

CITY OF COLESBURG, 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	\$103,963	\$0	\$103,963	
2026-27	\$5.05069	\$106,042	\$86	\$106,128	2.1%
2027-28	\$5.08096	\$106,659	\$87	\$106,746	0.6%
2028-29	\$4.91862	\$108,881	\$84	\$108,965	2.1%
2029-30	\$4.94382	\$109,510	\$85	\$109,594	0.6%
2030-31	\$4.78471	\$111,786	\$82	\$111,868	2.1%
2031-32	\$4.80920	\$112,427	\$82	\$112,510	0.6%
2032-33	\$4.65711	\$114,760	\$80	\$114,839	2.1%
2033-34	\$4.68091	\$115,413	\$80	\$115,493	0.6%
2034-35	\$4.53533	\$117,803	\$78	\$117,881	2.1%
2035-36	\$4.55849	\$118,470	\$78	\$118,548	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	\$25,818,968	\$12,834,892	\$0	\$12,834,892
2026-27	\$21,849,858	\$21,012,616	\$0	\$21,012,616
2027-28	\$21,846,224	\$21,008,982	\$0	\$21,008,982
2028-29	\$22,990,790	\$22,153,548	\$0	\$22,153,548
2029-30	\$23,005,157	\$22,167,915	\$0	\$22,167,915
2030-31	\$24,217,519	\$23,380,277	\$0	\$23,380,277
2031-32	\$24,231,886	\$23,394,644	\$0	\$23,394,644
2032-33	\$25,496,164	\$24,658,922	\$0	\$24,658,922
2033-34	\$25,510,531	\$24,673,289	\$0	\$24,673,289
2034-35	\$26,828,936	\$25,991,694	\$0	\$25,991,694
2035-36	\$26,843,303	\$26,006,061	\$0	\$26,006,061

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	76.26%	-2.74%	73.52%	24.64%	0.72%	1.13%
2026-27	107.10%	-32.02%	75.09%	23.37%	0.83%	0.69%
2027-28	107.18%	-32.12%	75.06%	23.40%	0.83%	0.69%
2028-29	105.76%	-30.55%	75.21%	23.32%	0.80%	0.65%
2029-30	105.75%	-30.55%	75.20%	23.32%	0.80%	0.65%
2030-31	104.33%	-28.97%	75.36%	23.24%	0.76%	0.62%
2031-32	104.32%	-28.97%	75.35%	23.25%	0.76%	0.62%
2032-33	102.98%	-27.49%	75.49%	23.18%	0.73%	0.59%
2033-34	102.97%	-27.49%	75.48%	23.18%	0.73%	0.59%
2034-35	101.70%	-26.10%	75.60%	23.13%	0.70%	0.56%
2035-36	101.69%	-26.10%	75.60%	23.13%	0.70%	0.56%

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 COLESBURG, 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	\$12,834,892	\$8.10000	\$103,963
2026-27	\$21,012,616	\$5.05069	\$106,128
2027-28	\$21,008,982	\$5.08096	\$106,746
2028-29	\$22,153,548	\$4.91862	\$108,965
2029-30	\$22,167,915	\$4.94382	\$109,594
2030-31	\$23,380,277	\$4.78471	\$111,868
2031-32	\$23,394,644	\$4.80920	\$112,510
2032-33	\$24,658,922	\$4.65711	\$114,839
2033-34	\$24,673,289	\$4.68091	\$115,493
2034-35	\$25,991,694	\$4.53533	\$117,881
2035-36	\$26,006,061	\$4.55849	\$118,548

CITY OF COLESBURG, 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	\$12,834,892	\$8.10000	\$103,963
2026-27	\$13,201,382	\$8.01980	\$105,872
2027-28	\$13,421,468	\$8.01980	\$107,638
2028-29	\$13,908,290	\$8.01980	\$111,542
2029-30	\$14,139,723	\$8.01980	\$113,398
2030-31	\$14,651,831	\$8.01980	\$117,505
2031-32	\$14,895,173	\$8.01980	\$119,456
2032-33	\$15,433,858	\$8.01980	\$123,776
2033-34	\$15,689,774	\$8.01980	\$125,829
2034-35	\$16,256,421	\$8.01980	\$130,373
2035-36	\$16,525,532	\$8.01980	\$132,531

