

CITY OF DANVILLE, 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	\$8.23500	\$216,578	\$0	\$216,578	
2026-27	\$4.61002	\$220,910	\$948	\$221,858	2.4%
2027-28	\$4.63893	\$222,967	\$954	\$223,922	0.9%
2028-29	\$4.51251	\$228,400	\$928	\$229,328	2.4%
2029-30	\$4.53719	\$230,474	\$933	\$231,408	0.9%
2030-31	\$4.41182	\$236,036	\$908	\$236,943	2.4%
2031-32	\$4.43584	\$238,128	\$912	\$239,040	0.9%
2032-33	\$4.31479	\$243,821	\$888	\$244,709	2.4%
2033-34	\$4.33818	\$245,932	\$892	\$246,825	0.9%
2034-35	\$4.22119	\$251,761	\$868	\$252,630	2.4%
2035-36	\$4.24398	\$253,893	\$873	\$254,766	0.8%

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	\$54,985,450	\$26,299,706	\$0	\$26,299,706
2026-27	\$48,972,540	\$48,125,141	\$0	\$48,125,141
2027-28	\$49,117,485	\$48,270,086	\$0	\$48,270,086
2028-29	\$51,667,886	\$50,820,487	\$0	\$50,820,487
2029-30	\$51,849,831	\$51,002,432	\$0	\$51,002,432
2030-31	\$54,553,864	\$53,706,465	\$0	\$53,706,465
2031-32	\$54,735,808	\$53,888,409	\$0	\$53,888,409
2032-33	\$57,561,335	\$56,713,936	\$0	\$56,713,936
2033-34	\$57,743,279	\$56,895,880	\$0	\$56,895,880
2034-35	\$60,695,368	\$59,847,969	\$0	\$59,847,969
2035-36	\$60,877,313	\$60,029,914	\$0	\$60,029,914

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	90.95%	-2.17%	88.78%	8.05%	0.00%	0.41%
2026-27	114.45%	-24.48%	89.96%	8.03%	0.00%	0.23%
2027-28	114.32%	-24.53%	89.79%	8.21%	0.00%	0.23%
2028-29	113.14%	-23.42%	89.72%	8.38%	0.00%	0.21%
2029-30	112.95%	-23.38%	89.57%	8.54%	0.00%	0.21%
2030-31	111.75%	-22.24%	89.51%	8.70%	0.00%	0.20%
2031-32	111.57%	-22.21%	89.36%	8.86%	0.00%	0.20%
2032-33	110.44%	-21.14%	89.30%	9.01%	0.00%	0.19%
2033-34	110.27%	-21.12%	89.16%	9.16%	0.00%	0.19%
2034-35	109.21%	-20.11%	89.10%	9.30%	0.00%	0.18%
2035-36	109.05%	-20.09%	88.96%	9.44%	0.00%	0.18%

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 DANVILLE, 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	\$26,299,706	\$8.23500	\$216,578
2026-27	\$48,125,141	\$4.61002	\$221,858
2027-28	\$48,270,086	\$4.63893	\$223,922
2028-29	\$50,820,487	\$4.51251	\$229,328
2029-30	\$51,002,432	\$4.53719	\$231,408
2030-31	\$53,706,465	\$4.41182	\$236,943
2031-32	\$53,888,409	\$4.43584	\$239,040
2032-33	\$56,713,936	\$4.31479	\$244,709
2033-34	\$56,895,880	\$4.33818	\$246,825
2034-35	\$59,847,969	\$4.22119	\$252,630
2035-36	\$60,029,914	\$4.24398	\$254,766

CITY OF DANVILLE, 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	\$26,299,706	\$8.23500	\$216,578
2026-27	\$26,608,519	\$8.23500	\$219,121
2027-28	\$27,234,923	\$8.23500	\$224,280
2028-29	\$28,203,053	\$8.10000	\$228,445
2029-30	\$28,859,117	\$8.10000	\$233,759
2030-31	\$29,881,524	\$8.10000	\$242,040
2031-32	\$30,568,721	\$8.10000	\$247,607
2032-33	\$31,648,200	\$8.10000	\$256,350
2033-34	\$32,368,263	\$8.10000	\$262,183
2034-35	\$33,507,818	\$8.10000	\$271,413
2035-36	\$34,262,380	\$8.10000	\$277,525

