

CITY OF CONESVILLE, 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	\$5.52528	\$31,341	\$0	\$31,341	
2026-27	\$3.05580	\$31,967	\$199	\$32,166	2.6%
2027-28	\$3.07618	\$32,327	\$200	\$32,527	1.1%
2028-29	\$2.99521	\$33,178	\$195	\$33,372	2.6%
2029-30	\$3.01410	\$33,539	\$196	\$33,735	1.1%
2030-31	\$2.93475	\$34,410	\$191	\$34,601	2.6%
2031-32	\$2.95304	\$34,774	\$192	\$34,966	1.1%
2032-33	\$2.87606	\$35,665	\$187	\$35,852	2.5%
2033-34	\$2.89379	\$36,031	\$188	\$36,219	1.0%
2034-35	\$2.81906	\$36,944	\$183	\$37,127	2.5%
2035-36	\$2.83627	\$37,313	\$184	\$37,497	1.0%

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	\$12,851,002	\$5,672,222	\$0	\$5,672,222
2026-27	\$11,665,777	\$10,526,239	\$0	\$10,526,239
2027-28	\$11,713,356	\$10,573,818	\$0	\$10,573,818
2028-29	\$12,281,428	\$11,141,890	\$0	\$11,141,890
2029-30	\$12,332,007	\$11,192,469	\$0	\$11,192,469
2030-31	\$12,929,549	\$11,790,011	\$0	\$11,790,011
2031-32	\$12,980,128	\$11,840,590	\$0	\$11,840,590
2032-33	\$13,605,221	\$12,465,683	\$0	\$12,465,683
2033-34	\$13,655,800	\$12,516,262	\$0	\$12,516,262
2034-35	\$14,309,570	\$13,170,032	\$0	\$13,170,032
2035-36	\$14,360,149	\$13,220,611	\$0	\$13,220,611

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	90.23%	-0.56%	89.68%	7.64%	0.00%	2.68%
2026-27	112.36%	-22.45%	89.90%	8.51%	0.00%	1.44%
2027-28	112.47%	-22.52%	89.95%	8.48%	0.00%	1.44%
2028-29	111.59%	-21.52%	90.06%	8.45%	0.00%	1.36%
2029-30	111.66%	-21.55%	90.11%	8.41%	0.00%	1.36%
2030-31	110.79%	-20.58%	90.22%	8.38%	0.00%	1.29%
2031-32	110.87%	-20.61%	90.26%	8.35%	0.00%	1.28%
2032-33	110.04%	-19.69%	90.36%	8.32%	0.00%	1.22%
2033-34	110.12%	-19.73%	90.39%	8.29%	0.00%	1.21%
2034-35	109.33%	-18.85%	90.48%	8.27%	0.00%	1.15%
2035-36	109.41%	-18.89%	90.52%	8.24%	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 CONESVILLE, 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	\$5,672,222	\$5.52528	\$31,341
2026-27	\$10,526,239	\$3.05580	\$32,166
2027-28	\$10,573,818	\$3.07618	\$32,527
2028-29	\$11,141,890	\$2.99521	\$33,372
2029-30	\$11,192,469	\$3.01410	\$33,735
2030-31	\$11,790,011	\$2.93475	\$34,601
2031-32	\$11,840,590	\$2.95304	\$34,966
2032-33	\$12,465,683	\$2.87606	\$35,852
2033-34	\$12,516,262	\$2.89379	\$36,219
2034-35	\$13,170,032	\$2.81906	\$37,127
2035-36	\$13,220,611	\$2.83627	\$37,497

CITY OF CONESVILLE, 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	\$5,672,222	\$5.52528	\$31,341
2026-27	\$5,740,607	\$5.52528	\$31,718
2027-28	\$5,880,422	\$5.52528	\$32,491
2028-29	\$6,091,493	\$5.52528	\$33,657
2029-30	\$6,238,712	\$5.52528	\$34,471
2030-31	\$6,461,357	\$5.52528	\$35,701
2031-32	\$6,616,351	\$5.52528	\$36,557
2032-33	\$6,851,174	\$5.52528	\$37,855
2033-34	\$7,014,372	\$5.52528	\$38,756
2034-35	\$7,262,022	\$5.52528	\$40,125
2035-36	\$7,433,837	\$5.52528	\$41,074

