

CITY OF CLIO, 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	\$20,326	\$0	\$20,326	
2026-27	\$6.08046	\$20,733	\$1,221	\$21,954	8.0%
2027-28	\$6.28495	\$22,393	\$1,262	\$23,654	7.7%
2028-29	\$6.25208	\$24,127	\$1,255	\$25,382	7.3%
2029-30	\$6.44797	\$25,890	\$1,294	\$27,184	7.1%
2030-31	\$6.39381	\$27,728	\$1,283	\$29,012	6.7%
2031-32	\$6.58644	\$29,592	\$1,322	\$30,914	6.6%
2032-33	\$6.51825	\$31,532	\$1,308	\$32,841	6.2%
2033-34	\$6.70801	\$33,498	\$1,347	\$34,844	6.1%
2034-35	\$6.62766	\$35,541	\$1,330	\$36,871	5.8%
2035-36	\$6.81486	\$37,609	\$1,368	\$38,977	5.7%

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	\$4,420,991	\$2,509,430	\$0	\$2,509,430
2026-27	\$4,090,295	\$3,610,499	\$0	\$3,610,499
2027-28	\$4,243,426	\$3,763,630	\$0	\$3,763,630
2028-29	\$4,539,622	\$4,059,826	\$0	\$4,059,826
2029-30	\$4,695,753	\$4,215,957	\$0	\$4,215,957
2030-31	\$5,017,240	\$4,537,444	\$0	\$4,537,444
2031-32	\$5,173,371	\$4,693,575	\$0	\$4,693,575
2032-33	\$5,518,066	\$5,038,270	\$0	\$5,038,270
2033-34	\$5,674,197	\$5,194,401	\$0	\$5,194,401
2034-35	\$6,043,056	\$5,563,260	\$0	\$5,563,260
2035-36	\$6,199,187	\$5,719,391	\$0	\$5,719,391

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	32.98%	-2.29%	30.69%	21.14%	0.00%	0.36%
2026-27	58.23%	-25.08%	33.15%	28.22%	0.00%	0.25%
2027-28	61.20%	-25.34%	35.86%	27.07%	0.00%	0.24%
2028-29	63.95%	-24.63%	39.32%	26.35%	0.00%	0.22%
2029-30	66.34%	-24.78%	41.56%	25.37%	0.00%	0.21%
2030-31	68.53%	-23.97%	44.56%	24.75%	0.00%	0.20%
2031-32	70.53%	-24.13%	46.39%	23.93%	0.00%	0.19%
2032-33	72.31%	-23.33%	48.98%	23.41%	0.00%	0.18%
2033-34	74.00%	-23.50%	50.51%	22.70%	0.00%	0.17%
2034-35	75.47%	-22.71%	52.76%	22.26%	0.00%	0.16%
2035-36	76.92%	-22.88%	54.04%	21.65%	0.00%	0.16%

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 CLIO, 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	\$2,509,430	\$8.10000	\$20,326
2026-27	\$3,610,499	\$6.08046	\$21,954
2027-28	\$3,763,630	\$6.28495	\$23,654
2028-29	\$4,059,826	\$6.25208	\$25,382
2029-30	\$4,215,957	\$6.44797	\$27,184
2030-31	\$4,537,444	\$6.39381	\$29,012
2031-32	\$4,693,575	\$6.58644	\$30,914
2032-33	\$5,038,270	\$6.51825	\$32,841
2033-34	\$5,194,401	\$6.70801	\$34,844
2034-35	\$5,563,260	\$6.62766	\$36,871
2035-36	\$5,719,391	\$6.81486	\$38,977

CITY OF CLIO, 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	\$2,509,430	\$8.10000	\$20,326
2026-27	\$2,660,418	\$7.86408	\$20,922
2027-28	\$2,769,179	\$7.70988	\$21,350
2028-29	\$2,917,715	\$7.70988	\$22,495
2029-30	\$3,032,446	\$7.70988	\$23,380
2030-31	\$3,190,515	\$7.70988	\$24,598
2031-32	\$3,311,526	\$7.70988	\$25,531
2032-33	\$3,479,642	\$7.70988	\$26,828
2033-34	\$3,607,272	\$7.70988	\$27,812
2034-35	\$3,785,982	\$7.70988	\$29,189
2035-36	\$3,920,573	\$7.70988	\$30,227