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	\$21,516,623	(\$3.62498)	\$2,737
2027-28	\$21,035,163	(\$3.59607)	-\$358
2028-29	\$22,617,434	(\$3.58749)	\$883
2029-30	\$22,143,315	(\$3.56281)	-\$2,351
2030-31	\$23,824,940	(\$3.68818)	-\$5,097
2031-32	\$23,319,688	(\$3.66416)	-\$8,566
2032-33	\$25,065,736	(\$3.78521)	-\$11,642
2033-34	\$24,527,618	(\$3.76182)	-\$15,358
2034-35	\$26,340,151	(\$3.87881)	-\$18,784
2035-36	\$25,767,534	(\$3.85602)	-\$22,760

CITY OF DANVILLE, 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	\$195	\$272	\$50,000	\$51,515	\$195	\$227	\$50,000	\$58,947	\$176	\$39	\$151	\$39	\$195	\$260
\$100,000	\$123,480	\$391	\$545	\$100,000	\$103,030	\$391	\$455	\$100,000	\$117,894	\$372	\$300	\$346	\$300	\$391	\$520
\$150,000	\$185,220	\$586	\$817	\$150,000	\$154,545	\$586	\$682	\$150,000	\$176,842	\$567	\$560	\$542	\$560	\$586	\$780
\$200,000	\$246,960	\$956	\$1,090	\$200,000	\$206,060	\$956	\$909	\$200,000	\$235,789	\$762	\$820	\$737	\$820	\$781	\$1,040
\$250,000	\$308,700	\$1,327	\$1,362	\$250,000	\$257,575	\$1,327	\$1,136	\$250,000	\$294,736	\$958	\$1,080	\$932	\$1,080	\$976	\$1,300
\$300,000	\$370,440	\$1,698	\$1,634	\$300,000	\$309,090	\$1,698	\$1,364	\$300,000	\$353,683	\$1,153	\$1,340	\$1,127	\$1,340	\$1,172	\$1,560
\$400,000	\$493,920	\$2,439	\$2,179	\$400,000	\$412,120	\$2,439	\$1,818	\$400,000	\$471,578	\$1,543	\$1,860	\$1,518	\$1,860	\$1,562	\$2,081
\$500,000	\$617,400	\$3,180	\$2,724	\$500,000	\$515,151	\$3,180	\$2,273	\$500,000	\$589,472	\$1,934	\$2,380	\$1,909	\$2,380	\$1,953	\$2,601
\$600,000	\$740,880	\$3,921	\$3,269	\$600,000	\$618,181	\$3,921	\$2,727	\$600,000	\$707,366	\$2,325	\$2,900	\$2,299	\$2,900	\$2,344	\$3,121
\$700,000	\$864,360	\$4,662	\$3,813	\$700,000	\$721,211	\$4,662	\$3,182	\$700,000	\$825,261	\$2,715	\$3,420	\$2,690	\$3,420	\$2,734	\$3,641
\$800,000	\$987,840	\$5,403	\$4,358	\$800,000	\$824,241	\$5,403	\$3,636	\$800,000	\$943,155	\$3,106	\$3,940	\$3,080	\$3,940	\$3,125	\$4,161
\$900,000	\$1,111,320	\$6,145	\$4,903	\$900,000	\$927,271	\$6,145	\$4,091	\$900,000	\$1,061,050	\$3,496	\$4,461	\$3,471	\$4,461	\$3,515	\$4,681
\$1,000,000	\$1,234,800	\$6,886	\$5,448	\$1,000,000	\$1,030,301	\$6,886	\$4,546	\$1,000,000	\$1,178,944	\$3,887	\$4,981	\$3,862	\$4,981	\$3,906	\$5,201
\$2,000,000	\$2,469,600	\$14,297	\$10,895	\$2,000,000	\$2,060,602	\$14,297	\$9,091	\$2,000,000	\$2,357,888	\$7,793	\$10,182	\$7,768	\$10,182	\$7,812	\$10,403
\$3,000,000	\$3,704,400	\$21,709	\$16,343	\$3,000,000	\$3,090,903	\$21,709	\$13,637	\$3,000,000	\$3,536,832	\$11,699	\$15,383	\$11,674	\$15,383	\$11,718	\$15,604
