

CITY OF CLINTON, 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	\$8.12621	\$9,007,208	\$0	\$9,007,208	
2026-27	\$5.56653	\$9,187,353	\$275,542	\$9,462,895	5.1%
2027-28	\$5.70989	\$9,652,159	\$282,639	\$9,934,798	5.0%
2028-29	\$5.60891	\$10,133,493	\$277,640	\$10,411,134	4.8%
2029-30	\$5.74736	\$10,619,353	\$284,493	\$10,903,846	4.7%
2030-31	\$5.64026	\$11,121,930	\$279,192	\$11,401,122	4.6%
2031-32	\$5.77732	\$11,629,150	\$285,976	\$11,915,126	4.5%
2032-33	\$5.66788	\$12,153,435	\$280,559	\$12,433,994	4.4%
2033-34	\$5.79872	\$12,671,822	\$287,036	\$12,958,858	4.2%
2034-35	\$5.68732	\$13,218,030	\$281,521	\$13,499,551	4.2%
2035-36	\$5.80845	\$13,737,781	\$287,517	\$14,025,298	3.9%

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	\$2,194,678,872	\$1,108,414,424	\$8,856,147	\$1,117,270,571
2026-27	\$2,080,828,761	\$1,699,962,619	\$35,331,307	\$1,735,293,926
2027-28	\$2,133,500,437	\$1,739,928,084	\$48,037,518	\$1,787,965,602
2028-29	\$2,264,222,818	\$1,856,177,689	\$62,510,294	\$1,918,687,983
2029-30	\$2,317,943,494	\$1,897,192,154	\$75,216,505	\$1,972,408,659
2030-31	\$2,457,965,353	\$2,021,382,287	\$91,048,231	\$2,112,430,518
2031-32	\$2,511,686,029	\$2,062,396,752	\$103,754,442	\$2,166,151,194
2032-33	\$2,660,312,403	\$2,193,764,504	\$121,013,064	\$2,314,777,568
2033-34	\$2,714,033,079	\$2,234,778,969	\$133,719,275	\$2,368,498,244
2034-35	\$2,871,633,531	\$2,373,622,557	\$152,476,139	\$2,526,098,696
2035-36	\$2,925,354,207	\$2,414,637,022	\$165,182,350	\$2,579,819,372

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	51.71%	-1.46%	50.25%	22.41%	17.57%	8.86%
2026-27	78.72%	-20.45%	58.26%	21.46%	13.20%	5.70%
2027-28	78.53%	-20.38%	58.15%	21.85%	13.13%	5.54%
2028-29	78.10%	-19.46%	58.64%	22.34%	12.65%	5.16%
2029-30	77.91%	-19.36%	58.55%	22.66%	12.59%	5.02%
2030-31	77.46%	-18.45%	59.01%	23.09%	12.14%	4.69%
2031-32	77.30%	-18.38%	58.92%	23.36%	12.11%	4.57%
2032-33	76.88%	-17.54%	59.34%	23.75%	11.69%	4.28%
2033-34	76.75%	-17.50%	59.25%	23.98%	11.66%	4.18%
2034-35	76.35%	-16.73%	59.63%	24.34%	11.27%	3.92%
2035-36	76.24%	-16.71%	59.54%	24.54%	11.25%	3.84%

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 CLINTON, 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	\$1,108,414,424	\$8.12621	\$9,007,208
2026-27	\$1,699,962,619	\$5.56653	\$9,462,895
2027-28	\$1,739,928,084	\$5.70989	\$9,934,798
2028-29	\$1,856,177,689	\$5.60891	\$10,411,134
2029-30	\$1,897,192,154	\$5.74736	\$10,903,846
2030-31	\$2,021,382,287	\$5.64026	\$11,401,122
2031-32	\$2,062,396,752	\$5.77732	\$11,915,126
2032-33	\$2,193,764,504	\$5.66788	\$12,433,994
2033-34	\$2,234,778,969	\$5.79872	\$12,958,858
2034-35	\$2,373,622,557	\$5.68732	\$13,499,551
2035-36	\$2,414,637,022	\$5.80845	\$14,025,298

CITY OF CLINTON, 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	\$1,108,414,424	\$8.12621	\$9,007,208
2026-27	\$1,161,483,634	\$7.96687	\$9,253,392
2027-28	\$1,185,389,733	\$7.96687	\$9,443,849
2028-29	\$1,243,494,850	\$7.96687	\$9,906,765
2029-30	\$1,281,716,734	\$7.96687	\$10,211,274
2030-31	\$1,343,014,324	\$7.96687	\$10,699,624
2031-32	\$1,382,928,453	\$7.96687	\$11,017,615
2032-33	\$1,447,581,646	\$7.96687	\$11,532,698
2033-34	\$1,489,279,934	\$7.96687	\$11,864,903
2034-35	\$1,557,462,214	\$7.96687	\$12,408,103
2035-36	\$1,601,036,133	\$7.96687	\$12,755,251

