

CITY OF DAVIS CITY, 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	\$8.50500	\$23,342	\$0	\$23,342	
2026-27	\$8.16199	\$23,808	\$159	\$23,967	2.7%
2027-28	\$8.23739	\$24,087	\$161	\$24,248	1.2%
2028-29	\$7.79626	\$24,733	\$152	\$24,885	2.6%
2029-30	\$7.84589	\$25,009	\$153	\$25,162	1.1%
2030-31	\$7.42700	\$25,665	\$145	\$25,810	2.6%
2031-32	\$7.47345	\$25,939	\$146	\$26,085	1.1%
2032-33	\$7.09251	\$26,606	\$138	\$26,745	2.5%
2033-34	\$7.13617	\$26,878	\$139	\$27,018	1.0%
2034-35	\$6.78775	\$27,558	\$132	\$27,690	2.5%
2035-36	\$6.82894	\$27,829	\$133	\$27,962	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	\$5,923,340	\$2,744,449	\$0	\$2,744,449
2026-27	\$3,730,254	\$2,936,470	\$0	\$2,936,470
2027-28	\$3,737,413	\$2,943,629	\$0	\$2,943,629
2028-29	\$3,985,662	\$3,191,878	\$0	\$3,191,878
2029-30	\$4,000,821	\$3,207,037	\$0	\$3,207,037
2030-31	\$4,268,948	\$3,475,164	\$0	\$3,475,164
2031-32	\$4,284,107	\$3,490,323	\$0	\$3,490,323
2032-33	\$4,564,621	\$3,770,837	\$0	\$3,770,837
2033-34	\$4,579,780	\$3,785,996	\$0	\$3,785,996
2034-35	\$4,873,212	\$4,079,428	\$0	\$4,079,428
2035-36	\$4,888,371	\$4,094,587	\$0	\$4,094,587

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	68.18%	-4.48%	63.70%	32.60%	0.00%	3.71%
2026-27	147.09%	-97.20%	49.89%	46.00%	0.00%	3.46%
2027-28	147.40%	-97.38%	50.01%	45.89%	0.00%	3.46%
2028-29	141.98%	-90.15%	51.83%	44.43%	0.00%	3.19%
2029-30	141.92%	-89.86%	52.06%	44.22%	0.00%	3.17%
2030-31	136.77%	-83.01%	53.76%	42.85%	0.00%	2.93%
2031-32	136.73%	-82.78%	53.96%	42.67%	0.00%	2.91%
2032-33	132.14%	-76.70%	55.44%	41.47%	0.00%	2.70%
2033-34	132.13%	-76.51%	55.62%	41.30%	0.00%	2.69%
2034-35	128.00%	-71.08%	56.92%	40.25%	0.00%	2.49%
2035-36	128.01%	-70.93%	57.08%	40.10%	0.00%	2.48%

**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 DAVIS CITY, 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	\$2,744,449	\$8.50500	\$23,342
2026-27	\$2,936,470	\$8.16199	\$23,967
2027-28	\$2,943,629	\$8.23739	\$24,248
2028-29	\$3,191,878	\$7.79626	\$24,885
2029-30	\$3,207,037	\$7.84589	\$25,162
2030-31	\$3,475,164	\$7.42700	\$25,810
2031-32	\$3,490,323	\$7.47345	\$26,085
2032-33	\$3,770,837	\$7.09251	\$26,745
2033-34	\$3,785,996	\$7.13617	\$27,018
2034-35	\$4,079,428	\$6.78775	\$27,690
2035-36	\$4,094,587	\$6.82894	\$27,962

CITY OF DAVIS CITY, 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	\$2,744,449	\$8.50500	\$23,342
2026-27	\$2,855,935	\$8.33824	\$23,813
2027-28	\$2,905,108	\$8.33824	\$24,223
2028-29	\$3,021,499	\$8.10000	\$24,474
2029-30	\$3,073,271	\$8.10000	\$24,893
2030-31	\$3,195,811	\$8.10000	\$25,886
2031-32	\$3,250,312	\$8.10000	\$26,328
2032-33	\$3,379,317	\$8.10000	\$27,372
2033-34	\$3,436,698	\$8.10000	\$27,837
2034-35	\$3,572,505	\$8.10000	\$28,937
2035-36	\$3,632,911	\$8.10000	\$29,427

