

CITY OF DELAWARE, 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	\$8.28713	\$44,680	\$0	\$44,680	
2026-27	\$5.19429	\$45,574	\$313	\$45,887	2.7%
2027-28	\$5.23160	\$46,117	\$315	\$46,432	1.2%
2028-29	\$5.08205	\$47,361	\$306	\$47,667	2.7%
2029-30	\$5.11493	\$47,907	\$308	\$48,215	1.2%
2030-31	\$4.96753	\$49,180	\$300	\$49,479	2.6%
2031-32	\$4.99909	\$49,727	\$301	\$50,028	1.1%
2032-33	\$4.85689	\$51,029	\$293	\$51,322	2.6%
2033-34	\$4.88737	\$51,578	\$295	\$51,873	1.1%
2034-35	\$4.75004	\$52,910	\$286	\$53,197	2.6%
2035-36	\$4.77951	\$53,463	\$288	\$53,751	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	\$11,233,745	\$5,391,536	\$0	\$5,391,536
2026-27	\$9,777,362	\$8,834,150	\$0	\$8,834,150
2027-28	\$9,818,528	\$8,875,316	\$0	\$8,875,316
2028-29	\$10,322,729	\$9,379,517	\$0	\$9,379,517
2029-30	\$10,369,629	\$9,426,417	\$0	\$9,426,417
2030-31	\$10,903,750	\$9,960,538	\$0	\$9,960,538
2031-32	\$10,950,650	\$10,007,438	\$0	\$10,007,438
2032-33	\$11,509,965	\$10,566,753	\$0	\$10,566,753
2033-34	\$11,556,865	\$10,613,653	\$0	\$10,613,653
2034-35	\$12,142,426	\$11,199,214	\$0	\$11,199,214
2035-36	\$12,189,326	\$11,246,114	\$0	\$11,246,114

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	75.52%	-2.11%	73.40%	21.10%	0.00%	1.58%
2026-27	106.60%	-29.44%	77.16%	19.01%	0.00%	0.96%
2027-28	106.78%	-29.52%	77.26%	18.92%	0.00%	0.96%
2028-29	105.73%	-28.13%	77.60%	18.80%	0.00%	0.91%
2029-30	105.84%	-28.13%	77.71%	18.70%	0.00%	0.90%
2030-31	104.78%	-26.75%	78.03%	18.58%	0.00%	0.85%
2031-32	104.89%	-26.76%	78.13%	18.50%	0.00%	0.85%
2032-33	103.88%	-25.46%	78.42%	18.39%	0.00%	0.81%
2033-34	103.99%	-25.47%	78.51%	18.31%	0.00%	0.80%
2034-35	103.03%	-24.25%	78.78%	18.22%	0.00%	0.76%
2035-36	103.14%	-24.27%	78.87%	18.15%	0.00%	0.76%

**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 DELAWARE, 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	\$5,391,536	\$8.28713	\$44,680
2026-27	\$8,834,150	\$5.19429	\$45,887
2027-28	\$8,875,316	\$5.23160	\$46,432
2028-29	\$9,379,517	\$5.08205	\$47,667
2029-30	\$9,426,417	\$5.11493	\$48,215
2030-31	\$9,960,538	\$4.96753	\$49,479
2031-32	\$10,007,438	\$4.99909	\$50,028
2032-33	\$10,566,753	\$4.85689	\$51,322
2033-34	\$10,613,653	\$4.88737	\$51,873
2034-35	\$11,199,214	\$4.75004	\$53,197
2035-36	\$11,246,114	\$4.77951	\$53,751

## CITY OF DELAWARE, 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	\$5,391,536	\$8.28713	\$44,680
2026-27	\$5,546,089	\$8.20508	\$45,506
2027-28	\$5,661,192	\$8.20508	\$46,451
2028-29	\$5,877,478	\$8.10000	\$47,608
2029-30	\$5,998,685	\$8.10000	\$48,589
2030-31	\$6,226,685	\$8.10000	\$50,436
2031-32	\$6,354,304	\$8.10000	\$51,470
2032-33	\$6,594,624	\$8.10000	\$53,416
2033-34	\$6,729,009	\$8.10000	\$54,505
2034-35	\$6,982,300	\$8.10000	\$56,557
2035-36	\$7,123,789	\$8.10000	\$57,703