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	\$538,478,986	(\$2.40034)	\$209,503
2027-28	\$554,538,351	(\$2.25698)	\$490,949
2028-29	\$612,682,839	(\$2.35796)	\$504,369
2029-30	\$615,475,420	(\$2.21951)	\$692,572
2030-31	\$678,367,963	(\$2.32661)	\$701,498
2031-32	\$679,468,299	(\$2.18955)	\$897,511
2032-33	\$746,182,858	(\$2.29899)	\$901,295
2033-34	\$745,499,035	(\$2.16815)	\$1,093,954
2034-35	\$816,160,342	(\$2.27955)	\$1,091,448
2035-36	\$813,600,889	(\$2.15842)	\$1,270,048

CITY OF CLINTON, 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	\$193	\$348	\$50,000	\$51,515	\$193	\$291	\$50,000	\$58,947	\$174	\$50	\$149	\$50	\$193	\$332
\$100,000	\$123,480	\$385	\$696	\$100,000	\$103,030	\$385	\$581	\$100,000	\$117,894	\$367	\$383	\$342	\$383	\$385	\$665
\$150,000	\$185,220	\$578	\$1,045	\$150,000	\$154,545	\$578	\$872	\$150,000	\$176,842	\$559	\$715	\$534	\$715	\$578	\$997
\$200,000	\$246,960	\$944	\$1,393	\$200,000	\$206,060	\$944	\$1,162	\$200,000	\$235,789	\$752	\$1,048	\$727	\$1,048	\$771	\$1,330
\$250,000	\$308,700	\$1,310	\$1,741	\$250,000	\$257,575	\$1,310	\$1,453	\$250,000	\$294,736	\$945	\$1,380	\$920	\$1,380	\$964	\$1,662
\$300,000	\$370,440	\$1,675	\$2,089	\$300,000	\$309,090	\$1,675	\$1,743	\$300,000	\$353,683	\$1,138	\$1,713	\$1,113	\$1,713	\$1,156	\$1,995
\$400,000	\$493,920	\$2,407	\$2,786	\$400,000	\$412,120	\$2,407	\$2,324	\$400,000	\$471,578	\$1,523	\$2,378	\$1,498	\$2,378	\$1,542	\$2,660
\$500,000	\$617,400	\$3,138	\$3,482	\$500,000	\$515,151	\$3,138	\$2,906	\$500,000	\$589,472	\$1,909	\$3,043	\$1,883	\$3,043	\$1,927	\$3,325
\$600,000	\$740,880	\$3,869	\$4,179	\$600,000	\$618,181	\$3,869	\$3,487	\$600,000	\$707,366	\$2,294	\$3,708	\$2,269	\$3,708	\$2,313	\$3,990
\$700,000	\$864,360	\$4,601	\$4,875	\$700,000	\$721,211	\$4,601	\$4,068	\$700,000	\$825,261	\$2,679	\$4,373	\$2,654	\$4,373	\$2,698	\$4,655
\$800,000	\$987,840	\$5,332	\$5,572	\$800,000	\$824,241	\$5,332	\$4,649	\$800,000	\$943,155	\$3,065	\$5,038	\$3,040	\$5,038	\$3,084	\$5,320
\$900,000	\$1,111,320	\$6,063	\$6,268	\$900,000	\$927,271	\$6,063	\$5,230	\$900,000	\$1,061,050	\$3,450	\$5,703	\$3,425	\$5,703	\$3,469	\$5,985
\$1,000,000	\$1,234,800	\$6,795	\$6,965	\$1,000,000	\$1,030,301	\$6,795	\$5,811	\$1,000,000	\$1,178,944	\$3,836	\$6,368	\$3,811	\$6,368	\$3,854	\$6,650
\$2,000,000	\$2,469,600	\$14,108	\$13,929	\$2,000,000	\$2,060,602	\$14,108	\$11,622	\$2,000,000	\$2,357,888	\$7,690	\$13,017	\$7,665	\$13,017	\$7,709	\$13,299
\$3,000,000	\$3,704,400	\$21,422	\$20,894	\$3,000,000	\$3,090,903	\$21,422	\$17,433	\$3,000,000	\$3,536,832	\$11,544	\$19,667	\$11,519	\$19,667	\$11,563	\$19,949
