

CITY OF COPPOCK, 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	\$4,057	\$0	\$4,057	
2026-27	\$4.60165	\$4,138	\$51	\$4,189	3.2%
2027-28	\$4.65793	\$4,220	\$51	\$4,271	2.0%
2028-29	\$4.53717	\$4,356	\$50	\$4,406	3.2%
2029-30	\$4.58915	\$4,445	\$50	\$4,496	2.0%
2030-31	\$4.46209	\$4,586	\$49	\$4,635	3.1%
2031-32	\$4.50985	\$4,673	\$50	\$4,723	1.9%
2032-33	\$4.38652	\$4,818	\$48	\$4,866	3.0%
2033-34	\$4.43045	\$4,904	\$49	\$4,952	1.8%
2034-35	\$4.31070	\$5,051	\$47	\$5,099	3.0%
2035-36	\$4.35116	\$5,136	\$48	\$5,184	1.7%

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	\$1,220,327	\$500,903	\$0	\$500,903
2026-27	\$1,073,717	\$910,343	\$0	\$910,343
2027-28	\$1,080,272	\$916,898	\$0	\$916,898
2028-29	\$1,134,502	\$971,128	\$0	\$971,128
2029-30	\$1,143,058	\$979,684	\$0	\$979,684
2030-31	\$1,202,105	\$1,038,731	\$0	\$1,038,731
2031-32	\$1,210,661	\$1,047,287	\$0	\$1,047,287
2032-33	\$1,272,640	\$1,109,266	\$0	\$1,109,266
2033-34	\$1,281,195	\$1,117,821	\$0	\$1,117,821
2034-35	\$1,346,225	\$1,182,851	\$0	\$1,182,851
2035-36	\$1,354,781	\$1,191,407	\$0	\$1,191,407

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	95.00%	-2.89%	92.10%	5.16%	0.00%	2.73%
2026-27	121.33%	-29.90%	91.43%	6.71%	0.00%	1.50%
2027-28	121.66%	-30.18%	91.48%	6.66%	0.00%	1.49%
2028-29	120.60%	-28.94%	91.66%	6.60%	0.00%	1.41%
2029-30	120.67%	-28.93%	91.73%	6.54%	0.00%	1.40%
2030-31	119.42%	-27.51%	91.91%	6.48%	0.00%	1.32%
2031-32	119.49%	-27.52%	91.98%	6.43%	0.00%	1.31%
2032-33	118.32%	-26.19%	92.13%	6.37%	0.00%	1.23%
2033-34	118.40%	-26.21%	92.19%	6.32%	0.00%	1.22%
2034-35	117.30%	-24.96%	92.34%	6.27%	0.00%	1.16%
2035-36	117.38%	-24.99%	92.39%	6.23%	0.00%	1.15%

**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 COPPOCK, 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	\$500,903	\$8.10000	\$4,057
2026-27	\$910,343	\$4.60165	\$4,189
2027-28	\$916,898	\$4.65793	\$4,271
2028-29	\$971,128	\$4.53717	\$4,406
2029-30	\$979,684	\$4.58915	\$4,496
2030-31	\$1,038,731	\$4.46209	\$4,635
2031-32	\$1,047,287	\$4.50985	\$4,723
2032-33	\$1,109,266	\$4.38652	\$4,866
2033-34	\$1,117,821	\$4.43045	\$4,952
2034-35	\$1,182,851	\$4.31070	\$5,099
2035-36	\$1,191,407	\$4.35116	\$5,184

## CITY OF COPPOCK, 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	\$500,903	\$8.10000	\$4,057
2026-27	\$507,683	\$8.10000	\$4,112
2027-28	\$522,926	\$8.01980	\$4,194
2028-29	\$544,048	\$8.01980	\$4,363
2029-30	\$560,104	\$8.01980	\$4,492
2030-31	\$582,428	\$8.01980	\$4,671
2031-32	\$599,337	\$8.01980	\$4,807
2032-33	\$622,926	\$8.01980	\$4,996
2033-34	\$640,736	\$8.01980	\$5,139
2034-35	\$665,658	\$8.01980	\$5,338
2035-36	\$684,414	\$8.01980	\$5,489