\$4,000,000	\$4,939,200	\$29,120	\$21,791	\$4,000,000	\$4,121,204	\$29,120	\$18,182	\$4,000,000	\$4,715,776	\$15,605	\$20,585	\$15,580	\$20,585	\$15,624	\$20,805
\$5,000,000	\$6,174,000	\$36,532	\$27,239	\$5,000,000	\$5,151,505	\$36,532	\$22,728	\$5,000,000	\$5,894,720	\$19,511	\$25,786	\$19,486	\$25,786	\$19,530	\$26,006
\$6,000,000	\$7,408,800	\$43,943	\$32,686	\$6,000,000	\$6,181,806	\$43,943	\$27,273	\$6,000,000	\$7,073,664	\$23,417	\$30,987	\$23,392	\$30,987	\$23,436	\$31,208
\$7,000,000	\$8,643,600	\$51,355	\$38,134	\$7,000,000	\$7,212,107	\$51,355	\$31,819	\$7,000,000	\$8,252,608	\$27,323	\$36,188	\$27,298	\$36,188	\$27,342	\$36,409
\$8,000,000	\$9,878,400	\$58,766	\$43,582	\$8,000,000	\$8,242,408	\$58,766	\$36,364	\$8,000,000	\$9,431,552	\$31,229	\$41,390	\$31,204	\$41,390	\$31,248	\$41,610
\$9,000,000	\$11,113,200	\$66,178	\$49,029	\$9,000,000	\$9,272,709	\$66,178	\$40,910	\$9,000,000	\$10,610,496	\$35,135	\$46,591	\$35,110	\$46,591	\$35,154	\$46,812
\$10,000,000	\$12,348,000	\$73,589	\$54,477	\$10,000,000	\$10,303,010	\$73,589	\$45,455	\$10,000,000	\$11,789,440	\$39,041	\$51,792	\$39,016	\$51,792	\$39,060	\$52,013
\$15,000,000	\$18,522,000	\$110,647	\$81,716	\$15,000,000	\$15,454,515	\$110,647	\$68,183	\$15,000,000	\$17,684,160	\$58,571	\$77,799	\$58,546	\$77,799	\$58,590	\$78,019
\$20,000,000	\$24,696,000	\$147,704	\$108,954	\$20,000,000	\$20,606,020	\$147,704	\$90,910	\$20,000,000	\$23,578,880	\$78,101	\$103,805	\$78,076	\$103,805	\$78,120	\$104,026
\$25,000,000	\$30,870,000	\$184,762	\$136,193	\$25,000,000	\$25,757,525	\$184,762	\$113,638	\$25,000,000	\$29,473,600	\$97,631	\$129,812	\$97,605	\$129,812	\$97,650	\$130,032
\$30,000,000	\$37,044,000	\$221,819	\$163,431	\$30,000,000	\$30,909,030	\$221,819	\$136,365	\$30,000,000	\$35,368,320	\$117,161	\$155,818	\$117,135	\$155,818	\$117,180	\$156,039
\$35,000,000	\$43,218,000	\$258,877	\$190,670	\$35,000,000	\$36,060,535	\$258,877	\$159,093	\$35,000,000	\$41,263,040	\$136,691	\$181,825	\$136,665	\$181,825	\$136,710	\$182,045
\$40,000,000	\$49,392,000	\$295,934	\$217,909	\$40,000,000	\$41,212,040	\$295,934	\$181,820	\$40,000,000	\$47,157,760	\$156,221	\$207,831	\$156,195	\$207,831	\$156,240	\$208,052
\$45,000,000	\$55,566,000	\$332,992	\$245,147	\$45,000,000	\$46,363,545	\$332,992	\$204,548	\$45,000,000	\$53,052,480	\$175,751	\$233,837	\$175,725	\$233,837	\$175,770	\$234,058
\$50,000,000	\$61,740,000	\$370,049	\$272,386	\$50,000,000	\$51,515,050	\$370,049	\$227,275	\$50,000,000	\$58,947,200	\$195,281	\$259,844	\$195,255	\$259,844	\$195,300	\$260,064

