

CITY OF DE SOTO, 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	\$7.88955	\$383,882	\$0	\$383,882	
2026-27	\$4.27026	\$391,560	\$28,578	\$420,137	9.4%
2027-28	\$4.39804	\$428,540	\$29,433	\$457,973	9.0%
2028-29	\$4.34257	\$467,133	\$29,062	\$496,194	8.3%
2029-30	\$4.46526	\$506,119	\$29,883	\$536,001	8.0%
2030-31	\$4.41384	\$546,722	\$29,539	\$576,260	7.5%
2031-32	\$4.53396	\$587,786	\$30,342	\$618,128	7.3%
2032-33	\$4.48665	\$630,490	\$30,026	\$660,516	6.9%
2033-34	\$4.60507	\$673,727	\$30,818	\$704,545	6.7%
2034-35	\$4.56100	\$718,636	\$30,523	\$749,160	6.3%
2035-36	\$4.67834	\$764,144	\$31,309	\$795,452	6.2%

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	\$125,145,848	\$48,657,001	\$24,579,397	\$73,236,398
2026-27	\$135,503,111	\$98,386,767	\$34,411,779	\$132,798,546
2027-28	\$144,688,851	\$104,131,080	\$37,853,206	\$141,984,286
2028-29	\$159,982,591	\$114,262,804	\$43,015,222	\$157,278,026
2029-30	\$169,199,331	\$120,038,117	\$46,456,649	\$166,494,766
2030-31	\$185,311,024	\$130,557,622	\$52,048,837	\$182,606,459
2031-32	\$194,527,764	\$136,332,935	\$55,490,264	\$191,823,199
2032-33	\$211,456,823	\$147,218,126	\$61,534,132	\$208,752,258
2033-34	\$220,673,563	\$152,993,439	\$64,975,559	\$217,968,998
2034-35	\$238,451,687	\$164,253,429	\$71,493,693	\$235,747,122
2035-36	\$247,668,427	\$170,028,742	\$74,935,120	\$244,963,862

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	51.61%	-0.61%	51.00%	41.03%	6.81%	0.95%
2026-27	68.52%	-9.66%	58.86%	31.58%	8.17%	0.53%
2027-28	66.99%	-9.70%	57.28%	30.20%	11.21%	0.49%
2028-29	65.52%	-9.34%	56.18%	29.23%	13.44%	0.44%
2029-30	64.37%	-9.38%	54.99%	28.18%	15.73%	0.42%
2030-31	63.30%	-9.03%	54.27%	27.50%	17.26%	0.38%
2031-32	62.41%	-9.08%	53.33%	26.67%	19.07%	0.36%
2032-33	61.62%	-8.77%	52.85%	26.19%	20.12%	0.33%
2033-34	60.90%	-8.82%	52.09%	25.51%	21.59%	0.32%
2034-35	60.31%	-8.53%	51.78%	25.17%	22.31%	0.30%
2035-36	59.73%	-8.59%	51.14%	24.61%	23.54%	0.28%

**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 DE SOTO, 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	\$48,657,001	\$7.88955	\$383,882
2026-27	\$98,386,767	\$4.27026	\$420,137
2027-28	\$104,131,080	\$4.39804	\$457,973
2028-29	\$114,262,804	\$4.34257	\$496,194
2029-30	\$120,038,117	\$4.46526	\$536,001
2030-31	\$130,557,622	\$4.41384	\$576,260
2031-32	\$136,332,935	\$4.53396	\$618,128
2032-33	\$147,218,126	\$4.48665	\$660,516
2033-34	\$152,993,439	\$4.60507	\$704,545
2034-35	\$164,253,429	\$4.56100	\$749,160
2035-36	\$170,028,742	\$4.67834	\$795,452

CITY OF DE SOTO, 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	\$48,657,001	\$7.88955	\$383,882
2026-27	\$52,809,264	\$7.65976	\$404,506
2027-28	\$53,791,378	\$7.65976	\$412,029
2028-29	\$58,787,573	\$7.65976	\$450,299
2029-30	\$63,357,262	\$7.65976	\$485,301
2030-31	\$68,377,121	\$7.65976	\$523,752
2031-32	\$73,100,518	\$7.65976	\$559,932
2032-33	\$78,142,489	\$7.65976	\$598,553
2033-34	\$83,027,896	\$7.65976	\$635,974
2034-35	\$88,090,481	\$7.65976	\$674,752
2035-36	\$93,146,262	\$7.65976	\$713,478