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	\$950,081	(\$1.78362)	\$1,032
2027-28	\$994,451	(\$1.42493)	\$2,304
2028-29	\$1,142,110	(\$1.45780)	\$2,887
2029-30	\$1,183,511	(\$1.26191)	\$3,805
2030-31	\$1,346,929	(\$1.31607)	\$4,413
2031-32	\$1,382,049	(\$1.12344)	\$5,382
2032-33	\$1,558,628	(\$1.19163)	\$6,013
2033-34	\$1,587,130	(\$1.00187)	\$7,032
2034-35	\$1,777,278	(\$1.08222)	\$7,682
2035-36	\$1,798,818	(\$0.89502)	\$8,750

CITY OF CLIO, 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	\$395	\$50,000	\$51,515	\$192	\$329	\$50,000	\$58,947	\$173	\$57	\$148	\$57	\$192	\$377
\$100,000	\$123,480	\$384	\$790	\$100,000	\$103,030	\$384	\$659	\$100,000	\$117,894	\$366	\$434	\$341	\$434	\$384	\$754
\$150,000	\$185,220	\$576	\$1,184	\$150,000	\$154,545	\$576	\$988	\$150,000	\$176,842	\$558	\$811	\$533	\$811	\$576	\$1,131
\$200,000	\$246,960	\$941	\$1,579	\$200,000	\$206,060	\$941	\$1,318	\$200,000	\$235,789	\$750	\$1,188	\$725	\$1,188	\$768	\$1,508
\$250,000	\$308,700	\$1,305	\$1,974	\$250,000	\$257,575	\$1,305	\$1,647	\$250,000	\$294,736	\$942	\$1,565	\$917	\$1,565	\$960	\$1,884
\$300,000	\$370,440	\$1,670	\$2,369	\$300,000	\$309,090	\$1,670	\$1,976	\$300,000	\$353,683	\$1,134	\$1,942	\$1,109	\$1,942	\$1,153	\$2,261
\$400,000	\$493,920	\$2,399	\$3,158	\$400,000	\$412,120	\$2,399	\$2,635	\$400,000	\$471,578	\$1,518	\$2,695	\$1,493	\$2,695	\$1,537	\$3,015
\$500,000	\$617,400	\$3,128	\$3,948	\$500,000	\$515,151	\$3,128	\$3,294	\$500,000	\$589,472	\$1,902	\$3,449	\$1,877	\$3,449	\$1,921	\$3,769
\$600,000	\$740,880	\$3,857	\$4,737	\$600,000	\$618,181	\$3,857	\$3,953	\$600,000	\$707,366	\$2,287	\$4,203	\$2,262	\$4,203	\$2,305	\$4,523
\$700,000	\$864,360	\$4,586	\$5,527	\$700,000	\$721,211	\$4,586	\$4,611	\$700,000	\$825,261	\$2,671	\$4,957	\$2,646	\$4,957	\$2,689	\$5,277
\$800,000	\$987,840	\$5,315	\$6,316	\$800,000	\$824,241	\$5,315	\$5,270	\$800,000	\$943,155	\$3,055	\$5,711	\$3,030	\$5,711	\$3,074	\$6,030
\$900,000	\$1,111,320	\$6,044	\$7,106	\$900,000	\$927,271	\$6,044	\$5,929	\$900,000	\$1,061,050	\$3,439	\$6,464	\$3,414	\$6,464	\$3,458	\$6,784
\$1,000,000	\$1,234,800	\$6,773	\$7,895	\$1,000,000	\$1,030,301	\$6,773	\$6,588	\$1,000,000	\$1,178,944	\$3,823	\$7,218	\$3,798	\$7,218	\$3,842	\$7,538
\$2,000,000	\$2,469,600	\$14,063	\$15,790	\$2,000,000	\$2,060,602	\$14,063	\$13,175	\$2,000,000	\$2,357,888	\$7,665	\$14,756	\$7,640	\$14,756	\$7,684	\$15,076
\$3,000,000	\$3,704,400	\$21,353	\$23,685	\$3,000,000	\$3,090,903	\$21,353	\$19,763	\$3,000,000	\$3,536,832	\$11,507	\$22,294	\$11,482	\$22,294	\$11,526	\$22,614
