

CITY OF DEEP RIVER, 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	\$8.25764	\$38,773	\$0	\$38,773	
2026-27	\$5.74651	\$39,548	\$791	\$40,339	4.0%
2027-28	\$5.86143	\$40,894	\$807	\$41,700	3.4%
2028-29	\$5.65483	\$42,534	\$778	\$43,313	3.9%
2029-30	\$5.75830	\$43,929	\$793	\$44,722	3.3%
2030-31	\$5.55237	\$45,616	\$764	\$46,380	3.7%
2031-32	\$5.64538	\$46,985	\$777	\$47,762	3.0%
2032-33	\$5.44934	\$48,717	\$750	\$49,467	3.6%
2033-34	\$5.53323	\$50,059	\$762	\$50,821	2.7%
2034-35	\$5.34622	\$51,837	\$736	\$52,573	3.4%
2035-36	\$5.42211	\$53,153	\$746	\$53,899	2.5%

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	\$11,029,658	\$4,695,375	\$0	\$4,695,375
2026-27	\$8,133,589	\$7,019,750	\$0	\$7,019,750
2027-28	\$8,228,219	\$7,114,380	\$0	\$7,114,380
2028-29	\$8,773,261	\$7,659,422	\$0	\$7,659,422
2029-30	\$8,880,307	\$7,766,468	\$0	\$7,766,468
2030-31	\$9,467,080	\$8,353,241	\$0	\$8,353,241
2031-32	\$9,574,126	\$8,460,287	\$0	\$8,460,287
2032-33	\$10,191,403	\$9,077,564	\$0	\$9,077,564
2033-34	\$10,298,449	\$9,184,610	\$0	\$9,184,610
2034-35	\$10,947,466	\$9,833,627	\$0	\$9,833,627
2035-36	\$11,054,511	\$9,940,672	\$0	\$9,940,672

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	95.09%	-3.41%	91.68%	5.23%	0.00%	3.09%
2026-27	148.12%	-59.62%	88.50%	8.26%	0.00%	2.07%
2027-28	148.09%	-59.43%	88.66%	8.15%	0.00%	2.04%
2028-29	144.85%	-55.69%	89.15%	7.95%	0.00%	1.90%
2029-30	144.62%	-55.31%	89.31%	7.84%	0.00%	1.87%
2030-31	141.49%	-51.73%	89.76%	7.65%	0.00%	1.74%
2031-32	141.33%	-51.44%	89.89%	7.56%	0.00%	1.72%
2032-33	138.50%	-48.23%	90.27%	7.39%	0.00%	1.60%
2033-34	138.39%	-47.99%	90.39%	7.31%	0.00%	1.58%
2034-35	135.82%	-45.10%	90.72%	7.17%	0.00%	1.48%
2035-36	135.74%	-44.92%	90.83%	7.09%	0.00%	1.46%

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 DEEP RIVER, 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	\$4,695,375	\$8.25764	\$38,773
2026-27	\$7,019,750	\$5.74651	\$40,339
2027-28	\$7,114,380	\$5.86143	\$41,700
2028-29	\$7,659,422	\$5.65483	\$43,313
2029-30	\$7,766,468	\$5.75830	\$44,722
2030-31	\$8,353,241	\$5.55237	\$46,380
2031-32	\$8,460,287	\$5.64538	\$47,762
2032-33	\$9,077,564	\$5.44934	\$49,467
2033-34	\$9,184,610	\$5.53323	\$50,821
2034-35	\$9,833,627	\$5.34622	\$52,573
2035-36	\$9,940,672	\$5.42211	\$53,899

CITY OF DEEP RIVER, 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	\$4,695,375	\$8.25764	\$38,773
2026-27	\$4,774,264	\$8.25764	\$39,424
2027-28	\$4,932,870	\$8.17588	\$40,331
2028-29	\$5,147,258	\$8.10000	\$41,693
2029-30	\$5,314,351	\$8.10000	\$43,046
2030-31	\$5,541,174	\$8.10000	\$44,884
2031-32	\$5,717,187	\$8.10000	\$46,309
2032-33	\$5,957,103	\$8.10000	\$48,253
2033-34	\$6,142,523	\$8.10000	\$49,754
2034-35	\$6,396,238	\$8.10000	\$51,810
2035-36	\$6,591,543	\$8.10000	\$53,391