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	\$4,785,632	(\$2.46948)	\$448
2027-28	\$4,693,396	(\$2.44910)	\$36
2028-29	\$5,050,397	(\$2.53007)	-\$285
2029-30	\$4,953,757	(\$2.51118)	-\$735
2030-31	\$5,328,654	(\$2.59053)	-\$1,100
2031-32	\$5,224,239	(\$2.57224)	-\$1,591
2032-33	\$5,614,509	(\$2.64922)	-\$2,003
2033-34	\$5,501,890	(\$2.63149)	-\$2,537
2034-35	\$5,908,010	(\$2.70622)	-\$2,998
2035-36	\$5,786,774	(\$2.68901)	-\$3,577

CITY OF CONESVILLE, 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	\$131	\$181	\$50,000	\$51,515	\$131	\$151	\$50,000	\$58,947	\$118	\$26	\$101	\$26	\$131	\$173
\$100,000	\$123,480	\$262	\$362	\$100,000	\$103,030	\$262	\$302	\$100,000	\$117,894	\$249	\$199	\$232	\$199	\$262	\$346
\$150,000	\$185,220	\$393	\$544	\$150,000	\$154,545	\$393	\$454	\$150,000	\$176,842	\$380	\$372	\$363	\$372	\$393	\$519
\$200,000	\$246,960	\$642	\$725	\$200,000	\$206,060	\$642	\$605	\$200,000	\$235,789	\$511	\$545	\$494	\$545	\$524	\$692
\$250,000	\$308,700	\$890	\$906	\$250,000	\$257,575	\$890	\$756	\$250,000	\$294,736	\$642	\$718	\$625	\$718	\$655	\$865
\$300,000	\$370,440	\$1,139	\$1,087	\$300,000	\$309,090	\$1,139	\$907	\$300,000	\$353,683	\$774	\$891	\$756	\$891	\$786	\$1,038
\$400,000	\$493,920	\$1,636	\$1,450	\$400,000	\$412,120	\$1,636	\$1,209	\$400,000	\$471,578	\$1,036	\$1,237	\$1,019	\$1,237	\$1,048	\$1,384
\$500,000	\$617,400	\$2,134	\$1,812	\$500,000	\$515,151	\$2,134	\$1,512	\$500,000	\$589,472	\$1,298	\$1,583	\$1,281	\$1,583	\$1,310	\$1,730
\$600,000	\$740,880	\$2,631	\$2,174	\$600,000	\$618,181	\$2,631	\$1,814	\$600,000	\$707,366	\$1,560	\$1,929	\$1,543	\$1,929	\$1,572	\$2,076
\$700,000	\$864,360	\$3,128	\$2,537	\$700,000	\$721,211	\$3,128	\$2,117	\$700,000	\$825,261	\$1,822	\$2,275	\$1,805	\$2,275	\$1,835	\$2,422
\$800,000	\$987,840	\$3,625	\$2,899	\$800,000	\$824,241	\$3,625	\$2,419	\$800,000	\$943,155	\$2,084	\$2,621	\$2,067	\$2,621	\$2,097	\$2,768
\$900,000	\$1,111,320	\$4,123	\$3,261	\$900,000	\$927,271	\$4,123	\$2,721	\$900,000	\$1,061,050	\$2,346	\$2,967	\$2,329	\$2,967	\$2,359	\$3,114
\$1,000,000	\$1,234,800	\$4,620	\$3,624	\$1,000,000	\$1,030,301	\$4,620	\$3,024	\$1,000,000	\$1,178,944	\$2,608	\$3,313	\$2,591	\$3,313	\$2,621	\$3,460
\$2,000,000	\$2,469,600	\$9,593	\$7,248	\$2,000,000	\$2,060,602	\$9,593	\$6,047	\$2,000,000	\$2,357,888	\$5,229	\$6,773	\$5,212	\$6,773	\$5,241	\$6,920
\$3,000,000	\$3,704,400	\$14,565	\$10,871	\$3,000,000	\$3,090,903	\$14,565	\$9,071	\$3,000,000	\$3,536,832	\$7,849	\$10,233	\$7,832	\$10,233	\$7,862	\$10,380
