

CITY OF DANBURY, 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	\$8.12626	\$91,513	\$0	\$91,513	
2026-27	\$5.11314	\$93,343	\$826	\$94,169	2.9%
2027-28	\$5.15838	\$94,866	\$833	\$95,699	1.6%
2028-29	\$5.00084	\$97,613	\$808	\$98,421	2.8%
2029-30	\$5.04222	\$99,185	\$814	\$100,000	1.6%
2030-31	\$4.88621	\$102,000	\$789	\$102,789	2.8%
2031-32	\$4.92402	\$103,536	\$795	\$104,331	1.5%
2032-33	\$4.77374	\$106,418	\$771	\$107,189	2.7%
2033-34	\$4.80833	\$107,918	\$777	\$108,694	1.4%
2034-35	\$4.66344	\$110,868	\$753	\$111,622	2.7%
2035-36	\$4.69512	\$112,333	\$758	\$113,092	1.3%

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	\$21,621,118	\$11,261,349	\$0	\$11,261,349
2026-27	\$19,505,007	\$18,417,023	\$0	\$18,417,023
2027-28	\$19,640,160	\$18,552,176	\$0	\$18,552,176
2028-29	\$20,768,865	\$19,680,881	\$0	\$19,680,881
2029-30	\$20,920,481	\$19,832,497	\$0	\$19,832,497
2030-31	\$22,124,555	\$21,036,571	\$0	\$21,036,571
2031-32	\$22,276,171	\$21,188,187	\$0	\$21,188,187
2032-33	\$23,541,820	\$22,453,836	\$0	\$22,453,836
2033-34	\$23,693,436	\$22,605,452	\$0	\$22,605,452
2034-35	\$25,023,451	\$23,935,467	\$0	\$23,935,467
2035-36	\$25,175,067	\$24,087,083	\$0	\$24,087,083

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	57.72%	-2.32%	55.41%	42.18%	0.22%	2.19%
2026-27	81.35%	-25.13%	56.23%	41.93%	0.29%	1.34%
2027-28	81.00%	-25.09%	55.91%	42.25%	0.29%	1.33%
2028-29	79.64%	-23.77%	55.86%	42.41%	0.27%	1.25%
2029-30	79.25%	-23.64%	55.61%	42.68%	0.27%	1.24%
2030-31	77.92%	-22.32%	55.59%	42.80%	0.26%	1.17%
2031-32	77.57%	-22.21%	55.36%	43.05%	0.26%	1.16%
2032-33	76.32%	-20.99%	55.33%	43.17%	0.25%	1.10%
2033-34	76.01%	-20.89%	55.11%	43.40%	0.24%	1.09%
2034-35	74.84%	-19.77%	55.08%	43.53%	0.23%	1.03%
2035-36	74.56%	-19.68%	54.87%	43.74%	0.23%	1.02%

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 DANBURY, 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	\$11,261,349	\$8.12626	\$91,513
2026-27	\$18,417,023	\$5.11314	\$94,169
2027-28	\$18,552,176	\$5.15838	\$95,699
2028-29	\$19,680,881	\$5.00084	\$98,421
2029-30	\$19,832,497	\$5.04222	\$100,000
2030-31	\$21,036,571	\$4.88621	\$102,789
2031-32	\$21,188,187	\$4.92402	\$104,331
2032-33	\$22,453,836	\$4.77374	\$107,189
2033-34	\$22,605,452	\$4.80833	\$108,694
2034-35	\$23,935,467	\$4.66344	\$111,622
2035-36	\$24,087,083	\$4.69512	\$113,092

CITY OF DANBURY, 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	\$11,261,349	\$8.12626	\$91,513
2026-27	\$11,917,763	\$7.96692	\$94,948
2027-28	\$12,159,936	\$7.96692	\$96,877
2028-29	\$12,735,730	\$7.96692	\$101,465
2029-30	\$12,986,352	\$7.96692	\$103,461
2030-31	\$13,595,925	\$7.96692	\$108,318
2031-32	\$13,855,417	\$7.96692	\$110,385
2032-33	\$14,500,483	\$7.96692	\$115,524
2033-34	\$14,769,338	\$7.96692	\$117,666
2034-35	\$15,451,716	\$7.96692	\$123,103
2035-36	\$15,730,400	\$7.96692	\$125,323