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	\$2,245,485	(\$2.51113)	\$915
2027-28	\$2,181,510	(\$2.31445)	\$1,370
2028-29	\$2,512,165	(\$2.44517)	\$1,620
2029-30	\$2,452,116	(\$2.34170)	\$1,675
2030-31	\$2,812,067	(\$2.54763)	\$1,497
2031-32	\$2,743,100	(\$2.45462)	\$1,452
2032-33	\$3,120,462	(\$2.65066)	\$1,214
2033-34	\$3,042,087	(\$2.56677)	\$1,066
2034-35	\$3,437,389	(\$2.75378)	\$763
2035-36	\$3,349,130	(\$2.67789)	\$508

CITY OF DEEP RIVER, 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	\$196	\$343	\$50,000	\$51,515	\$196	\$286	\$50,000	\$58,947	\$177	\$50	\$151	\$50	\$196	\$327
\$100,000	\$123,480	\$392	\$686	\$100,000	\$103,030	\$392	\$572	\$100,000	\$117,894	\$373	\$377	\$347	\$377	\$392	\$655
\$150,000	\$185,220	\$588	\$1,028	\$150,000	\$154,545	\$588	\$858	\$150,000	\$176,842	\$569	\$704	\$543	\$704	\$588	\$982
\$200,000	\$246,960	\$959	\$1,371	\$200,000	\$206,060	\$959	\$1,144	\$200,000	\$235,789	\$764	\$1,032	\$739	\$1,032	\$783	\$1,309
\$250,000	\$308,700	\$1,331	\$1,714	\$250,000	\$257,575	\$1,331	\$1,430	\$250,000	\$294,736	\$960	\$1,359	\$935	\$1,359	\$979	\$1,636
\$300,000	\$370,440	\$1,702	\$2,057	\$300,000	\$309,090	\$1,702	\$1,716	\$300,000	\$353,683	\$1,156	\$1,686	\$1,131	\$1,686	\$1,175	\$1,964
\$400,000	\$493,920	\$2,445	\$2,742	\$400,000	\$412,120	\$2,445	\$2,288	\$400,000	\$471,578	\$1,548	\$2,341	\$1,522	\$2,341	\$1,567	\$2,618
\$500,000	\$617,400	\$3,189	\$3,428	\$500,000	\$515,151	\$3,189	\$2,860	\$500,000	\$589,472	\$1,939	\$2,995	\$1,914	\$2,995	\$1,958	\$3,273
\$600,000	\$740,880	\$3,932	\$4,114	\$600,000	\$618,181	\$3,932	\$3,432	\$600,000	\$707,366	\$2,331	\$3,650	\$2,306	\$3,650	\$2,350	\$3,928
\$700,000	\$864,360	\$4,675	\$4,799	\$700,000	\$721,211	\$4,675	\$4,004	\$700,000	\$825,261	\$2,723	\$4,305	\$2,697	\$4,305	\$2,742	\$4,582
\$800,000	\$987,840	\$5,418	\$5,485	\$800,000	\$824,241	\$5,418	\$4,576	\$800,000	\$943,155	\$3,114	\$4,959	\$3,089	\$4,959	\$3,133	\$5,237
\$900,000	\$1,111,320	\$6,161	\$6,170	\$900,000	\$927,271	\$6,161	\$5,149	\$900,000	\$1,061,050	\$3,506	\$5,614	\$3,481	\$5,614	\$3,525	\$5,891
\$1,000,000	\$1,234,800	\$6,905	\$6,856	\$1,000,000	\$1,030,301	\$6,905	\$5,721	\$1,000,000	\$1,178,944	\$3,898	\$6,268	\$3,872	\$6,268	\$3,917	\$6,546
\$2,000,000	\$2,469,600	\$14,336	\$13,712	\$2,000,000	\$2,060,602	\$14,336	\$11,441	\$2,000,000	\$2,357,888	\$7,814	\$12,814	\$7,789	\$12,814	\$7,833	\$13,092
\$3,000,000	\$3,704,400	\$21,768	\$20,568	\$3,000,000	\$3,090,903	\$21,768	\$17,162	\$3,000,000	\$3,536,832	\$11,731	\$19,360	\$11,706	\$19,360	\$11,750	\$19,638