\$4,000,000	\$4,939,200	\$28,735	\$27,858	\$4,000,000	\$4,121,204	\$28,735	\$23,245	\$4,000,000	\$4,715,776	\$15,399	\$26,316	\$15,374	\$26,316	\$15,418	\$26,598
\$5,000,000	\$6,174,000	\$36,049	\$34,823	\$5,000,000	\$5,151,505	\$36,049	\$29,056	\$5,000,000	\$5,894,720	\$19,253	\$32,966	\$19,228	\$32,966	\$19,272	\$33,248
\$6,000,000	\$7,408,800	\$43,363	\$41,788	\$6,000,000	\$6,181,806	\$43,363	\$34,867	\$6,000,000	\$7,073,664	\$23,108	\$39,615	\$23,083	\$39,615	\$23,126	\$39,897
\$7,000,000	\$8,643,600	\$50,676	\$48,752	\$7,000,000	\$7,212,107	\$50,676	\$40,678	\$7,000,000	\$8,252,608	\$26,962	\$46,265	\$26,937	\$46,265	\$26,981	\$46,547
\$8,000,000	\$9,878,400	\$57,990	\$55,717	\$8,000,000	\$8,242,408	\$57,990	\$46,489	\$8,000,000	\$9,431,552	\$30,816	\$52,914	\$30,791	\$52,914	\$30,835	\$53,196
\$9,000,000	\$11,113,200	\$65,303	\$62,681	\$9,000,000	\$9,272,709	\$65,303	\$52,300	\$9,000,000	\$10,610,496	\$34,671	\$59,564	\$34,646	\$59,564	\$34,690	\$59,846
\$10,000,000	\$12,348,000	\$72,617	\$69,646	\$10,000,000	\$10,303,010	\$72,617	\$58,112	\$10,000,000	\$11,789,440	\$38,525	\$66,213	\$38,500	\$66,213	\$38,544	\$66,496
\$15,000,000	\$18,522,000	\$109,185	\$104,469	\$15,000,000	\$15,454,515	\$109,185	\$87,167	\$15,000,000	\$17,684,160	\$57,797	\$99,461	\$57,772	\$99,461	\$57,816	\$99,743
\$20,000,000	\$24,696,000	\$145,753	\$139,292	\$20,000,000	\$20,606,020	\$145,753	\$116,223	\$20,000,000	\$23,578,880	\$77,069	\$132,709	\$77,044	\$132,709	\$77,088	\$132,991
\$25,000,000	\$30,870,000	\$182,321	\$174,115	\$25,000,000	\$25,757,525	\$182,321	\$145,279	\$25,000,000	\$29,473,600	\$96,341	\$165,957	\$96,316	\$165,957	\$96,360	\$166,239
\$30,000,000	\$37,044,000	\$218,889	\$208,938	\$30,000,000	\$30,909,030	\$218,889	\$174,335	\$30,000,000	\$35,368,320	\$115,613	\$199,205	\$115,588	\$199,205	\$115,632	\$199,487
\$35,000,000	\$43,218,000	\$255,457	\$243,761	\$35,000,000	\$36,060,535	\$255,457	\$203,391	\$35,000,000	\$41,263,040	\$134,885	\$232,452	\$134,860	\$232,452	\$134,904	\$232,734
\$40,000,000	\$49,392,000	\$292,025	\$278,584	\$40,000,000	\$41,212,040	\$292,025	\$232,447	\$40,000,000	\$47,157,760	\$154,157	\$265,700	\$154,132	\$265,700	\$154,176	\$265,982
\$45,000,000	\$55,566,000	\$328,593	\$313,407	\$45,000,000	\$46,363,545	\$328,593	\$261,502	\$45,000,000	\$53,052,480	\$173,429	\$298,948	\$173,404	\$298,948	\$173,448	\$299,230
\$50,000,000	\$61,740,000	\$365,161	\$348,230	\$50,000,000	\$51,515,050	\$365,161	\$290,558	\$50,000,000	\$58,947,200	\$192,701	\$332,196	\$192,676	\$332,196	\$192,720	\$332,478