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	\$3,288,062	(\$3.01079)	\$381
2027-28	\$3,214,124	(\$2.97348)	-\$18
2028-29	\$3,502,039	(\$3.01795)	\$60
2029-30	\$3,427,731	(\$2.98507)	-\$374
2030-31	\$3,733,853	(\$3.13247)	-\$957
2031-32	\$3,653,134	(\$3.10091)	-\$1,442
2032-33	\$3,972,128	(\$3.24311)	-\$2,095
2033-34	\$3,884,644	(\$3.21263)	-\$2,632
2034-35	\$4,216,914	(\$3.34996)	-\$3,360
2035-36	\$4,122,325	(\$3.32049)	-\$3,952

CITY OF DELAWARE, 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	\$197	\$307	\$50,000	\$51,515	\$197	\$256	\$50,000	\$58,947	\$177	\$44	\$152	\$44	\$197	\$293
\$100,000	\$123,480	\$393	\$613	\$100,000	\$103,030	\$393	\$512	\$100,000	\$117,894	\$374	\$337	\$348	\$337	\$393	\$586
\$150,000	\$185,220	\$590	\$920	\$150,000	\$154,545	\$590	\$768	\$150,000	\$176,842	\$571	\$630	\$545	\$630	\$590	\$878
\$200,000	\$246,960	\$963	\$1,227	\$200,000	\$206,060	\$963	\$1,024	\$200,000	\$235,789	\$767	\$923	\$742	\$923	\$786	\$1,171
\$250,000	\$308,700	\$1,335	\$1,533	\$250,000	\$257,575	\$1,335	\$1,280	\$250,000	\$294,736	\$964	\$1,216	\$938	\$1,216	\$983	\$1,464
\$300,000	\$370,440	\$1,708	\$1,840	\$300,000	\$309,090	\$1,708	\$1,535	\$300,000	\$353,683	\$1,160	\$1,509	\$1,135	\$1,509	\$1,179	\$1,757
\$400,000	\$493,920	\$2,454	\$2,454	\$400,000	\$412,120	\$2,454	\$2,047	\$400,000	\$471,578	\$1,553	\$2,094	\$1,528	\$2,094	\$1,572	\$2,343
\$500,000	\$617,400	\$3,200	\$3,067	\$500,000	\$515,151	\$3,200	\$2,559	\$500,000	\$589,472	\$1,946	\$2,680	\$1,921	\$2,680	\$1,965	\$2,928
\$600,000	\$740,880	\$3,946	\$3,680	\$600,000	\$618,181	\$3,946	\$3,071	\$600,000	\$707,366	\$2,339	\$3,265	\$2,314	\$3,265	\$2,358	\$3,514
\$700,000	\$864,360	\$4,692	\$4,294	\$700,000	\$721,211	\$4,692	\$3,583	\$700,000	\$825,261	\$2,732	\$3,851	\$2,707	\$3,851	\$2,752	\$4,100
\$800,000	\$987,840	\$5,438	\$4,907	\$800,000	\$824,241	\$5,438	\$4,094	\$800,000	\$943,155	\$3,126	\$4,437	\$3,100	\$4,437	\$3,145	\$4,685
\$900,000	\$1,111,320	\$6,183	\$5,521	\$900,000	\$927,271	\$6,183	\$4,606	\$900,000	\$1,061,050	\$3,519	\$5,022	\$3,493	\$5,022	\$3,538	\$5,271
\$1,000,000	\$1,234,800	\$6,929	\$6,134	\$1,000,000	\$1,030,301	\$6,929	\$5,118	\$1,000,000	\$1,178,944	\$3,912	\$5,608	\$3,886	\$5,608	\$3,931	\$5,856
\$2,000,000	\$2,469,600	\$14,388	\$12,268	\$2,000,000	\$2,060,602	\$14,388	\$10,236	\$2,000,000	\$2,357,888	\$7,842	\$11,465	\$7,817	\$11,465	\$7,861	\$11,713
\$3,000,000	\$3,704,400	\$21,846	\$18,402	\$3,000,000	\$3,090,903	\$21,846	\$15,354	\$3,000,000	\$3,536,832	\$11,773	\$17,321	\$11,748	\$17,321	\$11,792	\$17,569