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	\$402,659	(\$3.49835)	\$77
2027-28	\$393,972	(\$3.36187)	\$77
2028-29	\$427,080	(\$3.48263)	\$43
2029-30	\$419,580	(\$3.43065)	\$4
2030-31	\$456,303	(\$3.55771)	-\$36
2031-32	\$447,950	(\$3.50995)	-\$83
2032-33	\$486,340	(\$3.63328)	-\$130
2033-34	\$477,086	(\$3.58935)	-\$186
2034-35	\$517,193	(\$3.70910)	-\$240
2035-36	\$506,993	(\$3.66864)	-\$305

CITY OF COPPOCK, 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	\$275	\$50,000	\$51,515	\$192	\$230	\$50,000	\$58,947	\$173	\$40	\$148	\$40	\$192	\$263
\$100,000	\$123,480	\$384	\$551	\$100,000	\$103,030	\$384	\$460	\$100,000	\$117,894	\$366	\$303	\$341	\$303	\$384	\$526
\$150,000	\$185,220	\$576	\$826	\$150,000	\$154,545	\$576	\$690	\$150,000	\$176,842	\$558	\$566	\$533	\$566	\$576	\$789
\$200,000	\$246,960	\$941	\$1,102	\$200,000	\$206,060	\$941	\$919	\$200,000	\$235,789	\$750	\$829	\$725	\$829	\$768	\$1,052
\$250,000	\$308,700	\$1,305	\$1,377	\$250,000	\$257,575	\$1,305	\$1,149	\$250,000	\$294,736	\$942	\$1,092	\$917	\$1,092	\$960	\$1,315
\$300,000	\$370,440	\$1,670	\$1,653	\$300,000	\$309,090	\$1,670	\$1,379	\$300,000	\$353,683	\$1,134	\$1,355	\$1,109	\$1,355	\$1,153	\$1,578
\$400,000	\$493,920	\$2,399	\$2,204	\$400,000	\$412,120	\$2,399	\$1,839	\$400,000	\$471,578	\$1,518	\$1,881	\$1,493	\$1,881	\$1,537	\$2,104
\$500,000	\$617,400	\$3,128	\$2,755	\$500,000	\$515,151	\$3,128	\$2,299	\$500,000	\$589,472	\$1,902	\$2,407	\$1,877	\$2,407	\$1,921	\$2,630
\$600,000	\$740,880	\$3,857	\$3,306	\$600,000	\$618,181	\$3,857	\$2,758	\$600,000	\$707,366	\$2,287	\$2,933	\$2,262	\$2,933	\$2,305	\$3,156
\$700,000	\$864,360	\$4,586	\$3,857	\$700,000	\$721,211	\$4,586	\$3,218	\$700,000	\$825,261	\$2,671	\$3,459	\$2,646	\$3,459	\$2,689	\$3,682
\$800,000	\$987,840	\$5,315	\$4,408	\$800,000	\$824,241	\$5,315	\$3,678	\$800,000	\$943,155	\$3,055	\$3,985	\$3,030	\$3,985	\$3,074	\$4,208
\$900,000	\$1,111,320	\$6,044	\$4,959	\$900,000	\$927,271	\$6,044	\$4,138	\$900,000	\$1,061,050	\$3,439	\$4,511	\$3,414	\$4,511	\$3,458	\$4,734
\$1,000,000	\$1,234,800	\$6,773	\$5,510	\$1,000,000	\$1,030,301	\$6,773	\$4,597	\$1,000,000	\$1,178,944	\$3,823	\$5,037	\$3,798	\$5,037	\$3,842	\$5,261
\$2,000,000	\$2,469,600	\$14,063	\$11,020	\$2,000,000	\$2,060,602	\$14,063	\$9,195	\$2,000,000	\$2,357,888	\$7,665	\$10,298	\$7,640	\$10,298	\$7,684	\$10,521
\$3,000,000	\$3,704,400	\$21,353	\$16,529	\$3,000,000	\$3,090,903	\$21,353	\$13,792	\$3,000,000	\$3,536,832	\$11,507	\$15,559	\$11,482	\$15,559	\$11,526	\$15,782
