

CITY OF COBURG, 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	\$4,906	\$0	\$4,906	
2026-27	\$8.28120	\$5,004	\$0	\$5,004	2.0%
2027-28	\$8.35024	\$5,029	\$0	\$5,029	0.5%
2028-29	\$8.17947	\$5,130	\$0	\$5,130	2.0%
2029-30	\$8.22037	\$5,155	\$0	\$5,155	0.5%
2030-31	\$8.02643	\$5,259	\$0	\$5,259	2.0%
2031-32	\$8.06656	\$5,285	\$0	\$5,285	0.5%
2032-33	\$7.87709	\$5,391	\$0	\$5,391	2.0%
2033-34	\$7.91648	\$5,418	\$0	\$5,418	0.5%
2034-35	\$7.73132	\$5,526	\$0	\$5,526	2.0%
2035-36	\$7.76998	\$5,554	\$0	\$5,554	0.5%

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	\$1,226,876	\$605,694	\$0	\$605,694
2026-27	\$880,770	\$604,290	\$0	\$604,290
2027-28	\$878,770	\$602,290	\$0	\$602,290
2028-29	\$903,641	\$627,161	\$0	\$627,161
2029-30	\$903,641	\$627,161	\$0	\$627,161
2030-31	\$931,642	\$655,162	\$0	\$655,162
2031-32	\$931,642	\$655,162	\$0	\$655,162
2032-33	\$960,819	\$684,339	\$0	\$684,339
2033-34	\$960,819	\$684,339	\$0	\$684,339
2034-35	\$991,223	\$714,743	\$0	\$714,743
2035-36	\$991,223	\$714,743	\$0	\$714,743

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	38.57%	-2.39%	36.17%	7.55%	0.00%	4.94%
2026-27	88.84%	-68.92%	19.92%	17.87%	0.00%	4.96%
2027-28	89.13%	-69.48%	19.65%	17.92%	0.00%	4.97%
2028-29	89.02%	-67.05%	21.98%	18.07%	0.00%	4.77%
2029-30	89.02%	-67.05%	21.98%	18.07%	0.00%	4.77%
2030-31	88.63%	-64.18%	24.44%	18.17%	0.00%	4.57%
2031-32	88.63%	-64.18%	24.44%	18.17%	0.00%	4.57%
2032-33	88.24%	-61.45%	26.80%	18.26%	0.00%	4.38%
2033-34	88.24%	-61.45%	26.80%	18.26%	0.00%	4.38%
2034-35	87.87%	-58.83%	29.04%	18.36%	0.00%	4.19%
2035-36	87.87%	-58.83%	29.04%	18.36%	0.00%	4.19%

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 COBURG, 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	\$605,694	\$8.10000	\$4,906
2026-27	\$604,290	\$8.28120	\$5,004
2027-28	\$602,290	\$8.35024	\$5,029
2028-29	\$627,161	\$8.17947	\$5,130
2029-30	\$627,161	\$8.22037	\$5,155
2030-31	\$655,162	\$8.02643	\$5,259
2031-32	\$655,162	\$8.06656	\$5,285
2032-33	\$684,339	\$7.87709	\$5,391
2033-34	\$684,339	\$7.91648	\$5,418
2034-35	\$714,743	\$7.73132	\$5,526
2035-36	\$714,743	\$7.76998	\$5,554

CITY OF COBURG, 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	\$605,694	\$8.10000	\$4,906
2026-27	\$611,157	\$8.10000	\$4,950
2027-28	\$616,194	\$8.10000	\$4,991
2028-29	\$625,897	\$8.10000	\$5,070
2029-30	\$631,198	\$8.10000	\$5,113
2030-31	\$641,403	\$8.10000	\$5,195
2031-32	\$646,980	\$8.10000	\$5,241
2032-33	\$657,712	\$8.10000	\$5,327
2033-34	\$663,581	\$8.10000	\$5,375
2034-35	\$674,867	\$8.10000	\$5,466
2035-36	\$681,043	\$8.10000	\$5,516