\$4,000,000	\$4,939,200	\$29,305	\$24,536	\$4,000,000	\$4,121,204	\$29,305	\$20,472	\$4,000,000	\$4,715,776	\$15,704	\$23,177	\$15,678	\$23,177	\$15,723	\$23,426
\$5,000,000	\$6,174,000	\$36,763	\$30,670	\$5,000,000	\$5,151,505	\$36,763	\$25,590	\$5,000,000	\$5,894,720	\$19,635	\$29,034	\$19,609	\$29,034	\$19,654	\$29,282
\$6,000,000	\$7,408,800	\$44,221	\$36,803	\$6,000,000	\$6,181,806	\$44,221	\$30,708	\$6,000,000	\$7,073,664	\$23,565	\$34,890	\$23,540	\$34,890	\$23,584	\$35,139
\$7,000,000	\$8,643,600	\$51,680	\$42,937	\$7,000,000	\$7,212,107	\$51,680	\$35,826	\$7,000,000	\$8,252,608	\$27,496	\$40,747	\$27,470	\$40,747	\$27,515	\$40,995
\$8,000,000	\$9,878,400	\$59,138	\$49,071	\$8,000,000	\$8,242,408	\$59,138	\$40,944	\$8,000,000	\$9,431,552	\$31,427	\$46,603	\$31,401	\$46,603	\$31,446	\$46,852
\$9,000,000	\$11,113,200	\$66,597	\$55,205	\$9,000,000	\$9,272,709	\$66,597	\$46,062	\$9,000,000	\$10,610,496	\$35,357	\$52,460	\$35,332	\$52,460	\$35,376	\$52,708
\$10,000,000	\$12,348,000	\$74,055	\$61,339	\$10,000,000	\$10,303,010	\$74,055	\$51,181	\$10,000,000	\$11,789,440	\$39,288	\$58,316	\$39,263	\$58,316	\$39,307	\$58,564
\$15,000,000	\$18,522,000	\$111,347	\$92,009	\$15,000,000	\$15,454,515	\$111,347	\$76,771	\$15,000,000	\$17,684,160	\$58,942	\$87,598	\$58,916	\$87,598	\$58,961	\$87,847
\$20,000,000	\$24,696,000	\$148,639	\$122,678	\$20,000,000	\$20,606,020	\$148,639	\$102,361	\$20,000,000	\$23,578,880	\$78,595	\$116,880	\$78,570	\$116,880	\$78,614	\$117,129
\$25,000,000	\$30,870,000	\$185,931	\$153,348	\$25,000,000	\$25,757,525	\$185,931	\$127,951	\$25,000,000	\$29,473,600	\$98,249	\$146,163	\$98,223	\$146,163	\$98,268	\$146,411
\$30,000,000	\$37,044,000	\$223,223	\$184,017	\$30,000,000	\$30,909,030	\$223,223	\$153,542	\$30,000,000	\$35,368,320	\$117,902	\$175,445	\$117,877	\$175,445	\$117,922	\$175,693
\$35,000,000	\$43,218,000	\$260,515	\$214,687	\$35,000,000	\$36,060,535	\$260,515	\$179,132	\$35,000,000	\$41,263,040	\$137,556	\$204,727	\$137,531	\$204,727	\$137,575	\$204,975
\$40,000,000	\$49,392,000	\$297,807	\$245,356	\$40,000,000	\$41,212,040	\$297,807	\$204,722	\$40,000,000	\$47,157,760	\$157,210	\$234,009	\$157,184	\$234,009	\$157,229	\$234,258
\$45,000,000	\$55,566,000	\$335,100	\$276,026	\$45,000,000	\$46,363,545	\$335,100	\$230,312	\$45,000,000	\$53,052,480	\$176,863	\$263,291	\$176,838	\$263,291	\$176,882	\$263,540
\$50,000,000	\$61,740,000	\$372,392	\$306,695	\$50,000,000	\$51,515,050	\$372,392	\$255,903	\$50,000,000	\$58,947,200	\$196,517	\$292,574	\$196,491	\$292,574	\$196,536	\$292,822