\$4,000,000	\$4,939,200	\$28,643	\$31,580	\$4,000,000	\$4,121,204	\$28,643	\$26,350	\$4,000,000	\$4,715,776	\$15,349	\$29,832	\$15,324	\$29,832	\$15,368	\$30,152
\$5,000,000	\$6,174,000	\$35,933	\$39,475	\$5,000,000	\$5,151,505	\$35,933	\$32,938	\$5,000,000	\$5,894,720	\$19,191	\$37,370	\$19,166	\$37,370	\$19,210	\$37,690
\$6,000,000	\$7,408,800	\$43,223	\$47,370	\$6,000,000	\$6,181,806	\$43,223	\$39,525	\$6,000,000	\$7,073,664	\$23,033	\$44,908	\$23,008	\$44,908	\$23,052	\$45,228
\$7,000,000	\$8,643,600	\$50,513	\$55,266	\$7,000,000	\$7,212,107	\$50,513	\$46,113	\$7,000,000	\$8,252,608	\$26,875	\$52,446	\$26,850	\$52,446	\$26,894	\$52,766
\$8,000,000	\$9,878,400	\$57,803	\$63,161	\$8,000,000	\$8,242,408	\$57,803	\$52,700	\$8,000,000	\$9,431,552	\$30,717	\$59,984	\$30,692	\$59,984	\$30,736	\$60,304
\$9,000,000	\$11,113,200	\$65,093	\$71,056	\$9,000,000	\$9,272,709	\$65,093	\$59,288	\$9,000,000	\$10,610,496	\$34,559	\$67,522	\$34,534	\$67,522	\$34,578	\$67,841
\$10,000,000	\$12,348,000	\$72,383	\$78,951	\$10,000,000	\$10,303,010	\$72,383	\$65,875	\$10,000,000	\$11,789,440	\$38,401	\$75,060	\$38,376	\$75,060	\$38,420	\$75,379
\$15,000,000	\$18,522,000	\$108,833	\$118,426	\$15,000,000	\$15,454,515	\$108,833	\$98,813	\$15,000,000	\$17,684,160	\$57,611	\$112,749	\$57,586	\$112,749	\$57,629	\$113,069
\$20,000,000	\$24,696,000	\$145,283	\$157,902	\$20,000,000	\$20,606,020	\$145,283	\$131,751	\$20,000,000	\$23,578,880	\$76,821	\$150,439	\$76,796	\$150,439	\$76,839	\$150,759
\$25,000,000	\$30,870,000	\$181,733	\$197,377	\$25,000,000	\$25,757,525	\$181,733	\$164,689	\$25,000,000	\$29,473,600	\$96,030	\$188,129	\$96,005	\$188,129	\$96,049	\$188,449
\$30,000,000	\$37,044,000	\$218,183	\$236,852	\$30,000,000	\$30,909,030	\$218,183	\$197,626	\$30,000,000	\$35,368,320	\$115,240	\$225,819	\$115,215	\$225,819	\$115,259	\$226,138
\$35,000,000	\$43,218,000	\$254,633	\$276,328	\$35,000,000	\$36,060,535	\$254,633	\$230,564	\$35,000,000	\$41,263,040	\$134,450	\$263,508	\$134,425	\$263,508	\$134,469	\$263,828
\$40,000,000	\$49,392,000	\$291,083	\$315,803	\$40,000,000	\$41,212,040	\$291,083	\$263,502	\$40,000,000	\$47,157,760	\$153,660	\$301,198	\$153,635	\$301,198	\$153,678	\$301,518
\$45,000,000	\$55,566,000	\$327,533	\$355,278	\$45,000,000	\$46,363,545	\$327,533	\$296,440	\$45,000,000	\$53,052,480	\$172,870	\$338,888	\$172,845	\$338,888	\$172,888	\$339,207
\$50,000,000	\$61,740,000	\$363,983	\$394,754	\$50,000,000	\$51,515,050	\$363,983	\$329,377	\$50,000,000	\$58,947,200	\$192,079	\$376,578	\$192,054	\$376,578	\$192,098	\$376,897

