\$25,000,000	(\$47,717)	(27.05%)	(\$69,030)	(39.13%)	\$29,443	31.59%	\$29,467	31.62%	\$29,634	31.78%
\$30,000,000	(\$57,361)	(27.08%)	(\$82,936)	(39.16%)	\$35,370	31.62%	\$35,394	31.65%	\$35,560	31.78%
\$35,000,000	(\$67,005)	(27.11%)	(\$96,843)	(39.18%)	\$41,297	31.64%	\$41,321	31.67%	\$41,487	31.78%
\$40,000,000	(\$76,649)	(27.13%)	(\$110,749)	(39.20%)	\$47,223	31.66%	\$47,248	31.68%	\$47,414	31.78%
\$45,000,000	(\$86,293)	(27.14%)	(\$124,655)	(39.21%)	\$53,150	31.67%	\$53,174	31.69%	\$53,340	31.78%
\$50,000,000	(\$95,937)	(27.15%)	(\$138,562)	(39.22%)	\$59,077	31.69%	\$59,101	31.70%	\$59,267	31.78%