CITY OF DELAWARE, 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	\$110	56.05%	\$59	30.21%	(\$133)	(74.96%)	(\$107)	(70.74%)	\$96	48.99%
\$100,000	\$220	56.05%	\$119	30.21%	(\$37)	(9.82%)	(\$11)	(3.21%)	\$193	48.99%
\$150,000	\$330	56.05%	\$178	30.21%	\$60	10.44%	\$85	15.61%	\$289	48.99%
\$200,000	\$264	27.45%	\$61	6.35%	\$156	20.31%	\$181	24.46%	\$385	48.99%
\$250,000	\$198	14.83%	(\$56)	(4.19%)	\$252	26.16%	\$278	29.60%	\$481	48.99%
\$300,000	\$132	7.72%	(\$173)	(10.12%)	\$348	30.03%	\$374	32.96%	\$578	48.99%
\$400,000	(\$1)	(0.03%)	(\$407)	(16.58%)	\$541	34.83%	\$567	37.08%	\$770	48.99%
\$500,000	(\$133)	(4.16%)	(\$641)	(20.03%)	\$734	37.69%	\$759	39.52%	\$963	48.99%
\$600,000	(\$266)	(6.73%)	(\$875)	(22.18%)	\$926	39.59%	\$952	41.13%	\$1,155	48.99%
\$700,000	(\$398)	(8.48%)	(\$1,109)	(23.64%)	\$1,119	40.94%	\$1,144	42.27%	\$1,348	48.99%
\$800,000	(\$530)	(9.76%)	(\$1,343)	(24.70%)	\$1,311	41.95%	\$1,337	43.12%	\$1,541	48.99%
\$900,000	(\$663)	(10.72%)	(\$1,577)	(25.51%)	\$1,504	42.74%	\$1,529	43.78%	\$1,733	48.99%
\$1,000,000	(\$795)	(11.48%)	(\$1,811)	(26.14%)	\$1,696	43.37%	\$1,722	44.31%	\$1,926	48.99%
\$2,000,000	(\$2,120)	(14.73%)	(\$4,152)	(28.86%)	\$3,622	46.19%	\$3,648	46.66%	\$3,851	48.99%
\$3,000,000	(\$3,444)	(15.77%)	(\$6,492)	(29.72%)	\$5,548	47.12%	\$5,573	47.44%	\$5,777	48.99%
\$4,000,000	(\$4,769)	(16.27%)	(\$8,832)	(30.14%)	\$7,474	47.59%	\$7,499	47.83%	\$7,703	48.99%
\$5,000,000	(\$6,093)	(16.57%)	(\$11,173)	(30.39%)	\$9,399	47.87%	\$9,425	48.06%	\$9,629	48.99%
\$6,000,000	(\$7,418)	(16.77%)	(\$13,513)	(30.56%)	\$11,325	48.06%	\$11,351	48.22%	\$11,554	48.99%
\$7,000,000	(\$8,742)	(16.92%)	(\$15,853)	(30.68%)	\$13,251	48.19%	\$13,276	48.33%	\$13,480	48.99%
\$8,000,000	(\$10,067)	(17.02%)	(\$18,194)	(30.76%)	\$15,176	48.29%	\$15,202	48.41%	\$15,406	48.99%
\$9,000,000	(\$11,391)	(17.11%)	(\$20,534)	(30.83%)	\$17,102	48.37%	\$17,128	48.48%	\$17,331	48.99%
\$10,000,000	(\$12,716)	(17.17%)	(\$22,874)	(30.89%)	\$19,028	48.43%	\$19,053	48.53%	\$19,257	48.99%
\$15,000,000	(\$19,338)	(17.37%)	(\$34,576)	(31.05%)	\$28,657	48.62%	\$28,682	48.68%	\$28,886	48.99%
\$20,000,000	(\$25,961)	(17.47%)	(\$46,278)	(31.13%)	\$38,285	48.71%	\$38,311	48.76%	\$38,514	48.99%
\$25,000,000	(\$32,584)	(17.52%)	(\$57,980)	(31.18%)	\$47,914	48.77%	\$47,939	48.81%	\$48,143	48.99%
\$30,000,000	(\$39,206)	(17.56%)	(\$69,682)	(31.22%)	\$57,542	48.81%	\$57,568	48.84%	\$57,772	48.99%
\$35,000,000	(\$45,829)	(17.59%)	(\$81,384)	(31.24%)	\$67,171	48.83%	\$67,197	48.86%	\$67,400	48.99%
\$40,000,000	(\$52,451)	(17.61%)	(\$93,085)	(31.26%)	\$76,800	48.85%	\$76,825	48.88%	\$77,029	48.99%
\$45,000,000	(\$59,074)	(17.63%)	(\$104,787)	(31.27%)	\$86,428	48.87%	\$86,454	48.89%	\$86,657	48.99%
\$50,000,000	(\$65,696)	(17.64%)	(\$116,489)	(31.28%)	\$96,057	48.88%	\$96,082	48.90%	\$96,286	48.99%