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	\$45,577,503	(\$3.38950)	\$15,631
2027-28	\$50,339,702	(\$3.26172)	\$45,944
2028-29	\$55,475,231	(\$3.31719)	\$45,895
2029-30	\$56,680,855	(\$3.19450)	\$50,700
2030-31	\$62,180,501	(\$3.24592)	\$52,508
2031-32	\$63,232,418	(\$3.12580)	\$58,196
2032-33	\$69,075,637	(\$3.17311)	\$61,963
2033-34	\$69,965,543	(\$3.05469)	\$68,572
2034-35	\$76,162,948	(\$3.09876)	\$74,408
2035-36	\$76,882,481	(\$2.98142)	\$81,974

CITY OF DE SOTO, 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	\$187	\$273	\$50,000	\$51,515	\$187	\$227	\$50,000	\$58,947	\$169	\$39	\$145	\$39	\$187	\$260
\$100,000	\$123,480	\$374	\$545	\$100,000	\$103,030	\$374	\$455	\$100,000	\$117,894	\$356	\$300	\$332	\$300	\$374	\$520
\$150,000	\$185,220	\$561	\$818	\$150,000	\$154,545	\$561	\$682	\$150,000	\$176,842	\$543	\$560	\$519	\$560	\$561	\$781
\$200,000	\$246,960	\$916	\$1,090	\$200,000	\$206,060	\$916	\$910	\$200,000	\$235,789	\$730	\$820	\$706	\$820	\$748	\$1,041
\$250,000	\$308,700	\$1,271	\$1,363	\$250,000	\$257,575	\$1,271	\$1,137	\$250,000	\$294,736	\$917	\$1,080	\$893	\$1,080	\$936	\$1,301
\$300,000	\$370,440	\$1,626	\$1,635	\$300,000	\$309,090	\$1,626	\$1,364	\$300,000	\$353,683	\$1,104	\$1,340	\$1,080	\$1,340	\$1,123	\$1,561
\$400,000	\$493,920	\$2,336	\$2,180	\$400,000	\$412,120	\$2,336	\$1,819	\$400,000	\$471,578	\$1,479	\$1,861	\$1,454	\$1,861	\$1,497	\$2,081
\$500,000	\$617,400	\$3,047	\$2,725	\$500,000	\$515,151	\$3,047	\$2,274	\$500,000	\$589,472	\$1,853	\$2,381	\$1,829	\$2,381	\$1,871	\$2,602
\$600,000	\$740,880	\$3,757	\$3,270	\$600,000	\$618,181	\$3,757	\$2,729	\$600,000	\$707,366	\$2,227	\$2,902	\$2,203	\$2,902	\$2,245	\$3,122
\$700,000	\$864,360	\$4,467	\$3,815	\$700,000	\$721,211	\$4,467	\$3,183	\$700,000	\$825,261	\$2,601	\$3,422	\$2,577	\$3,422	\$2,619	\$3,643
\$800,000	\$987,840	\$5,177	\$4,360	\$800,000	\$824,241	\$5,177	\$3,638	\$800,000	\$943,155	\$2,976	\$3,942	\$2,951	\$3,942	\$2,994	\$4,163
\$900,000	\$1,111,320	\$5,887	\$4,905	\$900,000	\$927,271	\$5,887	\$4,093	\$900,000	\$1,061,050	\$3,350	\$4,463	\$3,325	\$4,463	\$3,368	\$4,683
\$1,000,000	\$1,234,800	\$6,597	\$5,450	\$1,000,000	\$1,030,301	\$6,597	\$4,548	\$1,000,000	\$1,178,944	\$3,724	\$4,983	\$3,700	\$4,983	\$3,742	\$5,204
\$2,000,000	\$2,469,600	\$13,697	\$10,900	\$2,000,000	\$2,060,602	\$13,697	\$9,095	\$2,000,000	\$2,357,888	\$7,466	\$10,187	\$7,442	\$10,187	\$7,484	\$10,407
\$3,000,000	\$3,704,400	\$20,798	\$16,351	\$3,000,000	\$3,090,903	\$20,798	\$13,643	\$3,000,000	\$3,536,832	\$11,208	\$15,390	\$11,184	\$15,390	\$11,226	\$15,611