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	\$6,499,260	(\$2.85378)	-\$779
2027-28	\$6,392,240	(\$2.80854)	-\$1,178
2028-29	\$6,945,151	(\$2.96608)	-\$3,044
2029-30	\$6,846,145	(\$2.92470)	-\$3,461
2030-31	\$7,440,646	(\$3.08071)	-\$5,529
2031-32	\$7,332,770	(\$3.04290)	-\$6,054
2032-33	\$7,953,353	(\$3.19318)	-\$8,335
2033-34	\$7,836,113	(\$3.15859)	-\$8,972
2034-35	\$8,483,751	(\$3.30348)	-\$11,481
2035-36	\$8,356,683	(\$3.27180)	-\$12,231

CITY OF DANBURY, 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	\$302	\$50,000	\$51,515	\$193	\$252	\$50,000	\$58,947	\$174	\$44	\$149	\$44	\$193	\$288
\$100,000	\$123,480	\$385	\$603	\$100,000	\$103,030	\$385	\$503	\$100,000	\$117,894	\$367	\$332	\$342	\$332	\$385	\$576
\$150,000	\$185,220	\$578	\$905	\$150,000	\$154,545	\$578	\$755	\$150,000	\$176,842	\$559	\$620	\$534	\$620	\$578	\$864
\$200,000	\$246,960	\$944	\$1,207	\$200,000	\$206,060	\$944	\$1,007	\$200,000	\$235,789	\$752	\$908	\$727	\$908	\$771	\$1,152
\$250,000	\$308,700	\$1,310	\$1,508	\$250,000	\$257,575	\$1,310	\$1,259	\$250,000	\$294,736	\$945	\$1,196	\$920	\$1,196	\$964	\$1,440
\$300,000	\$370,440	\$1,675	\$1,810	\$300,000	\$309,090	\$1,675	\$1,510	\$300,000	\$353,683	\$1,138	\$1,484	\$1,113	\$1,484	\$1,156	\$1,728
\$400,000	\$493,920	\$2,407	\$2,413	\$400,000	\$412,120	\$2,407	\$2,014	\$400,000	\$471,578	\$1,523	\$2,060	\$1,498	\$2,060	\$1,542	\$2,304
\$500,000	\$617,400	\$3,138	\$3,017	\$500,000	\$515,151	\$3,138	\$2,517	\$500,000	\$589,472	\$1,909	\$2,636	\$1,883	\$2,636	\$1,927	\$2,880
\$600,000	\$740,880	\$3,869	\$3,620	\$600,000	\$618,181	\$3,869	\$3,021	\$600,000	\$707,366	\$2,294	\$3,212	\$2,269	\$3,212	\$2,313	\$3,456
\$700,000	\$864,360	\$4,601	\$4,223	\$700,000	\$721,211	\$4,601	\$3,524	\$700,000	\$825,261	\$2,679	\$3,788	\$2,654	\$3,788	\$2,698	\$4,032
\$800,000	\$987,840	\$5,332	\$4,827	\$800,000	\$824,241	\$5,332	\$4,027	\$800,000	\$943,155	\$3,065	\$4,364	\$3,040	\$4,364	\$3,084	\$4,608
\$900,000	\$1,111,320	\$6,063	\$5,430	\$900,000	\$927,271	\$6,063	\$4,531	\$900,000	\$1,061,050	\$3,450	\$4,940	\$3,425	\$4,940	\$3,469	\$5,185
\$1,000,000	\$1,234,800	\$6,795	\$6,033	\$1,000,000	\$1,030,301	\$6,795	\$5,034	\$1,000,000	\$1,178,944	\$3,836	\$5,516	\$3,811	\$5,516	\$3,854	\$5,761
\$2,000,000	\$2,469,600	\$14,108	\$12,067	\$2,000,000	\$2,060,602	\$14,108	\$10,069	\$2,000,000	\$2,357,888	\$7,690	\$11,277	\$7,665	\$11,277	\$7,709	\$11,521
\$3,000,000	\$3,704,400	\$21,422	\$18,100	\$3,000,000	\$3,090,903	\$21,422	\$15,103	\$3,000,000	\$3,536,832	\$11,545	\$17,037	\$11,519	\$17,037	\$11,563	\$17,282