\$4,000,000	\$4,939,200	\$29,200	\$27,424	\$4,000,000	\$4,121,204	\$29,200	\$22,882	\$4,000,000	\$4,715,776	\$15,648	\$25,906	\$15,622	\$25,906	\$15,667	\$26,184
\$5,000,000	\$6,174,000	\$36,632	\$34,280	\$5,000,000	\$5,151,505	\$36,632	\$28,603	\$5,000,000	\$5,894,720	\$19,565	\$32,452	\$19,539	\$32,452	\$19,584	\$32,730
\$6,000,000	\$7,408,800	\$44,064	\$41,136	\$6,000,000	\$6,181,806	\$44,064	\$34,324	\$6,000,000	\$7,073,664	\$23,481	\$38,998	\$23,456	\$38,998	\$23,500	\$39,276
\$7,000,000	\$8,643,600	\$51,496	\$47,992	\$7,000,000	\$7,212,107	\$51,496	\$40,044	\$7,000,000	\$8,252,608	\$27,398	\$45,544	\$27,373	\$45,544	\$27,417	\$45,822
\$8,000,000	\$9,878,400	\$58,928	\$54,849	\$8,000,000	\$8,242,408	\$58,928	\$45,765	\$8,000,000	\$9,431,552	\$31,315	\$52,090	\$31,289	\$52,090	\$31,334	\$52,367
\$9,000,000	\$11,113,200	\$66,360	\$61,705	\$9,000,000	\$9,272,709	\$66,360	\$51,486	\$9,000,000	\$10,610,496	\$35,232	\$58,636	\$35,206	\$58,636	\$35,251	\$58,913
\$10,000,000	\$12,348,000	\$73,791	\$68,561	\$10,000,000	\$10,303,010	\$73,791	\$57,206	\$10,000,000	\$11,789,440	\$39,148	\$65,182	\$39,123	\$65,182	\$39,167	\$65,459
\$15,000,000	\$18,522,000	\$110,951	\$102,841	\$15,000,000	\$15,454,515	\$110,951	\$85,809	\$15,000,000	\$17,684,160	\$58,732	\$97,911	\$58,707	\$97,911	\$58,751	\$98,189
\$20,000,000	\$24,696,000	\$148,110	\$137,121	\$20,000,000	\$20,606,020	\$148,110	\$114,412	\$20,000,000	\$23,578,880	\$78,316	\$130,641	\$78,290	\$130,641	\$78,335	\$130,919
\$25,000,000	\$30,870,000	\$185,270	\$171,402	\$25,000,000	\$25,757,525	\$185,270	\$143,015	\$25,000,000	\$29,473,600	\$97,899	\$163,371	\$97,874	\$163,371	\$97,918	\$163,648
\$30,000,000	\$37,044,000	\$222,429	\$205,682	\$30,000,000	\$30,909,030	\$222,429	\$171,618	\$30,000,000	\$35,368,320	\$117,483	\$196,100	\$117,457	\$196,100	\$117,502	\$196,378
\$35,000,000	\$43,218,000	\$259,588	\$239,962	\$35,000,000	\$36,060,535	\$259,588	\$200,221	\$35,000,000	\$41,263,040	\$137,067	\$228,830	\$137,041	\$228,830	\$137,086	\$229,108
\$40,000,000	\$49,392,000	\$296,748	\$274,243	\$40,000,000	\$41,212,040	\$296,748	\$228,824	\$40,000,000	\$47,157,760	\$156,650	\$261,560	\$156,625	\$261,560	\$156,669	\$261,837
\$45,000,000	\$55,566,000	\$333,907	\$308,523	\$45,000,000	\$46,363,545	\$333,907	\$257,428	\$45,000,000	\$53,052,480	\$176,234	\$294,289	\$176,208	\$294,289	\$176,253	\$294,567
\$50,000,000	\$61,740,000	\$371,067	\$342,803	\$50,000,000	\$51,515,050	\$371,067	\$286,031	\$50,000,000	\$58,947,200	\$195,818	\$327,019	\$195,792	\$327,019	\$195,837	\$327,297