\$4,000,000	\$4,939,200	\$27,899	\$21,801	\$4,000,000	\$4,121,204	\$27,899	\$18,190	\$4,000,000	\$4,715,776	\$14,950	\$20,594	\$14,926	\$20,594	\$14,969	\$20,815
\$5,000,000	\$6,174,000	\$34,999	\$27,251	\$5,000,000	\$5,151,505	\$34,999	\$22,738	\$5,000,000	\$5,894,720	\$18,693	\$25,798	\$18,668	\$25,798	\$18,711	\$26,018
\$6,000,000	\$7,408,800	\$42,100	\$32,701	\$6,000,000	\$6,181,806	\$42,100	\$27,286	\$6,000,000	\$7,073,664	\$22,435	\$31,001	\$22,410	\$31,001	\$22,453	\$31,222
\$7,000,000	\$8,643,600	\$49,200	\$38,151	\$7,000,000	\$7,212,107	\$49,200	\$31,833	\$7,000,000	\$8,252,608	\$26,177	\$36,205	\$26,153	\$36,205	\$26,195	\$36,426
\$8,000,000	\$9,878,400	\$56,301	\$43,602	\$8,000,000	\$8,242,408	\$56,301	\$36,381	\$8,000,000	\$9,431,552	\$29,919	\$41,409	\$29,895	\$41,409	\$29,937	\$41,629
\$9,000,000	\$11,113,200	\$63,402	\$49,052	\$9,000,000	\$9,272,709	\$63,402	\$40,928	\$9,000,000	\$10,610,496	\$33,661	\$46,612	\$33,637	\$46,612	\$33,679	\$46,833
\$10,000,000	\$12,348,000	\$70,502	\$54,502	\$10,000,000	\$10,303,010	\$70,502	\$45,476	\$10,000,000	\$11,789,440	\$37,403	\$51,816	\$37,379	\$51,816	\$37,421	\$52,037
\$15,000,000	\$18,522,000	\$106,005	\$81,753	\$15,000,000	\$15,454,515	\$106,005	\$68,214	\$15,000,000	\$17,684,160	\$56,114	\$77,834	\$56,090	\$77,834	\$56,132	\$78,055
\$20,000,000	\$24,696,000	\$141,508	\$109,004	\$20,000,000	\$20,606,020	\$141,508	\$90,952	\$20,000,000	\$23,578,880	\$74,825	\$103,853	\$74,800	\$103,853	\$74,843	\$104,073
\$25,000,000	\$30,870,000	\$177,011	\$136,255	\$25,000,000	\$25,757,525	\$177,011	\$113,690	\$25,000,000	\$29,473,600	\$93,535	\$129,871	\$93,511	\$129,871	\$93,554	\$130,092
\$30,000,000	\$37,044,000	\$212,514	\$163,506	\$30,000,000	\$30,909,030	\$212,514	\$136,428	\$30,000,000	\$35,368,320	\$112,246	\$155,889	\$112,222	\$155,889	\$112,264	\$156,110
\$35,000,000	\$43,218,000	\$248,017	\$190,757	\$35,000,000	\$36,060,535	\$248,017	\$159,165	\$35,000,000	\$41,263,040	\$130,957	\$181,908	\$130,932	\$181,908	\$130,975	\$182,128
\$40,000,000	\$49,392,000	\$283,520	\$218,008	\$40,000,000	\$41,212,040	\$283,520	\$181,903	\$40,000,000	\$47,157,760	\$149,668	\$207,926	\$149,643	\$207,926	\$149,686	\$208,147
\$45,000,000	\$55,566,000	\$319,023	\$245,259	\$45,000,000	\$46,363,545	\$319,023	\$204,641	\$45,000,000	\$53,052,480	\$168,378	\$233,944	\$168,354	\$233,944	\$168,396	\$234,165
\$50,000,000	\$61,740,000	\$354,526	\$272,510	\$50,000,000	\$51,515,050	\$354,526	\$227,379	\$50,000,000	\$58,947,200	\$187,089	\$259,963	\$187,065	\$259,963	\$187,107	\$260,184