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	(\$6,867)	\$0.18120	\$54
2027-28	(\$13,904)	\$0.25024	\$38
2028-29	\$1,264	\$0.07947	\$60
2029-30	(\$4,036)	\$0.12037	\$43
2030-31	\$13,759	(\$0.07357)	\$63
2031-32	\$8,182	(\$0.03344)	\$44
2032-33	\$26,628	(\$0.22291)	\$63
2033-34	\$20,758	(\$0.18352)	\$43
2034-35	\$39,876	(\$0.36868)	\$59
2035-36	\$33,700	(\$0.33002)	\$37

CITY OF COBURG, 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	\$496	\$50,000	\$51,515	\$192	\$413	\$50,000	\$58,947	\$173	\$72	\$148	\$72	\$192	\$473
\$100,000	\$123,480	\$384	\$991	\$100,000	\$103,030	\$384	\$827	\$100,000	\$117,894	\$366	\$545	\$341	\$545	\$384	\$946
\$150,000	\$185,220	\$576	\$1,487	\$150,000	\$154,545	\$576	\$1,240	\$150,000	\$176,842	\$558	\$1,018	\$533	\$1,018	\$576	\$1,419
\$200,000	\$246,960	\$941	\$1,982	\$200,000	\$206,060	\$941	\$1,654	\$200,000	\$235,789	\$750	\$1,491	\$725	\$1,491	\$768	\$1,893
\$250,000	\$308,700	\$1,305	\$2,478	\$250,000	\$257,575	\$1,305	\$2,067	\$250,000	\$294,736	\$942	\$1,964	\$917	\$1,964	\$960	\$2,366
\$300,000	\$370,440	\$1,670	\$2,973	\$300,000	\$309,090	\$1,670	\$2,481	\$300,000	\$353,683	\$1,134	\$2,437	\$1,109	\$2,437	\$1,153	\$2,839
\$400,000	\$493,920	\$2,399	\$3,964	\$400,000	\$412,120	\$2,399	\$3,308	\$400,000	\$471,578	\$1,518	\$3,384	\$1,493	\$3,384	\$1,537	\$3,785
\$500,000	\$617,400	\$3,128	\$4,956	\$500,000	\$515,151	\$3,128	\$4,135	\$500,000	\$589,472	\$1,902	\$4,330	\$1,877	\$4,330	\$1,921	\$4,731
\$600,000	\$740,880	\$3,857	\$5,947	\$600,000	\$618,181	\$3,857	\$4,962	\$600,000	\$707,366	\$2,287	\$5,276	\$2,262	\$5,276	\$2,305	\$5,678
\$700,000	\$864,360	\$4,586	\$6,938	\$700,000	\$721,211	\$4,586	\$5,789	\$700,000	\$825,261	\$2,671	\$6,223	\$2,646	\$6,223	\$2,689	\$6,624
\$800,000	\$987,840	\$5,315	\$7,929	\$800,000	\$824,241	\$5,315	\$6,616	\$800,000	\$943,155	\$3,055	\$7,169	\$3,030	\$7,169	\$3,074	\$7,570
\$900,000	\$1,111,320	\$6,044	\$8,920	\$900,000	\$927,271	\$6,044	\$7,443	\$900,000	\$1,061,050	\$3,439	\$8,115	\$3,414	\$8,115	\$3,458	\$8,516
\$1,000,000	\$1,234,800	\$6,773	\$9,911	\$1,000,000	\$1,030,301	\$6,773	\$8,270	\$1,000,000	\$1,178,944	\$3,823	\$9,061	\$3,798	\$9,061	\$3,842	\$9,463
\$2,000,000	\$2,469,600	\$14,063	\$19,822	\$2,000,000	\$2,060,602	\$14,063	\$16,539	\$2,000,000	\$2,357,888	\$7,665	\$18,524	\$7,640	\$18,524	\$7,684	\$18,925
\$3,000,000	\$3,704,400	\$21,353	\$29,733	\$3,000,000	\$3,090,903	\$21,353	\$24,809	\$3,000,000	\$3,536,832	\$11,507	\$27,987	\$11,482	\$27,987	\$11,526	\$28,388