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	\$7,811,234	(\$2.96911)	\$256
2027-28	\$7,587,515	(\$2.93884)	-\$892
2028-29	\$8,245,258	(\$3.10118)	-\$2,577
2029-30	\$8,028,192	(\$3.07598)	-\$3,804
2030-31	\$8,728,446	(\$3.23509)	-\$5,637
2031-32	\$8,499,471	(\$3.21060)	-\$6,947
2032-33	\$9,225,064	(\$3.36269)	-\$8,937
2033-34	\$8,983,515	(\$3.33889)	-\$10,335
2034-35	\$9,735,273	(\$3.48447)	-\$12,492
2035-36	\$9,480,529	(\$3.46131)	-\$13,983

CITY OF COLESBURG, 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	\$295	\$50,000	\$51,515	\$192	\$246	\$50,000	\$58,947	\$173	\$43	\$148	\$43	\$192	\$282
\$100,000	\$123,480	\$384	\$591	\$100,000	\$103,030	\$384	\$493	\$100,000	\$117,894	\$366	\$325	\$341	\$325	\$384	\$564
\$150,000	\$185,220	\$576	\$886	\$150,000	\$154,545	\$576	\$739	\$150,000	\$176,842	\$558	\$607	\$533	\$607	\$576	\$846
\$200,000	\$246,960	\$941	\$1,182	\$200,000	\$206,060	\$941	\$986	\$200,000	\$235,789	\$750	\$889	\$725	\$889	\$768	\$1,128
\$250,000	\$308,700	\$1,305	\$1,477	\$250,000	\$257,575	\$1,305	\$1,232	\$250,000	\$294,736	\$942	\$1,171	\$917	\$1,171	\$960	\$1,410
\$300,000	\$370,440	\$1,670	\$1,772	\$300,000	\$309,090	\$1,670	\$1,479	\$300,000	\$353,683	\$1,134	\$1,453	\$1,109	\$1,453	\$1,153	\$1,692
\$400,000	\$493,920	\$2,399	\$2,363	\$400,000	\$412,120	\$2,399	\$1,972	\$400,000	\$471,578	\$1,518	\$2,017	\$1,493	\$2,017	\$1,537	\$2,256
\$500,000	\$617,400	\$3,128	\$2,954	\$500,000	\$515,151	\$3,128	\$2,465	\$500,000	\$589,472	\$1,902	\$2,581	\$1,877	\$2,581	\$1,921	\$2,820
\$600,000	\$740,880	\$3,857	\$3,545	\$600,000	\$618,181	\$3,857	\$2,958	\$600,000	\$707,366	\$2,287	\$3,145	\$2,262	\$3,145	\$2,305	\$3,385
\$700,000	\$864,360	\$4,586	\$4,136	\$700,000	\$721,211	\$4,586	\$3,451	\$700,000	\$825,261	\$2,671	\$3,709	\$2,646	\$3,709	\$2,689	\$3,949
\$800,000	\$987,840	\$5,315	\$4,727	\$800,000	\$824,241	\$5,315	\$3,944	\$800,000	\$943,155	\$3,055	\$4,273	\$3,030	\$4,273	\$3,074	\$4,513
\$900,000	\$1,111,320	\$6,044	\$5,317	\$900,000	\$927,271	\$6,044	\$4,437	\$900,000	\$1,061,050	\$3,439	\$4,838	\$3,414	\$4,838	\$3,458	\$5,077
\$1,000,000	\$1,234,800	\$6,773	\$5,908	\$1,000,000	\$1,030,301	\$6,773	\$4,930	\$1,000,000	\$1,178,944	\$3,823	\$5,402	\$3,798	\$5,402	\$3,842	\$5,641
\$2,000,000	\$2,469,600	\$14,063	\$11,816	\$2,000,000	\$2,060,602	\$14,063	\$9,859	\$2,000,000	\$2,357,888	\$7,665	\$11,043	\$7,640	\$11,043	\$7,684	\$11,282
\$3,000,000	\$3,704,400	\$21,353	\$17,724	\$3,000,000	\$3,090,903	\$21,353	\$14,789	\$3,000,000	\$3,536,832	\$11,507	\$16,683	\$11,482	\$16,683	\$11,526	\$16,923