CITY OF DEEP RIVER, 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	\$147	75.05%	\$90	46.06%	(\$127)	(71.91%)	(\$102)	(67.18%)	\$131	67.13%
\$100,000	\$294	75.05%	\$180	46.06%	\$4	1.15%	\$30	8.57%	\$263	67.13%
\$150,000	\$441	75.05%	\$271	46.06%	\$136	23.88%	\$161	29.69%	\$394	67.13%
\$200,000	\$412	42.97%	\$185	19.29%	\$267	34.96%	\$293	39.61%	\$526	67.13%
\$250,000	\$383	28.81%	\$99	7.47%	\$399	41.52%	\$424	45.38%	\$657	67.13%
\$300,000	\$355	20.83%	\$14	0.82%	\$530	45.86%	\$556	49.14%	\$789	67.13%
\$400,000	\$297	12.14%	(\$157)	(6.43%)	\$793	51.24%	\$819	53.77%	\$1,052	67.13%
\$500,000	\$239	7.51%	(\$328)	(10.30%)	\$1,056	54.45%	\$1,081	56.50%	\$1,315	67.13%
\$600,000	\$182	4.62%	(\$499)	(12.70%)	\$1,319	56.58%	\$1,344	58.31%	\$1,578	67.13%
\$700,000	\$124	2.66%	(\$671)	(14.34%)	\$1,582	58.10%	\$1,607	59.59%	\$1,840	67.13%
\$800,000	\$67	1.23%	(\$842)	(15.54%)	\$1,845	59.23%	\$1,870	60.55%	\$2,103	67.13%
\$900,000	\$9	0.15%	(\$1,013)	(16.44%)	\$2,108	60.11%	\$2,133	61.29%	\$2,366	67.13%
\$1,000,000	(\$49)	(0.70%)	(\$1,184)	(17.15%)	\$2,371	60.82%	\$2,396	61.88%	\$2,629	67.13%
\$2,000,000	(\$624)	(4.35%)	(\$2,895)	(20.20%)	\$5,000	63.98%	\$5,025	64.52%	\$5,258	67.13%
\$3,000,000	(\$1,200)	(5.51%)	(\$4,607)	(21.16%)	\$7,629	65.03%	\$7,654	65.39%	\$7,888	67.13%
\$4,000,000	(\$1,776)	(6.08%)	(\$6,318)	(21.64%)	\$10,258	65.56%	\$10,284	65.83%	\$10,517	67.13%
\$5,000,000	(\$2,352)	(6.42%)	(\$8,029)	(21.92%)	\$12,887	65.87%	\$12,913	66.09%	\$13,146	67.13%
\$6,000,000	(\$2,928)	(6.64%)	(\$9,740)	(22.10%)	\$15,517	66.08%	\$15,542	66.26%	\$15,775	67.13%
\$7,000,000	(\$3,503)	(6.80%)	(\$11,452)	(22.24%)	\$18,146	66.23%	\$18,171	66.38%	\$18,404	67.13%
\$8,000,000	(\$4,079)	(6.92%)	(\$13,163)	(22.34%)	\$20,775	66.34%	\$20,800	66.48%	\$21,034	67.13%
\$9,000,000	(\$4,655)	(7.01%)	(\$14,874)	(22.41%)	\$23,404	66.43%	\$23,430	66.55%	\$23,663	67.13%
\$10,000,000	(\$5,231)	(7.09%)	(\$16,585)	(22.48%)	\$26,033	66.50%	\$26,059	66.61%	\$26,292	67.13%
\$15,000,000	(\$8,110)	(7.31%)	(\$25,142)	(22.66%)	\$39,179	66.71%	\$39,205	66.78%	\$39,438	67.13%
\$20,000,000	(\$10,989)	(7.42%)	(\$33,698)	(22.75%)	\$52,325	66.81%	\$52,351	66.87%	\$52,584	67.13%
\$25,000,000	(\$13,868)	(7.49%)	(\$42,254)	(22.81%)	\$65,471	66.88%	\$65,497	66.92%	\$65,730	67.13%
\$30,000,000	(\$16,747)	(7.53%)	(\$50,811)	(22.84%)	\$78,617	66.92%	\$78,643	66.95%	\$78,876	67.13%
\$35,000,000	(\$19,626)	(7.56%)	(\$59,367)	(22.87%)	\$91,763	66.95%	\$91,789	66.98%	\$92,022	67.13%
\$40,000,000	(\$22,505)	(7.58%)	(\$67,923)	(22.89%)	\$104,909	66.97%	\$104,935	67.00%	\$105,168	67.13%
\$45,000,000	(\$25,384)	(7.60%)	(\$76,480)	(22.90%)	\$118,055	66.99%	\$118,081	67.01%	\$118,314	67.13%
\$50,000,000	(\$28,263)	(7.62%)	(\$85,036)	(22.92%)	\$131,202	67.00%	\$131,227	67.02%	\$131,460	67.13%