\$4,000,000	\$4,939,200	\$28,643	\$39,644	\$4,000,000	\$4,121,204	\$28,643	\$33,079	\$4,000,000	\$4,715,776	\$15,349	\$37,450	\$15,324	\$37,450	\$15,368	\$37,851
\$5,000,000	\$6,174,000	\$35,933	\$49,555	\$5,000,000	\$5,151,505	\$35,933	\$41,348	\$5,000,000	\$5,894,720	\$19,191	\$46,912	\$19,166	\$46,912	\$19,210	\$47,314
\$6,000,000	\$7,408,800	\$43,223	\$59,466	\$6,000,000	\$6,181,806	\$43,223	\$49,618	\$6,000,000	\$7,073,664	\$23,033	\$56,375	\$23,008	\$56,375	\$23,052	\$56,776
\$7,000,000	\$8,643,600	\$50,513	\$69,377	\$7,000,000	\$7,212,107	\$50,513	\$57,887	\$7,000,000	\$8,252,608	\$26,875	\$65,838	\$26,850	\$65,838	\$26,894	\$66,239
\$8,000,000	\$9,878,400	\$57,803	\$79,288	\$8,000,000	\$8,242,408	\$57,803	\$66,157	\$8,000,000	\$9,431,552	\$30,717	\$75,300	\$30,692	\$75,300	\$30,736	\$75,702
\$9,000,000	\$11,113,200	\$65,093	\$89,199	\$9,000,000	\$9,272,709	\$65,093	\$74,427	\$9,000,000	\$10,610,496	\$34,559	\$84,763	\$34,534	\$84,763	\$34,578	\$85,164
\$10,000,000	\$12,348,000	\$72,383	\$99,110	\$10,000,000	\$10,303,010	\$72,383	\$82,696	\$10,000,000	\$11,789,440	\$38,401	\$94,226	\$38,376	\$94,226	\$38,420	\$94,627
\$15,000,000	\$18,522,000	\$108,833	\$148,666	\$15,000,000	\$15,454,515	\$108,833	\$124,045	\$15,000,000	\$17,684,160	\$57,611	\$141,539	\$57,586	\$141,539	\$57,629	\$141,941
\$20,000,000	\$24,696,000	\$145,283	\$198,221	\$20,000,000	\$20,606,020	\$145,283	\$165,393	\$20,000,000	\$23,578,880	\$76,821	\$188,853	\$76,796	\$188,853	\$76,839	\$189,254
\$25,000,000	\$30,870,000	\$181,733	\$247,776	\$25,000,000	\$25,757,525	\$181,733	\$206,741	\$25,000,000	\$29,473,600	\$96,030	\$236,166	\$96,005	\$236,166	\$96,049	\$236,568
\$30,000,000	\$37,044,000	\$218,183	\$297,331	\$30,000,000	\$30,909,030	\$218,183	\$248,089	\$30,000,000	\$35,368,320	\$115,240	\$283,480	\$115,215	\$283,480	\$115,259	\$283,881
\$35,000,000	\$43,218,000	\$254,633	\$346,886	\$35,000,000	\$36,060,535	\$254,633	\$289,437	\$35,000,000	\$41,263,040	\$134,450	\$330,794	\$134,425	\$330,794	\$134,469	\$331,195
\$40,000,000	\$49,392,000	\$291,083	\$396,441	\$40,000,000	\$41,212,040	\$291,083	\$330,786	\$40,000,000	\$47,157,760	\$153,660	\$378,107	\$153,635	\$378,107	\$153,678	\$378,508
\$45,000,000	\$55,566,000	\$327,533	\$445,997	\$45,000,000	\$46,363,545	\$327,533	\$372,134	\$45,000,000	\$53,052,480	\$172,870	\$425,421	\$172,845	\$425,421	\$172,888	\$425,822
\$50,000,000	\$61,740,000	\$363,983	\$495,552	\$50,000,000	\$51,515,050	\$363,983	\$413,482	\$50,000,000	\$58,947,200	\$192,079	\$472,734	\$192,054	\$472,734	\$192,098	\$473,136