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	\$80,535	(\$0.17625)	\$154
2027-28	\$38,521	(\$0.10085)	\$24
2028-29	\$170,379	(\$0.30374)	\$411
2029-30	\$133,766	(\$0.25411)	\$269
2030-31	\$279,353	(\$0.67300)	-\$76
2031-32	\$240,011	(\$0.62655)	-\$243
2032-33	\$391,520	(\$1.00749)	-\$628
2033-34	\$349,297	(\$0.96383)	-\$820
2034-35	\$506,922	(\$1.31225)	-\$1,247
2035-36	\$461,675	(\$1.27106)	-\$1,465

CITY OF DAVIS CITY, 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	\$202	\$459	\$50,000	\$51,515	\$202	\$383	\$50,000	\$58,947	\$182	\$66	\$156	\$66	\$202	\$438
\$100,000	\$123,480	\$403	\$917	\$100,000	\$103,030	\$403	\$765	\$100,000	\$117,894	\$384	\$504	\$358	\$504	\$403	\$876
\$150,000	\$185,220	\$605	\$1,376	\$150,000	\$154,545	\$605	\$1,148	\$150,000	\$176,842	\$586	\$942	\$559	\$942	\$605	\$1,313
\$200,000	\$246,960	\$988	\$1,834	\$200,000	\$206,060	\$988	\$1,530	\$200,000	\$235,789	\$787	\$1,380	\$761	\$1,380	\$807	\$1,751
\$250,000	\$308,700	\$1,371	\$2,293	\$250,000	\$257,575	\$1,371	\$1,913	\$250,000	\$294,736	\$989	\$1,818	\$963	\$1,818	\$1,009	\$2,189
\$300,000	\$370,440	\$1,753	\$2,751	\$300,000	\$309,090	\$1,753	\$2,296	\$300,000	\$353,683	\$1,191	\$2,255	\$1,164	\$2,255	\$1,210	\$2,627
\$400,000	\$493,920	\$2,519	\$3,668	\$400,000	\$412,120	\$2,519	\$3,061	\$400,000	\$471,578	\$1,594	\$3,131	\$1,568	\$3,131	\$1,614	\$3,502
\$500,000	\$617,400	\$3,284	\$4,585	\$500,000	\$515,151	\$3,284	\$3,826	\$500,000	\$589,472	\$1,997	\$4,007	\$1,971	\$4,007	\$2,017	\$4,378
\$600,000	\$740,880	\$4,050	\$5,503	\$600,000	\$618,181	\$4,050	\$4,591	\$600,000	\$707,366	\$2,401	\$4,882	\$2,375	\$4,882	\$2,420	\$5,254
\$700,000	\$864,360	\$4,815	\$6,420	\$700,000	\$721,211	\$4,815	\$5,356	\$700,000	\$825,261	\$2,804	\$5,758	\$2,778	\$5,758	\$2,824	\$6,129
\$800,000	\$987,840	\$5,581	\$7,337	\$800,000	\$824,241	\$5,581	\$6,122	\$800,000	\$943,155	\$3,208	\$6,633	\$3,181	\$6,633	\$3,227	\$7,005
\$900,000	\$1,111,320	\$6,346	\$8,254	\$900,000	\$927,271	\$6,346	\$6,887	\$900,000	\$1,061,050	\$3,611	\$7,509	\$3,585	\$7,509	\$3,631	\$7,880
\$1,000,000	\$1,234,800	\$7,111	\$9,171	\$1,000,000	\$1,030,301	\$7,111	\$7,652	\$1,000,000	\$1,178,944	\$4,014	\$8,385	\$3,988	\$8,385	\$4,034	\$8,756
\$2,000,000	\$2,469,600	\$14,766	\$18,342	\$2,000,000	\$2,060,602	\$14,766	\$15,304	\$2,000,000	\$2,357,888	\$8,049	\$17,141	\$8,022	\$17,141	\$8,068	\$17,512
\$3,000,000	\$3,704,400	\$22,420	\$27,513	\$3,000,000	\$3,090,903	\$22,420	\$22,956	\$3,000,000	\$3,536,832	\$12,083	\$25,897	\$12,056	\$25,897	\$12,102	\$26,268