\$4,000,000	\$4,939,200	\$28,643	\$23,633	\$4,000,000	\$4,121,204	\$28,643	\$19,719	\$4,000,000	\$4,715,776	\$15,349	\$22,324	\$15,324	\$22,324	\$15,368	\$22,564
\$5,000,000	\$6,174,000	\$35,933	\$29,541	\$5,000,000	\$5,151,505	\$35,933	\$24,648	\$5,000,000	\$5,894,720	\$19,191	\$27,965	\$19,166	\$27,965	\$19,210	\$28,205
\$6,000,000	\$7,408,800	\$43,223	\$35,449	\$6,000,000	\$6,181,806	\$43,223	\$29,578	\$6,000,000	\$7,073,664	\$23,033	\$33,606	\$23,008	\$33,606	\$23,052	\$33,845
\$7,000,000	\$8,643,600	\$50,513	\$41,357	\$7,000,000	\$7,212,107	\$50,513	\$34,508	\$7,000,000	\$8,252,608	\$26,875	\$39,247	\$26,850	\$39,247	\$26,894	\$39,486
\$8,000,000	\$9,878,400	\$57,803	\$47,265	\$8,000,000	\$8,242,408	\$57,803	\$39,438	\$8,000,000	\$9,431,552	\$30,717	\$44,888	\$30,692	\$44,888	\$30,736	\$45,127
\$9,000,000	\$11,113,200	\$65,093	\$53,173	\$9,000,000	\$9,272,709	\$65,093	\$44,367	\$9,000,000	\$10,610,496	\$34,559	\$50,529	\$34,534	\$50,529	\$34,578	\$50,768
\$10,000,000	\$12,348,000	\$72,383	\$59,082	\$10,000,000	\$10,303,010	\$72,383	\$49,297	\$10,000,000	\$11,789,440	\$38,401	\$56,170	\$38,376	\$56,170	\$38,420	\$56,409
\$15,000,000	\$18,522,000	\$108,833	\$88,622	\$15,000,000	\$15,454,515	\$108,833	\$73,945	\$15,000,000	\$17,684,160	\$57,611	\$84,374	\$57,586	\$84,374	\$57,629	\$84,614
\$20,000,000	\$24,696,000	\$145,283	\$118,163	\$20,000,000	\$20,606,020	\$145,283	\$98,594	\$20,000,000	\$23,578,880	\$76,821	\$112,579	\$76,796	\$112,579	\$76,839	\$112,818
\$25,000,000	\$30,870,000	\$181,733	\$147,704	\$25,000,000	\$25,757,525	\$181,733	\$123,242	\$25,000,000	\$29,473,600	\$96,030	\$140,783	\$96,005	\$140,783	\$96,049	\$141,023
\$30,000,000	\$37,044,000	\$218,183	\$177,245	\$30,000,000	\$30,909,030	\$218,183	\$147,891	\$30,000,000	\$35,368,320	\$115,240	\$168,988	\$115,215	\$168,988	\$115,259	\$169,227
\$35,000,000	\$43,218,000	\$254,633	\$206,786	\$35,000,000	\$36,060,535	\$254,633	\$172,539	\$35,000,000	\$41,263,040	\$134,450	\$197,192	\$134,425	\$197,192	\$134,469	\$197,432
\$40,000,000	\$49,392,000	\$291,083	\$236,326	\$40,000,000	\$41,212,040	\$291,083	\$197,188	\$40,000,000	\$47,157,760	\$153,660	\$225,397	\$153,635	\$225,397	\$153,678	\$225,636
\$45,000,000	\$55,566,000	\$327,533	\$265,867	\$45,000,000	\$46,363,545	\$327,533	\$221,836	\$45,000,000	\$53,052,480	\$172,870	\$253,601	\$172,845	\$253,601	\$172,888	\$253,841
\$50,000,000	\$61,740,000	\$363,983	\$295,408	\$50,000,000	\$51,515,050	\$363,983	\$246,485	\$50,000,000	\$58,947,200	\$192,079	\$281,806	\$192,054	\$281,806	\$192,098	\$282,045