CITY OF CLINTON, 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	\$156	80.69%	\$98	50.77%	(\$124)	(71.00%)	(\$99)	(66.12%)	\$140	72.52%
\$100,000	\$311	80.69%	\$196	50.77%	\$16	4.42%	\$41	12.07%	\$280	72.52%
\$150,000	\$467	80.69%	\$294	50.77%	\$156	27.88%	\$181	33.87%	\$419	72.52%
\$200,000	\$449	47.58%	\$218	23.14%	\$296	39.31%	\$321	44.11%	\$559	72.52%
\$250,000	\$432	32.96%	\$143	10.94%	\$435	46.09%	\$461	50.07%	\$699	72.52%
\$300,000	\$414	24.72%	\$68	4.07%	\$575	50.56%	\$600	53.95%	\$839	72.52%
\$400,000	\$379	15.76%	(\$82)	(3.41%)	\$855	56.12%	\$880	58.73%	\$1,118	72.52%
\$500,000	\$344	10.97%	(\$232)	(7.40%)	\$1,134	59.43%	\$1,159	61.55%	\$1,398	72.52%
\$600,000	\$309	8.00%	(\$383)	(9.89%)	\$1,414	61.63%	\$1,439	63.42%	\$1,677	72.52%
\$700,000	\$275	5.97%	(\$533)	(11.58%)	\$1,693	63.20%	\$1,718	64.74%	\$1,957	72.52%
\$800,000	\$240	4.50%	(\$683)	(12.81%)	\$1,973	64.37%	\$1,998	65.72%	\$2,236	72.52%
\$900,000	\$205	3.38%	(\$833)	(13.74%)	\$2,252	65.28%	\$2,277	66.49%	\$2,516	72.52%
\$1,000,000	\$170	2.50%	(\$984)	(14.48%)	\$2,532	66.01%	\$2,557	67.10%	\$2,795	72.52%
\$2,000,000	(\$179)	(1.27%)	(\$2,486)	(17.62%)	\$5,327	69.27%	\$5,352	69.82%	\$5,590	72.52%
\$3,000,000	(\$528)	(2.47%)	(\$3,988)	(18.62%)	\$8,122	70.36%	\$8,147	70.73%	\$8,385	72.52%
\$4,000,000	(\$877)	(3.05%)	(\$5,491)	(19.11%)	\$10,917	70.90%	\$10,942	71.18%	\$11,181	72.52%
\$5,000,000	(\$1,226)	(3.40%)	(\$6,993)	(19.40%)	\$13,712	71.22%	\$13,738	71.44%	\$13,976	72.52%
\$6,000,000	(\$1,575)	(3.63%)	(\$8,496)	(19.59%)	\$16,508	71.44%	\$16,533	71.62%	\$16,771	72.52%
\$7,000,000	(\$1,924)	(3.80%)	(\$9,998)	(19.73%)	\$19,303	71.59%	\$19,328	71.75%	\$19,566	72.52%
\$8,000,000	(\$2,273)	(3.92%)	(\$11,501)	(19.83%)	\$22,098	71.71%	\$22,123	71.85%	\$22,361	72.52%
\$9,000,000	(\$2,622)	(4.02%)	(\$13,003)	(19.91%)	\$24,893	71.80%	\$24,918	71.92%	\$25,156	72.52%
\$10,000,000	(\$2,971)	(4.09%)	(\$14,505)	(19.98%)	\$27,688	71.87%	\$27,713	71.98%	\$27,952	72.52%
\$15,000,000	(\$4,716)	(4.32%)	(\$22,017)	(20.17%)	\$41,664	72.09%	\$41,689	72.16%	\$41,927	72.52%
\$20,000,000	(\$6,461)	(4.43%)	(\$29,530)	(20.26%)	\$55,640	72.19%	\$55,665	72.25%	\$55,903	72.52%
\$25,000,000	(\$8,206)	(4.50%)	(\$37,042)	(20.32%)	\$69,616	72.26%	\$69,641	72.30%	\$69,879	72.52%
\$30,000,000	(\$9,951)	(4.55%)	(\$44,554)	(20.35%)	\$83,591	72.30%	\$83,617	72.34%	\$83,855	72.52%
\$35,000,000	(\$11,696)	(4.58%)	(\$52,066)	(20.38%)	\$97,567	72.33%	\$97,592	72.37%	\$97,831	72.52%
\$40,000,000	(\$13,441)	(4.60%)	(\$59,578)	(20.40%)	\$111,543	72.36%	\$111,568	72.38%	\$111,806	72.52%
\$45,000,000	(\$15,186)	(4.62%)	(\$67,090)	(20.42%)	\$125,519	72.37%	\$125,544	72.40%	\$125,782	72.52%
\$50,000,000	(\$16,931)	(4.64%)	(\$74,602)	(20.43%)	\$139,495	72.39%	\$139,520	72.41%	\$139,758	72.52%