\$4,000,000	\$4,939,200	\$30,075	\$36,683	\$4,000,000	\$4,121,204	\$30,075	\$30,608	\$4,000,000	\$4,715,776	\$16,117	\$34,653	\$16,090	\$34,653	\$16,136	\$35,024
\$5,000,000	\$6,174,000	\$37,729	\$45,854	\$5,000,000	\$5,151,505	\$37,729	\$38,260	\$5,000,000	\$5,894,720	\$20,151	\$43,409	\$20,125	\$43,409	\$20,170	\$43,780
\$6,000,000	\$7,408,800	\$45,384	\$55,025	\$6,000,000	\$6,181,806	\$45,384	\$45,912	\$6,000,000	\$7,073,664	\$24,185	\$52,165	\$24,159	\$52,165	\$24,204	\$52,536
\$7,000,000	\$8,643,600	\$53,038	\$64,196	\$7,000,000	\$7,212,107	\$53,038	\$53,564	\$7,000,000	\$8,252,608	\$28,219	\$60,921	\$28,193	\$60,921	\$28,238	\$61,292
\$8,000,000	\$9,878,400	\$60,693	\$73,367	\$8,000,000	\$8,242,408	\$60,693	\$61,216	\$8,000,000	\$9,431,552	\$32,253	\$69,677	\$32,227	\$69,677	\$32,272	\$70,048
\$9,000,000	\$11,113,200	\$68,347	\$82,538	\$9,000,000	\$9,272,709	\$68,347	\$68,868	\$9,000,000	\$10,610,496	\$36,287	\$78,433	\$36,261	\$78,433	\$36,307	\$78,804
\$10,000,000	\$12,348,000	\$76,002	\$91,709	\$10,000,000	\$10,303,010	\$76,002	\$76,520	\$10,000,000	\$11,789,440	\$40,321	\$87,189	\$40,295	\$87,189	\$40,341	\$87,560
\$15,000,000	\$18,522,000	\$114,274	\$137,563	\$15,000,000	\$15,454,515	\$114,274	\$114,781	\$15,000,000	\$17,684,160	\$60,491	\$130,969	\$60,465	\$130,969	\$60,511	\$131,340
\$20,000,000	\$24,696,000	\$152,547	\$183,417	\$20,000,000	\$20,606,020	\$152,547	\$153,041	\$20,000,000	\$23,578,880	\$80,662	\$174,749	\$80,635	\$174,749	\$80,681	\$175,120
\$25,000,000	\$30,870,000	\$190,819	\$229,271	\$25,000,000	\$25,757,525	\$190,819	\$191,301	\$25,000,000	\$29,473,600	\$100,832	\$218,529	\$100,806	\$218,529	\$100,851	\$218,900
\$30,000,000	\$37,044,000	\$229,092	\$275,126	\$30,000,000	\$30,909,030	\$229,092	\$229,561	\$30,000,000	\$35,368,320	\$121,002	\$262,309	\$120,976	\$262,309	\$121,022	\$262,681
\$35,000,000	\$43,218,000	\$267,364	\$320,980	\$35,000,000	\$36,060,535	\$267,364	\$267,822	\$35,000,000	\$41,263,040	\$141,172	\$306,089	\$141,146	\$306,089	\$141,192	\$306,461
\$40,000,000	\$49,392,000	\$305,637	\$366,834	\$40,000,000	\$41,212,040	\$305,637	\$306,082	\$40,000,000	\$47,157,760	\$161,343	\$349,869	\$161,317	\$349,869	\$161,362	\$350,241
\$45,000,000	\$55,566,000	\$343,909	\$412,689	\$45,000,000	\$46,363,545	\$343,909	\$344,342	\$45,000,000	\$53,052,480	\$181,513	\$393,649	\$181,487	\$393,649	\$181,533	\$394,021
\$50,000,000	\$61,740,000	\$382,182	\$458,543	\$50,000,000	\$51,515,050	\$382,182	\$382,602	\$50,000,000	\$58,947,200	\$201,683	\$437,430	\$201,657	\$437,430	\$201,703	\$437,801