\$4,000,000	\$4,939,200	\$28,643	\$22,039	\$4,000,000	\$4,121,204	\$28,643	\$18,389	\$4,000,000	\$4,715,776	\$15,349	\$20,819	\$15,324	\$20,819	\$15,368	\$21,042
\$5,000,000	\$6,174,000	\$35,933	\$27,549	\$5,000,000	\$5,151,505	\$35,933	\$22,986	\$5,000,000	\$5,894,720	\$19,191	\$26,080	\$19,166	\$26,080	\$19,210	\$26,303
\$6,000,000	\$7,408,800	\$43,223	\$33,059	\$6,000,000	\$6,181,806	\$43,223	\$27,584	\$6,000,000	\$7,073,664	\$23,033	\$31,340	\$23,008	\$31,340	\$23,052	\$31,563
\$7,000,000	\$8,643,600	\$50,513	\$38,569	\$7,000,000	\$7,212,107	\$50,513	\$32,181	\$7,000,000	\$8,252,608	\$26,875	\$36,601	\$26,850	\$36,601	\$26,894	\$36,824
\$8,000,000	\$9,878,400	\$57,803	\$44,078	\$8,000,000	\$8,242,408	\$57,803	\$36,778	\$8,000,000	\$9,431,552	\$30,717	\$41,861	\$30,692	\$41,861	\$30,736	\$42,084
\$9,000,000	\$11,113,200	\$65,093	\$49,588	\$9,000,000	\$9,272,709	\$65,093	\$41,376	\$9,000,000	\$10,610,496	\$34,559	\$47,122	\$34,534	\$47,122	\$34,578	\$47,345
\$10,000,000	\$12,348,000	\$72,383	\$55,098	\$10,000,000	\$10,303,010	\$72,383	\$45,973	\$10,000,000	\$11,789,440	\$38,401	\$52,382	\$38,376	\$52,382	\$38,420	\$52,606
\$15,000,000	\$18,522,000	\$108,833	\$82,647	\$15,000,000	\$15,454,515	\$108,833	\$68,959	\$15,000,000	\$17,684,160	\$57,611	\$78,685	\$57,586	\$78,685	\$57,629	\$78,908
\$20,000,000	\$24,696,000	\$145,283	\$110,196	\$20,000,000	\$20,606,020	\$145,283	\$91,946	\$20,000,000	\$23,578,880	\$76,821	\$104,988	\$76,796	\$104,988	\$76,839	\$105,211
\$25,000,000	\$30,870,000	\$181,733	\$137,745	\$25,000,000	\$25,757,525	\$181,733	\$114,932	\$25,000,000	\$29,473,600	\$96,030	\$131,291	\$96,005	\$131,291	\$96,049	\$131,514
\$30,000,000	\$37,044,000	\$218,183	\$165,294	\$30,000,000	\$30,909,030	\$218,183	\$137,919	\$30,000,000	\$35,368,320	\$115,240	\$157,594	\$115,215	\$157,594	\$115,259	\$157,817
\$35,000,000	\$43,218,000	\$254,633	\$192,843	\$35,000,000	\$36,060,535	\$254,633	\$160,905	\$35,000,000	\$41,263,040	\$134,450	\$183,896	\$134,425	\$183,896	\$134,469	\$184,119
\$40,000,000	\$49,392,000	\$291,083	\$220,392	\$40,000,000	\$41,212,040	\$291,083	\$183,892	\$40,000,000	\$47,157,760	\$153,660	\$210,199	\$153,635	\$210,199	\$153,678	\$210,422
\$45,000,000	\$55,566,000	\$327,533	\$247,940	\$45,000,000	\$46,363,545	\$327,533	\$206,878	\$45,000,000	\$53,052,480	\$172,870	\$236,502	\$172,845	\$236,502	\$172,888	\$236,725
\$50,000,000	\$61,740,000	\$363,983	\$275,489	\$50,000,000	\$51,515,050	\$363,983	\$229,865	\$50,000,000	\$58,947,200	\$192,079	\$262,805	\$192,054	\$262,805	\$192,098	\$263,028