\$4,000,000	\$4,939,200	\$19,538	\$14,495	\$4,000,000	\$4,121,204	\$19,538	\$12,095	\$4,000,000	\$4,715,776	\$10,470	\$13,693	\$10,453	\$13,693	\$10,483	\$13,840
\$5,000,000	\$6,174,000	\$24,511	\$18,119	\$5,000,000	\$5,151,505	\$24,511	\$15,118	\$5,000,000	\$5,894,720	\$13,091	\$17,153	\$13,074	\$17,153	\$13,104	\$17,300
\$6,000,000	\$7,408,800	\$29,484	\$21,743	\$6,000,000	\$6,181,806	\$29,484	\$18,142	\$6,000,000	\$7,073,664	\$15,712	\$20,613	\$15,695	\$20,613	\$15,724	\$20,759
\$7,000,000	\$8,643,600	\$34,456	\$25,367	\$7,000,000	\$7,212,107	\$34,456	\$21,166	\$7,000,000	\$8,252,608	\$18,332	\$24,073	\$18,315	\$24,073	\$18,345	\$24,219
\$8,000,000	\$9,878,400	\$39,429	\$28,991	\$8,000,000	\$8,242,408	\$39,429	\$24,189	\$8,000,000	\$9,431,552	\$20,953	\$27,533	\$20,936	\$27,533	\$20,966	\$27,679
\$9,000,000	\$11,113,200	\$44,402	\$32,614	\$9,000,000	\$9,272,709	\$44,402	\$27,213	\$9,000,000	\$10,610,496	\$23,574	\$30,992	\$23,557	\$30,992	\$23,587	\$31,139
\$10,000,000	\$12,348,000	\$49,375	\$36,238	\$10,000,000	\$10,303,010	\$49,375	\$30,237	\$10,000,000	\$11,789,440	\$26,195	\$34,452	\$26,178	\$34,452	\$26,207	\$34,599
\$15,000,000	\$18,522,000	\$74,238	\$54,357	\$15,000,000	\$15,454,515	\$74,238	\$45,355	\$15,000,000	\$17,684,160	\$39,298	\$51,752	\$39,281	\$51,752	\$39,311	\$51,899
\$20,000,000	\$24,696,000	\$99,102	\$72,477	\$20,000,000	\$20,606,020	\$99,102	\$60,474	\$20,000,000	\$23,578,880	\$52,402	\$69,051	\$52,385	\$69,051	\$52,415	\$69,198
\$25,000,000	\$30,870,000	\$123,966	\$90,596	\$25,000,000	\$25,757,525	\$123,966	\$75,592	\$25,000,000	\$29,473,600	\$65,505	\$86,351	\$65,488	\$86,351	\$65,518	\$86,498
\$30,000,000	\$37,044,000	\$148,830	\$108,715	\$30,000,000	\$30,909,030	\$148,830	\$90,710	\$30,000,000	\$35,368,320	\$78,609	\$103,650	\$78,592	\$103,650	\$78,622	\$103,797
\$35,000,000	\$43,218,000	\$173,693	\$126,834	\$35,000,000	\$36,060,535	\$173,693	\$105,829	\$35,000,000	\$41,263,040	\$91,713	\$120,950	\$91,696	\$120,950	\$91,725	\$121,097
\$40,000,000	\$49,392,000	\$198,557	\$144,953	\$40,000,000	\$41,212,040	\$198,557	\$120,947	\$40,000,000	\$47,157,760	\$104,816	\$138,249	\$104,799	\$138,249	\$104,829	\$138,396
\$45,000,000	\$55,566,000	\$223,421	\$163,072	\$45,000,000	\$46,363,545	\$223,421	\$136,065	\$45,000,000	\$53,052,480	\$117,920	\$155,549	\$117,903	\$155,549	\$117,933	\$155,696
\$50,000,000	\$61,740,000	\$248,285	\$181,191	\$50,000,000	\$51,515,050	\$248,285	\$151,184	\$50,000,000	\$58,947,200	\$131,024	\$172,849	\$131,007	\$172,849	\$131,036	\$172,995