CITY OF DE SOTO, 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	\$85	45.64%	\$40	21.52%	(\$129)	(76.63%)	(\$105)	(72.70%)	\$73	39.06%
\$100,000	\$171	45.64%	\$81	21.52%	(\$56)	(15.84%)	(\$32)	(9.67%)	\$146	39.06%
\$150,000	\$256	45.64%	\$121	21.52%	\$17	3.07%	\$41	7.90%	\$219	39.06%
\$200,000	\$174	18.95%	(\$7)	(0.75%)	\$90	12.29%	\$114	16.16%	\$292	39.06%
\$250,000	\$91	7.17%	(\$134)	(10.58%)	\$163	17.75%	\$187	20.96%	\$365	39.06%
\$300,000	\$9	0.53%	(\$262)	(16.12%)	\$236	21.36%	\$260	24.09%	\$438	39.06%
\$400,000	(\$156)	(6.69%)	(\$517)	(22.15%)	\$382	25.84%	\$406	27.94%	\$585	39.06%
\$500,000	(\$321)	(10.55%)	(\$773)	(25.36%)	\$528	28.51%	\$553	30.22%	\$731	39.06%
\$600,000	(\$486)	(12.95%)	(\$1,028)	(27.37%)	\$674	30.28%	\$699	31.72%	\$877	39.06%
\$700,000	(\$652)	(14.59%)	(\$1,283)	(28.73%)	\$821	31.54%	\$845	32.78%	\$1,023	39.06%
\$800,000	(\$817)	(15.77%)	(\$1,539)	(29.72%)	\$967	32.49%	\$991	33.58%	\$1,169	39.06%
\$900,000	(\$982)	(16.67%)	(\$1,794)	(30.47%)	\$1,113	33.22%	\$1,137	34.20%	\$1,315	39.06%
\$1,000,000	(\$1,147)	(17.38%)	(\$2,049)	(31.06%)	\$1,259	33.81%	\$1,283	34.69%	\$1,462	39.06%
\$2,000,000	(\$2,797)	(20.42%)	(\$4,602)	(33.60%)	\$2,721	36.44%	\$2,745	36.88%	\$2,923	39.06%
\$3,000,000	(\$4,447)	(21.38%)	(\$7,155)	(34.40%)	\$4,182	37.31%	\$4,206	37.61%	\$4,385	39.06%
\$4,000,000	(\$6,098)	(21.86%)	(\$9,708)	(34.80%)	\$5,644	37.75%	\$5,668	37.97%	\$5,846	39.06%
\$5,000,000	(\$7,748)	(22.14%)	(\$12,261)	(35.03%)	\$7,105	38.01%	\$7,129	38.19%	\$7,308	39.06%
\$6,000,000	(\$9,399)	(22.32%)	(\$14,814)	(35.19%)	\$8,567	38.18%	\$8,591	38.33%	\$8,769	39.06%
\$7,000,000	(\$11,049)	(22.46%)	(\$17,367)	(35.30%)	\$10,028	38.31%	\$10,052	38.44%	\$10,231	39.06%
\$8,000,000	(\$12,699)	(22.56%)	(\$19,920)	(35.38%)	\$11,490	38.40%	\$11,514	38.52%	\$11,692	39.06%
\$9,000,000	(\$14,350)	(22.63%)	(\$22,473)	(35.45%)	\$12,951	38.48%	\$12,976	38.58%	\$13,154	39.06%
\$10,000,000	(\$16,000)	(22.69%)	(\$25,026)	(35.50%)	\$14,413	38.53%	\$14,437	38.62%	\$14,615	39.06%
\$15,000,000	(\$24,252)	(22.88%)	(\$37,791)	(35.65%)	\$21,720	38.71%	\$21,745	38.77%	\$21,923	39.06%
\$20,000,000	(\$32,504)	(22.97%)	(\$50,557)	(35.73%)	\$29,028	38.79%	\$29,052	38.84%	\$29,231	39.06%
\$25,000,000	(\$40,756)	(23.02%)	(\$63,322)	(35.77%)	\$36,336	38.85%	\$36,360	38.88%	\$36,538	39.06%
\$30,000,000	(\$49,008)	(23.06%)	(\$76,087)	(35.80%)	\$43,643	38.88%	\$43,668	38.91%	\$43,846	39.06%
\$35,000,000	(\$57,260)	(23.09%)	(\$88,852)	(35.82%)	\$50,951	38.91%	\$50,975	38.93%	\$51,154	39.06%
\$40,000,000	(\$65,512)	(23.11%)	(\$101,617)	(35.84%)	\$58,259	38.93%	\$58,283	38.95%	\$58,461	39.06%
\$45,000,000	(\$73,764)	(23.12%)	(\$114,382)	(35.85%)	\$65,566	38.94%	\$65,591	38.96%	\$65,769	39.06%
\$50,000,000	(\$82,016)	(23.13%)	(\$127,147)	(35.86%)	\$72,874	38.95%	\$72,898	38.97%	\$73,076	39.06%