\$4,000,000	\$4,939,200	\$28,736	\$24,134	\$4,000,000	\$4,121,204	\$28,736	\$20,137	\$4,000,000	\$4,715,776	\$15,399	\$22,798	\$15,374	\$22,798	\$15,418	\$23,042
\$5,000,000	\$6,174,000	\$36,049	\$30,167	\$5,000,000	\$5,151,505	\$36,049	\$25,171	\$5,000,000	\$5,894,720	\$19,253	\$28,559	\$19,228	\$28,559	\$19,272	\$28,803
\$6,000,000	\$7,408,800	\$43,363	\$36,201	\$6,000,000	\$6,181,806	\$43,363	\$30,206	\$6,000,000	\$7,073,664	\$23,108	\$34,319	\$23,083	\$34,319	\$23,126	\$34,563
\$7,000,000	\$8,643,600	\$50,677	\$42,234	\$7,000,000	\$7,212,107	\$50,677	\$35,240	\$7,000,000	\$8,252,608	\$26,962	\$40,080	\$26,937	\$40,080	\$26,981	\$40,324
\$8,000,000	\$9,878,400	\$57,990	\$48,268	\$8,000,000	\$8,242,408	\$57,990	\$40,274	\$8,000,000	\$9,431,552	\$30,817	\$45,840	\$30,792	\$45,840	\$30,835	\$46,085
\$9,000,000	\$11,113,200	\$65,304	\$54,301	\$9,000,000	\$9,272,709	\$65,304	\$45,308	\$9,000,000	\$10,610,496	\$34,671	\$51,601	\$34,646	\$51,601	\$34,690	\$51,845
\$10,000,000	\$12,348,000	\$72,617	\$60,335	\$10,000,000	\$10,303,010	\$72,617	\$50,343	\$10,000,000	\$11,789,440	\$38,525	\$57,361	\$38,500	\$57,361	\$38,544	\$57,606
\$15,000,000	\$18,522,000	\$109,186	\$90,502	\$15,000,000	\$15,454,515	\$109,186	\$75,514	\$15,000,000	\$17,684,160	\$57,798	\$86,164	\$57,772	\$86,164	\$57,816	\$86,409
\$20,000,000	\$24,696,000	\$145,754	\$120,670	\$20,000,000	\$20,606,020	\$145,754	\$100,685	\$20,000,000	\$23,578,880	\$77,070	\$114,967	\$77,045	\$114,967	\$77,088	\$115,211
\$25,000,000	\$30,870,000	\$182,322	\$150,837	\$25,000,000	\$25,757,525	\$182,322	\$125,857	\$25,000,000	\$29,473,600	\$96,342	\$143,770	\$96,317	\$143,770	\$96,360	\$144,014
\$30,000,000	\$37,044,000	\$218,890	\$181,005	\$30,000,000	\$30,909,030	\$218,890	\$151,028	\$30,000,000	\$35,368,320	\$115,614	\$172,573	\$115,589	\$172,573	\$115,632	\$172,817
\$35,000,000	\$43,218,000	\$255,458	\$211,172	\$35,000,000	\$36,060,535	\$255,458	\$176,199	\$35,000,000	\$41,263,040	\$134,886	\$201,376	\$134,861	\$201,376	\$134,905	\$201,620
\$40,000,000	\$49,392,000	\$292,026	\$241,340	\$40,000,000	\$41,212,040	\$292,026	\$201,371	\$40,000,000	\$47,157,760	\$154,158	\$230,178	\$154,133	\$230,178	\$154,177	\$230,423
\$45,000,000	\$55,566,000	\$328,595	\$271,507	\$45,000,000	\$46,363,545	\$328,595	\$226,542	\$45,000,000	\$53,052,480	\$173,430	\$258,981	\$173,405	\$258,981	\$173,449	\$259,226
\$50,000,000	\$61,740,000	\$365,163	\$301,675	\$50,000,000	\$51,515,050	\$365,163	\$251,713	\$50,000,000	\$58,947,200	\$192,702	\$287,784	\$192,677	\$287,784	\$192,721	\$288,028