CITY OF            DAVIS CITY, 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	\$257	127.34%	\$181	89.69%	(\$116)	(63.52%)	(\$89)	(57.38%)	\$236	117.05%
\$100,000	\$514	127.34%	\$362	89.69%	\$120	31.37%	\$147	41.00%	\$472	117.05%
\$150,000	\$771	127.34%	\$543	89.69%	\$357	60.89%	\$383	68.43%	\$708	117.05%
\$200,000	\$846	85.68%	\$543	54.93%	\$593	75.28%	\$619	81.32%	\$944	117.05%
\$250,000	\$922	67.28%	\$542	39.58%	\$829	83.80%	\$855	88.80%	\$1,180	117.05%
\$300,000	\$998	56.92%	\$542	30.93%	\$1,065	89.43%	\$1,091	93.70%	\$1,417	117.05%
\$400,000	\$1,150	45.64%	\$542	21.52%	\$1,537	96.42%	\$1,563	99.71%	\$1,889	117.05%
\$500,000	\$1,301	39.62%	\$542	16.50%	\$2,009	100.59%	\$2,035	103.26%	\$2,361	117.05%
\$600,000	\$1,453	35.88%	\$542	13.37%	\$2,481	103.35%	\$2,508	105.60%	\$2,833	117.05%
\$700,000	\$1,605	33.32%	\$541	11.24%	\$2,954	105.32%	\$2,980	107.26%	\$3,305	117.05%
\$800,000	\$1,756	31.47%	\$541	9.70%	\$3,426	106.80%	\$3,452	108.50%	\$3,778	117.05%
\$900,000	\$1,908	30.06%	\$541	8.52%	\$3,898	107.94%	\$3,924	109.47%	\$4,250	117.05%
\$1,000,000	\$2,059	28.96%	\$541	7.60%	\$4,370	108.86%	\$4,396	110.23%	\$4,722	117.05%
\$2,000,000	\$3,576	24.22%	\$538	3.64%	\$9,092	112.97%	\$9,118	113.66%	\$9,444	117.05%
\$3,000,000	\$5,092	22.71%	\$536	2.39%	\$13,814	114.33%	\$13,840	114.80%	\$14,166	117.05%
\$4,000,000	\$6,609	21.97%	\$533	1.77%	\$18,536	115.01%	\$18,562	115.36%	\$18,888	117.05%
\$5,000,000	\$8,125	21.53%	\$531	1.41%	\$23,258	115.42%	\$23,284	115.70%	\$23,610	117.05%
\$6,000,000	\$9,641	21.24%	\$528	1.16%	\$27,980	115.69%	\$28,006	115.93%	\$28,332	117.05%
\$7,000,000	\$11,158	21.04%	\$526	0.99%	\$32,702	115.89%	\$32,728	116.09%	\$33,054	117.05%
\$8,000,000	\$12,674	20.88%	\$523	0.86%	\$37,424	116.03%	\$37,450	116.21%	\$37,776	117.05%
\$9,000,000	\$14,190	20.76%	\$521	0.76%	\$42,146	116.15%	\$42,172	116.30%	\$42,498	117.05%
\$10,000,000	\$15,707	20.67%	\$519	0.68%	\$46,868	116.24%	\$46,894	116.38%	\$47,220	117.05%
\$15,000,000	\$23,288	20.38%	\$506	0.44%	\$70,478	116.51%	\$70,504	116.60%	\$70,829	117.05%
\$20,000,000	\$30,870	20.24%	\$494	0.32%	\$94,087	116.64%	\$94,114	116.72%	\$94,439	117.05%
\$25,000,000	\$38,452	20.15%	\$482	0.25%	\$117,697	116.73%	\$117,723	116.78%	\$118,049	117.05%
\$30,000,000	\$46,034	20.09%	\$469	0.20%	\$141,307	116.78%	\$141,333	116.83%	\$141,659	117.05%
\$35,000,000	\$53,616	20.05%	\$457	0.17%	\$164,917	116.82%	\$164,943	116.86%	\$165,269	117.05%
\$40,000,000	\$61,197	20.02%	\$445	0.15%	\$188,527	116.85%	\$188,553	116.88%	\$188,878	117.05%
\$45,000,000	\$68,779	20.00%	\$433	0.13%	\$212,136	116.87%	\$212,163	116.90%	\$212,488	117.05%
\$50,000,000	\$76,361	19.98%	\$420	0.11%	\$235,746	116.89%	\$235,772	116.92%	\$236,098	117.05%