CITY OF COBURG, 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	\$303	157.97%	\$221	115.25%	(\$102)	(58.60%)	(\$77)	(51.64%)	\$281	146.30%
\$100,000	\$607	157.97%	\$443	115.25%	\$179	49.07%	\$204	60.00%	\$562	146.30%
\$150,000	\$910	157.97%	\$664	115.25%	\$460	82.56%	\$485	91.12%	\$843	146.30%
\$200,000	\$1,041	110.70%	\$713	75.80%	\$741	98.89%	\$766	105.75%	\$1,124	146.30%
\$250,000	\$1,172	89.82%	\$762	58.39%	\$1,022	108.56%	\$1,047	114.24%	\$1,405	146.30%
\$300,000	\$1,304	78.06%	\$811	48.57%	\$1,304	114.96%	\$1,329	119.80%	\$1,686	146.30%
\$400,000	\$1,566	65.27%	\$909	37.90%	\$1,866	122.89%	\$1,891	126.61%	\$2,248	146.30%
\$500,000	\$1,828	58.43%	\$1,007	32.20%	\$2,428	127.62%	\$2,453	130.64%	\$2,810	146.30%
\$600,000	\$2,090	54.19%	\$1,105	28.65%	\$2,990	130.75%	\$3,015	133.30%	\$3,372	146.30%
\$700,000	\$2,352	51.29%	\$1,203	26.23%	\$3,552	132.99%	\$3,577	135.19%	\$3,935	146.30%
\$800,000	\$2,614	49.18%	\$1,301	24.48%	\$4,114	134.66%	\$4,139	136.60%	\$4,497	146.30%
\$900,000	\$2,876	47.59%	\$1,399	23.15%	\$4,676	135.96%	\$4,701	137.69%	\$5,059	146.30%
\$1,000,000	\$3,138	46.34%	\$1,497	22.10%	\$5,238	137.00%	\$5,263	138.56%	\$5,621	146.30%
\$2,000,000	\$5,759	40.95%	\$2,476	17.61%	\$10,859	141.66%	\$10,884	142.45%	\$11,242	146.30%
\$3,000,000	\$8,380	39.25%	\$3,456	16.19%	\$16,480	143.21%	\$16,505	143.74%	\$16,862	146.30%
\$4,000,000	\$11,001	38.41%	\$4,436	15.49%	\$22,100	143.98%	\$22,125	144.38%	\$22,483	146.30%
\$5,000,000	\$13,622	37.91%	\$5,415	15.07%	\$27,721	144.45%	\$27,746	144.77%	\$28,104	146.30%
\$6,000,000	\$16,243	37.58%	\$6,395	14.80%	\$33,342	144.76%	\$33,367	145.02%	\$33,725	146.30%
\$7,000,000	\$18,864	37.35%	\$7,375	14.60%	\$38,963	144.98%	\$38,988	145.20%	\$39,345	146.30%
\$8,000,000	\$21,485	37.17%	\$8,354	14.45%	\$44,583	145.14%	\$44,608	145.34%	\$44,966	146.30%
\$9,000,000	\$24,107	37.03%	\$9,334	14.34%	\$50,204	145.27%	\$50,229	145.45%	\$50,587	146.30%
\$10,000,000	\$26,728	36.93%	\$10,314	14.25%	\$55,825	145.37%	\$55,850	145.53%	\$56,208	146.30%
\$15,000,000	\$39,833	36.60%	\$15,212	13.98%	\$83,929	145.68%	\$83,954	145.79%	\$84,311	146.30%
\$20,000,000	\$52,938	36.44%	\$20,110	13.84%	\$112,032	145.84%	\$112,057	145.92%	\$112,415	146.30%
\$25,000,000	\$66,043	36.34%	\$25,008	13.76%	\$140,136	145.93%	\$140,161	145.99%	\$140,519	146.30%
\$30,000,000	\$79,148	36.28%	\$29,906	13.71%	\$168,240	145.99%	\$168,265	146.04%	\$168,623	146.30%
\$35,000,000	\$92,253	36.23%	\$34,805	13.67%	\$196,344	146.03%	\$196,369	146.08%	\$196,726	146.30%
\$40,000,000	\$105,359	36.20%	\$39,703	13.64%	\$224,447	146.07%	\$224,472	146.11%	\$224,830	146.30%
\$45,000,000	\$118,464	36.17%	\$44,601	13.62%	\$252,551	146.09%	\$252,576	146.13%	\$252,934	146.30%
\$50,000,000	\$131,569	36.15%	\$49,499	13.60%	\$280,655	146.11%	\$280,680	146.15%	\$281,038	146.30%