CITY OF DANVILLE, 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	\$77	39.47%	\$32	16.37%	(\$137)	(77.62%)	(\$111)	(73.85%)	\$65	33.16%
\$100,000	\$154	39.47%	\$64	16.37%	(\$72)	(19.40%)	(\$47)	(13.49%)	\$130	33.16%
\$150,000	\$231	39.47%	\$96	16.37%	(\$7)	(1.30%)	\$18	3.33%	\$194	33.16%
\$200,000	\$133	13.91%	(\$47)	(4.95%)	\$57	7.53%	\$83	11.24%	\$259	33.16%
\$250,000	\$35	2.63%	(\$191)	(14.37%)	\$122	12.76%	\$148	15.83%	\$324	33.16%
\$300,000	(\$63)	(3.73%)	(\$334)	(19.67%)	\$187	16.22%	\$212	18.83%	\$389	33.16%
\$400,000	(\$260)	(10.65%)	(\$621)	(25.45%)	\$316	20.50%	\$342	22.52%	\$518	33.16%
\$500,000	(\$456)	(14.34%)	(\$907)	(28.53%)	\$446	23.06%	\$471	24.70%	\$648	33.16%
\$600,000	(\$652)	(16.64%)	(\$1,194)	(30.45%)	\$576	24.76%	\$601	26.14%	\$777	33.16%
\$700,000	(\$849)	(18.21%)	(\$1,480)	(31.75%)	\$705	25.97%	\$730	27.16%	\$907	33.16%
\$800,000	(\$1,045)	(19.34%)	(\$1,767)	(32.70%)	\$835	26.87%	\$860	27.92%	\$1,036	33.16%
\$900,000	(\$1,242)	(20.21%)	(\$2,054)	(33.42%)	\$964	27.57%	\$990	28.51%	\$1,166	33.16%
\$1,000,000	(\$1,438)	(20.88%)	(\$2,340)	(33.99%)	\$1,094	28.14%	\$1,119	28.98%	\$1,295	33.16%
\$2,000,000	(\$3,402)	(23.79%)	(\$5,206)	(36.41%)	\$2,389	30.65%	\$2,414	31.08%	\$2,591	33.16%
\$3,000,000	(\$5,366)	(24.72%)	(\$8,072)	(37.18%)	\$3,684	31.49%	\$3,710	31.78%	\$3,886	33.16%
\$4,000,000	(\$7,329)	(25.17%)	(\$10,938)	(37.56%)	\$4,980	31.91%	\$5,005	32.12%	\$5,181	33.16%
\$5,000,000	(\$9,293)	(25.44%)	(\$13,804)	(37.79%)	\$6,275	32.16%	\$6,300	32.33%	\$6,476	33.16%
\$6,000,000	(\$11,257)	(25.62%)	(\$16,670)	(37.94%)	\$7,570	32.33%	\$7,596	32.47%	\$7,772	33.16%
\$7,000,000	(\$13,221)	(25.74%)	(\$19,536)	(38.04%)	\$8,865	32.45%	\$8,891	32.57%	\$9,067	33.16%
\$8,000,000	(\$15,184)	(25.84%)	(\$22,402)	(38.12%)	\$10,161	32.54%	\$10,186	32.64%	\$10,362	33.16%
\$9,000,000	(\$17,148)	(25.91%)	(\$25,268)	(38.18%)	\$11,456	32.61%	\$11,481	32.70%	\$11,658	33.16%
\$10,000,000	(\$19,112)	(25.97%)	(\$28,134)	(38.23%)	\$12,751	32.66%	\$12,777	32.75%	\$12,953	33.16%
\$15,000,000	(\$28,931)	(26.15%)	(\$42,464)	(38.38%)	\$19,228	32.83%	\$19,253	32.89%	\$19,429	33.16%
\$20,000,000	(\$38,750)	(26.23%)	(\$56,794)	(38.45%)	\$25,704	32.91%	\$25,730	32.95%	\$25,906	33.16%
\$25,000,000	(\$48,569)	(26.29%)	(\$71,124)	(38.50%)	\$32,181	32.96%	\$32,206	33.00%	\$32,382	33.16%
\$30,000,000	(\$58,388)	(26.32%)	(\$85,454)	(38.52%)	\$38,657	33.00%	\$38,683	33.02%	\$38,859	33.16%
\$35,000,000	(\$68,207)	(26.35%)	(\$99,784)	(38.55%)	\$45,134	33.02%	\$45,159	33.04%	\$45,335	33.16%
\$40,000,000	(\$78,026)	(26.37%)	(\$114,114)	(38.56%)	\$51,610	33.04%	\$51,636	33.06%	\$51,812	33.16%
\$45,000,000	(\$87,844)	(26.38%)	(\$128,444)	(38.57%)	\$58,087	33.05%	\$58,112	33.07%	\$58,288	33.16%
\$50,000,000	(\$97,663)	(26.39%)	(\$142,774)	(38.58%)	\$64,563	33.06%	\$64,589	33.08%	\$64,765	33.16%