CITY OF COPPOCK, 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	\$83	43.41%	\$38	19.66%	(\$134)	(76.98%)	(\$109)	(73.11%)	\$71	36.92%
\$100,000	\$167	43.41%	\$76	19.66%	(\$63)	(17.13%)	(\$38)	(11.05%)	\$142	36.92%
\$150,000	\$250	43.41%	\$113	19.66%	\$8	1.49%	\$33	6.25%	\$213	36.92%
\$200,000	\$161	17.13%	(\$21)	(2.27%)	\$79	10.57%	\$104	14.38%	\$284	36.92%
\$250,000	\$72	5.53%	(\$156)	(11.95%)	\$150	15.94%	\$175	19.10%	\$355	36.92%
\$300,000	(\$17)	(1.01%)	(\$291)	(17.40%)	\$221	19.50%	\$246	22.19%	\$426	36.92%
\$400,000	(\$195)	(8.12%)	(\$560)	(23.34%)	\$363	23.91%	\$388	25.98%	\$567	36.92%
\$500,000	(\$373)	(11.92%)	(\$829)	(26.51%)	\$505	26.54%	\$530	28.22%	\$709	36.92%
\$600,000	(\$551)	(14.28%)	(\$1,098)	(28.48%)	\$647	28.28%	\$672	29.70%	\$851	36.92%
\$700,000	(\$729)	(15.90%)	(\$1,368)	(29.82%)	\$789	29.53%	\$814	30.75%	\$993	36.92%
\$800,000	(\$907)	(17.06%)	(\$1,637)	(30.80%)	\$930	30.46%	\$955	31.53%	\$1,135	36.92%
\$900,000	(\$1,085)	(17.95%)	(\$1,906)	(31.54%)	\$1,072	31.18%	\$1,097	32.14%	\$1,277	36.92%
\$1,000,000	(\$1,263)	(18.65%)	(\$2,175)	(32.12%)	\$1,214	31.76%	\$1,239	32.62%	\$1,419	36.92%
\$2,000,000	(\$3,043)	(21.64%)	(\$4,868)	(34.62%)	\$2,633	34.35%	\$2,658	34.79%	\$2,837	36.92%
\$3,000,000	(\$4,823)	(22.59%)	(\$7,561)	(35.41%)	\$4,051	35.21%	\$4,076	35.50%	\$4,256	36.92%
\$4,000,000	(\$6,604)	(23.06%)	(\$10,254)	(35.80%)	\$5,470	35.64%	\$5,495	35.86%	\$5,674	36.92%
\$5,000,000	(\$8,384)	(23.33%)	(\$12,946)	(36.03%)	\$6,889	35.89%	\$6,913	36.07%	\$7,093	36.92%
\$6,000,000	(\$10,164)	(23.52%)	(\$15,639)	(36.18%)	\$8,307	36.07%	\$8,332	36.21%	\$8,512	36.92%
\$7,000,000	(\$11,944)	(23.65%)	(\$18,332)	(36.29%)	\$9,726	36.19%	\$9,751	36.32%	\$9,930	36.92%
\$8,000,000	(\$13,724)	(23.74%)	(\$21,024)	(36.37%)	\$11,144	36.28%	\$11,169	36.39%	\$11,349	36.92%
\$9,000,000	(\$15,505)	(23.82%)	(\$23,717)	(36.44%)	\$12,563	36.35%	\$12,588	36.45%	\$12,767	36.92%
\$10,000,000	(\$17,285)	(23.88%)	(\$26,410)	(36.49%)	\$13,981	36.41%	\$14,006	36.50%	\$14,186	36.92%
\$15,000,000	(\$26,186)	(24.06%)	(\$39,873)	(36.64%)	\$21,074	36.58%	\$21,099	36.64%	\$21,279	36.92%
\$20,000,000	(\$35,087)	(24.15%)	(\$53,337)	(36.71%)	\$28,167	36.67%	\$28,192	36.71%	\$28,372	36.92%
\$25,000,000	(\$43,988)	(24.20%)	(\$66,800)	(36.76%)	\$35,260	36.72%	\$35,285	36.75%	\$35,465	36.92%
\$30,000,000	(\$52,889)	(24.24%)	(\$80,264)	(36.79%)	\$42,353	36.75%	\$42,378	36.78%	\$42,558	36.92%
\$35,000,000	(\$61,790)	(24.27%)	(\$93,727)	(36.81%)	\$49,446	36.78%	\$49,471	36.80%	\$49,651	36.92%
\$40,000,000	(\$70,691)	(24.29%)	(\$107,191)	(36.82%)	\$56,539	36.80%	\$56,564	36.82%	\$56,744	36.92%
\$45,000,000	(\$79,592)	(24.30%)	(\$120,654)	(36.84%)	\$63,632	36.81%	\$63,657	36.83%	\$63,837	36.92%
\$50,000,000	(\$88,493)	(24.31%)	(\$134,118)	(36.85%)	\$70,725	36.82%	\$70,750	36.84%	\$70,930	36.92%