CITY OF COLESBURG, 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	\$103	53.78%	\$54	28.31%	(\$131)	(75.32%)	(\$106)	(71.17%)	\$90	46.82%
\$100,000	\$207	53.78%	\$109	28.31%	(\$41)	(11.14%)	(\$16)	(4.62%)	\$180	46.82%
\$150,000	\$310	53.78%	\$163	28.31%	\$49	8.83%	\$74	13.93%	\$270	46.82%
\$200,000	\$241	25.60%	\$45	4.80%	\$139	18.56%	\$164	22.65%	\$360	46.82%
\$250,000	\$172	13.16%	(\$73)	(5.58%)	\$229	24.33%	\$254	27.71%	\$450	46.82%
\$300,000	\$103	6.15%	(\$191)	(11.43%)	\$319	28.14%	\$344	31.02%	\$540	46.82%
\$400,000	(\$36)	(1.48%)	(\$427)	(17.80%)	\$499	32.87%	\$524	35.09%	\$720	46.82%
\$500,000	(\$174)	(5.55%)	(\$663)	(21.20%)	\$679	35.69%	\$704	37.49%	\$899	46.82%
\$600,000	(\$312)	(8.09%)	(\$899)	(23.31%)	\$859	37.56%	\$884	39.08%	\$1,079	46.82%
\$700,000	(\$450)	(9.81%)	(\$1,135)	(24.75%)	\$1,039	38.89%	\$1,064	40.20%	\$1,259	46.82%
\$800,000	(\$588)	(11.07%)	(\$1,371)	(25.80%)	\$1,219	39.89%	\$1,244	41.04%	\$1,439	46.82%
\$900,000	(\$726)	(12.02%)	(\$1,607)	(26.59%)	\$1,398	40.66%	\$1,423	41.69%	\$1,619	46.82%
\$1,000,000	(\$865)	(12.77%)	(\$1,843)	(27.21%)	\$1,578	41.28%	\$1,603	42.21%	\$1,799	46.82%
\$2,000,000	(\$2,246)	(15.97%)	(\$4,203)	(29.89%)	\$3,377	44.06%	\$3,402	44.53%	\$3,598	46.82%
\$3,000,000	(\$3,628)	(16.99%)	(\$6,564)	(30.74%)	\$5,176	44.98%	\$5,201	45.30%	\$5,397	46.82%
\$4,000,000	(\$5,010)	(17.49%)	(\$8,924)	(31.16%)	\$6,975	45.44%	\$7,000	45.68%	\$7,196	46.82%
\$5,000,000	(\$6,392)	(17.79%)	(\$11,284)	(31.40%)	\$8,774	45.72%	\$8,799	45.91%	\$8,995	46.82%
\$6,000,000	(\$7,774)	(17.99%)	(\$13,645)	(31.57%)	\$10,573	45.90%	\$10,598	46.06%	\$10,794	46.82%
\$7,000,000	(\$9,156)	(18.13%)	(\$16,005)	(31.68%)	\$12,372	46.04%	\$12,397	46.17%	\$12,593	46.82%
\$8,000,000	(\$10,538)	(18.23%)	(\$18,365)	(31.77%)	\$14,171	46.13%	\$14,196	46.25%	\$14,392	46.82%
\$9,000,000	(\$11,919)	(18.31%)	(\$20,726)	(31.84%)	\$15,970	46.21%	\$15,995	46.32%	\$16,191	46.82%
\$10,000,000	(\$13,301)	(18.38%)	(\$23,086)	(31.89%)	\$17,769	46.27%	\$17,794	46.37%	\$17,989	46.82%
\$15,000,000	(\$20,210)	(18.57%)	(\$34,887)	(32.06%)	\$26,764	46.46%	\$26,789	46.52%	\$26,984	46.82%
\$20,000,000	(\$27,120)	(18.67%)	(\$46,689)	(32.14%)	\$35,758	46.55%	\$35,783	46.60%	\$35,979	46.82%
\$25,000,000	(\$34,029)	(18.72%)	(\$58,491)	(32.18%)	\$44,753	46.60%	\$44,778	46.64%	\$44,974	46.82%
\$30,000,000	(\$40,938)	(18.76%)	(\$70,292)	(32.22%)	\$53,748	46.64%	\$53,773	46.67%	\$53,968	46.82%
\$35,000,000	(\$47,847)	(18.79%)	(\$82,094)	(32.24%)	\$62,742	46.67%	\$62,767	46.69%	\$62,963	46.82%
\$40,000,000	(\$54,756)	(18.81%)	(\$93,895)	(32.26%)	\$71,737	46.69%	\$71,762	46.71%	\$71,958	46.82%
\$45,000,000	(\$61,666)	(18.83%)	(\$105,697)	(32.27%)	\$80,732	46.70%	\$80,757	46.72%	\$80,953	46.82%
\$50,000,000	(\$68,575)	(18.84%)	(\$117,498)	(32.28%)	\$89,727	46.71%	\$89,752	46.73%	\$89,947	46.82%