CITY OF CONESVILLE, 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	\$50	38.28%	\$20	15.38%	(\$92)	(77.81%)	(\$75)	(74.08%)	\$42	32.02%
\$100,000	\$100	38.28%	\$40	15.38%	(\$50)	(20.09%)	(\$33)	(14.24%)	\$84	32.02%
\$150,000	\$150	38.28%	\$60	15.38%	(\$8)	(2.14%)	\$9	2.45%	\$126	32.02%
\$200,000	\$83	12.94%	(\$37)	(5.77%)	\$34	6.61%	\$51	10.28%	\$168	32.02%
\$250,000	\$16	1.75%	(\$134)	(15.10%)	\$76	11.79%	\$93	14.84%	\$210	32.02%
\$300,000	(\$52)	(4.55%)	(\$232)	(20.36%)	\$118	15.22%	\$135	17.81%	\$252	32.02%
\$400,000	(\$187)	(11.41%)	(\$427)	(26.08%)	\$202	19.47%	\$219	21.47%	\$336	32.02%
\$500,000	(\$322)	(15.08%)	(\$622)	(29.14%)	\$286	22.01%	\$303	23.63%	\$420	32.02%
\$600,000	(\$457)	(17.35%)	(\$817)	(31.04%)	\$369	23.69%	\$387	25.05%	\$504	32.02%
\$700,000	(\$591)	(18.91%)	(\$1,012)	(32.34%)	\$453	24.89%	\$470	26.07%	\$587	32.02%
\$800,000	(\$726)	(20.03%)	(\$1,206)	(33.28%)	\$537	25.78%	\$554	26.82%	\$671	32.02%
\$900,000	(\$861)	(20.89%)	(\$1,401)	(33.99%)	\$621	26.48%	\$638	27.41%	\$755	32.02%
\$1,000,000	(\$996)	(21.56%)	(\$1,596)	(34.55%)	\$705	27.04%	\$722	27.87%	\$839	32.02%
\$2,000,000	(\$2,345)	(24.45%)	(\$3,545)	(36.96%)	\$1,544	29.54%	\$1,561	29.96%	\$1,678	32.02%
\$3,000,000	(\$3,694)	(25.36%)	(\$5,494)	(37.72%)	\$2,384	30.37%	\$2,401	30.65%	\$2,518	32.02%
\$4,000,000	(\$5,043)	(25.81%)	(\$7,443)	(38.10%)	\$3,223	30.78%	\$3,240	30.99%	\$3,357	32.02%
\$5,000,000	(\$6,392)	(26.08%)	(\$9,393)	(38.32%)	\$4,062	31.03%	\$4,079	31.20%	\$4,196	32.02%
\$6,000,000	(\$7,741)	(26.25%)	(\$11,342)	(38.47%)	\$4,901	31.19%	\$4,918	31.34%	\$5,035	32.02%
\$7,000,000	(\$9,090)	(26.38%)	(\$13,291)	(38.57%)	\$5,740	31.31%	\$5,757	31.43%	\$5,874	32.02%
\$8,000,000	(\$10,439)	(26.47%)	(\$15,240)	(38.65%)	\$6,579	31.40%	\$6,596	31.51%	\$6,713	32.02%
\$9,000,000	(\$11,787)	(26.55%)	(\$17,189)	(38.71%)	\$7,419	31.47%	\$7,436	31.56%	\$7,553	32.02%
\$10,000,000	(\$13,136)	(26.61%)	(\$19,138)	(38.76%)	\$8,258	31.52%	\$8,275	31.61%	\$8,392	32.02%
\$15,000,000	(\$19,881)	(26.78%)	(\$28,883)	(38.91%)	\$12,454	31.69%	\$12,471	31.75%	\$12,588	32.02%
\$20,000,000	(\$26,626)	(26.87%)	(\$38,629)	(38.98%)	\$16,650	31.77%	\$16,667	31.82%	\$16,784	32.02%
\$25,000,000	(\$33,370)	(26.92%)	(\$48,374)	(39.02%)	\$20,845	31.82%	\$20,862	31.86%	\$20,979	32.02%
\$30,000,000	(\$40,115)	(26.95%)	(\$58,119)	(39.05%)	\$25,041	31.86%	\$25,058	31.88%	\$25,175	32.02%
\$35,000,000	(\$46,859)	(26.98%)	(\$67,865)	(39.07%)	\$29,237	31.88%	\$29,254	31.90%	\$29,371	32.02%
\$40,000,000	(\$53,604)	(27.00%)	(\$77,610)	(39.09%)	\$33,433	31.90%	\$33,450	31.92%	\$33,567	32.02%
\$45,000,000	(\$60,349)	(27.01%)	(\$87,356)	(39.10%)	\$37,629	31.91%	\$37,646	31.93%	\$37,763	32.02%
\$50,000,000	(\$67,093)	(27.02%)	(\$97,101)	(39.11%)	\$41,825	31.92%	\$41,842	31.94%	\$41,959	32.02%