CITY OF DANBURY, 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	\$109	56.53%	\$59	30.61%	(\$130)	(74.88%)	(\$105)	(70.65%)	\$95	49.45%
\$100,000	\$218	56.53%	\$118	30.61%	(\$35)	(9.54%)	(\$10)	(2.91%)	\$191	49.45%
\$150,000	\$327	56.53%	\$177	30.61%	\$60	10.78%	\$85	15.97%	\$286	49.45%
\$200,000	\$263	27.85%	\$63	6.68%	\$156	20.69%	\$181	24.85%	\$381	49.45%
\$250,000	\$199	15.18%	(\$51)	(3.89%)	\$251	26.56%	\$276	30.00%	\$477	49.45%
\$300,000	\$135	8.05%	(\$165)	(9.85%)	\$346	30.43%	\$371	33.37%	\$572	49.45%
\$400,000	\$7	0.28%	(\$393)	(16.32%)	\$537	35.25%	\$562	37.51%	\$762	49.45%
\$500,000	(\$121)	(3.86%)	(\$621)	(19.78%)	\$727	38.12%	\$753	39.95%	\$953	49.45%
\$600,000	(\$249)	(6.44%)	(\$849)	(21.94%)	\$918	40.02%	\$943	41.57%	\$1,144	49.45%
\$700,000	(\$377)	(8.20%)	(\$1,077)	(23.40%)	\$1,109	41.38%	\$1,134	42.71%	\$1,334	49.45%
\$800,000	(\$505)	(9.48%)	(\$1,305)	(24.47%)	\$1,299	42.39%	\$1,324	43.57%	\$1,525	49.45%
\$900,000	(\$633)	(10.44%)	(\$1,533)	(25.28%)	\$1,490	43.18%	\$1,515	44.23%	\$1,716	49.45%
\$1,000,000	(\$761)	(11.20%)	(\$1,760)	(25.91%)	\$1,681	43.81%	\$1,706	44.76%	\$1,906	49.45%
\$2,000,000	(\$2,041)	(14.47%)	(\$4,040)	(28.63%)	\$3,587	46.64%	\$3,612	47.12%	\$3,812	49.45%
\$3,000,000	(\$3,322)	(15.51%)	(\$6,319)	(29.50%)	\$5,493	47.58%	\$5,518	47.90%	\$5,718	49.45%
\$4,000,000	(\$4,602)	(16.01%)	(\$8,599)	(29.92%)	\$7,399	48.05%	\$7,424	48.29%	\$7,625	49.45%
\$5,000,000	(\$5,882)	(16.32%)	(\$10,878)	(30.18%)	\$9,305	48.33%	\$9,330	48.52%	\$9,531	49.45%
\$6,000,000	(\$7,162)	(16.52%)	(\$13,157)	(30.34%)	\$11,211	48.52%	\$11,236	48.68%	\$11,437	49.45%
\$7,000,000	(\$8,442)	(16.66%)	(\$15,437)	(30.46%)	\$13,117	48.65%	\$13,143	48.79%	\$13,343	49.45%
\$8,000,000	(\$9,722)	(16.77%)	(\$17,716)	(30.55%)	\$15,024	48.75%	\$15,049	48.87%	\$15,249	49.45%
\$9,000,000	(\$11,002)	(16.85%)	(\$19,995)	(30.62%)	\$16,930	48.83%	\$16,955	48.94%	\$17,155	49.45%
\$10,000,000	(\$12,283)	(16.91%)	(\$22,275)	(30.67%)	\$18,836	48.89%	\$18,861	48.99%	\$19,062	49.45%
\$15,000,000	(\$18,683)	(17.11%)	(\$33,672)	(30.84%)	\$28,367	49.08%	\$28,392	49.14%	\$28,592	49.45%
\$20,000,000	(\$25,084)	(17.21%)	(\$45,068)	(30.92%)	\$37,897	49.17%	\$37,922	49.22%	\$38,123	49.45%
\$25,000,000	(\$31,485)	(17.27%)	(\$56,465)	(30.97%)	\$47,428	49.23%	\$47,453	49.27%	\$47,654	49.45%
\$30,000,000	(\$37,885)	(17.31%)	(\$67,862)	(31.00%)	\$56,959	49.27%	\$56,984	49.30%	\$57,185	49.45%
\$35,000,000	(\$44,286)	(17.34%)	(\$79,259)	(31.03%)	\$66,490	49.29%	\$66,515	49.32%	\$66,715	49.45%
\$40,000,000	(\$50,687)	(17.36%)	(\$90,656)	(31.04%)	\$76,020	49.31%	\$76,046	49.34%	\$76,246	49.45%
\$45,000,000	(\$57,088)	(17.37%)	(\$102,053)	(31.06%)	\$85,551	49.33%	\$85,576	49.35%	\$85,777	49.45%
\$50,000,000	(\$63,488)	(17.39%)	(\$113,449)	(31.07%)	\$95,082	49.34%	\$95,107	49.36%	\$95,308	49.45%