CITY OF CLIO, 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	\$203	105.50%	\$137	71.46%	(\$116)	(67.02%)	(\$91)	(61.47%)	\$185	96.20%
\$100,000	\$405	105.50%	\$275	71.46%	\$69	18.75%	\$94	27.46%	\$370	96.20%
\$150,000	\$608	105.50%	\$412	71.46%	\$253	45.43%	\$278	52.25%	\$554	96.20%
\$200,000	\$638	67.84%	\$377	40.04%	\$438	58.44%	\$463	63.90%	\$739	96.20%
\$250,000	\$668	51.21%	\$342	26.17%	\$623	66.14%	\$648	70.66%	\$924	96.20%
\$300,000	\$699	41.85%	\$306	18.35%	\$808	71.23%	\$833	75.09%	\$1,109	96.20%
\$400,000	\$759	31.65%	\$236	9.85%	\$1,177	77.55%	\$1,202	80.52%	\$1,478	96.20%
\$500,000	\$820	26.21%	\$166	5.31%	\$1,547	81.32%	\$1,572	83.73%	\$1,848	96.20%
\$600,000	\$880	22.82%	\$96	2.48%	\$1,917	83.82%	\$1,942	85.85%	\$2,218	96.20%
\$700,000	\$941	20.51%	\$25	0.56%	\$2,286	85.60%	\$2,311	87.35%	\$2,587	96.20%
\$800,000	\$1,001	18.84%	(\$45)	(0.84%)	\$2,656	86.93%	\$2,681	88.47%	\$2,957	96.20%
\$900,000	\$1,062	17.57%	(\$115)	(1.90%)	\$3,025	87.97%	\$3,050	89.34%	\$3,326	96.20%
\$1,000,000	\$1,122	16.57%	(\$185)	(2.74%)	\$3,395	88.80%	\$3,420	90.04%	\$3,696	96.20%
\$2,000,000	\$1,727	12.28%	(\$888)	(6.31%)	\$7,091	92.51%	\$7,116	93.14%	\$7,392	96.20%
\$3,000,000	\$2,332	10.92%	(\$1,590)	(7.45%)	\$10,787	93.74%	\$10,812	94.16%	\$11,088	96.20%
\$4,000,000	\$2,938	10.26%	(\$2,293)	(8.00%)	\$14,483	94.36%	\$14,508	94.67%	\$14,784	96.20%
\$5,000,000	\$3,543	9.86%	(\$2,995)	(8.34%)	\$18,179	94.73%	\$18,204	94.98%	\$18,480	96.20%
\$6,000,000	\$4,148	9.60%	(\$3,698)	(8.55%)	\$21,875	94.97%	\$21,900	95.18%	\$22,176	96.20%
\$7,000,000	\$4,753	9.41%	(\$4,400)	(8.71%)	\$25,571	95.15%	\$25,596	95.33%	\$25,872	96.20%
\$8,000,000	\$5,358	9.27%	(\$5,102)	(8.83%)	\$29,267	95.28%	\$29,292	95.44%	\$29,568	96.20%
\$9,000,000	\$5,963	9.16%	(\$5,805)	(8.92%)	\$32,963	95.38%	\$32,988	95.52%	\$33,264	96.20%
\$10,000,000	\$6,568	9.07%	(\$6,507)	(8.99%)	\$36,659	95.46%	\$36,684	95.59%	\$36,960	96.20%
\$15,000,000	\$9,593	8.81%	(\$10,020)	(9.21%)	\$55,139	95.71%	\$55,164	95.79%	\$55,440	96.20%
\$20,000,000	\$12,619	8.69%	(\$13,532)	(9.31%)	\$73,619	95.83%	\$73,644	95.90%	\$73,920	96.20%
\$25,000,000	\$15,644	8.61%	(\$17,044)	(9.38%)	\$92,099	95.91%	\$92,124	95.96%	\$92,400	96.20%
\$30,000,000	\$18,670	8.56%	(\$20,556)	(9.42%)	\$110,578	95.95%	\$110,603	96.00%	\$110,880	96.20%
\$35,000,000	\$21,695	8.52%	(\$24,069)	(9.45%)	\$129,058	95.99%	\$129,083	96.03%	\$129,359	96.20%
\$40,000,000	\$24,720	8.49%	(\$27,581)	(9.48%)	\$147,538	96.02%	\$147,563	96.05%	\$147,839	96.20%
\$45,000,000	\$27,746	8.47%	(\$31,093)	(9.49%)	\$166,018	96.04%	\$166,043	96.07%	\$166,319	96.20%
\$50,000,000	\$30,771	8.45%	(\$34,605)	(9.51%)	\$184,498	96.05%	\$184,523	96.08%	\$184,799	96.20%