

CITY OF DENVER, 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	\$8.12621	\$727,621	\$0	\$727,621	
2026-27	\$4.22224	\$742,173	\$2,384	\$744,557	2.3%
2027-28	\$4.24693	\$748,279	\$2,398	\$750,678	0.8%
2028-29	\$4.14505	\$765,691	\$2,341	\$768,032	2.3%
2029-30	\$4.16719	\$771,873	\$2,353	\$774,226	0.8%
2030-31	\$4.06598	\$789,710	\$2,296	\$792,006	2.3%
2031-32	\$4.08763	\$795,967	\$2,308	\$798,275	0.8%
2032-33	\$3.98904	\$814,241	\$2,253	\$816,493	2.3%
2033-34	\$4.01021	\$820,575	\$2,265	\$822,840	0.8%
2034-35	\$3.91412	\$839,296	\$2,210	\$841,507	2.3%
2035-36	\$3.93484	\$845,715	\$2,222	\$847,937	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	\$192,576,777	\$89,539,919	\$6,577,391	\$96,117,310
2026-27	\$184,931,390	\$176,341,720	\$7,498,996	\$183,840,716
2027-28	\$185,413,560	\$176,757,731	\$7,565,155	\$184,322,886
2028-29	\$194,385,879	\$185,288,941	\$8,006,264	\$193,295,205
2029-30	\$194,954,050	\$185,790,953	\$8,072,423	\$193,863,376
2030-31	\$204,418,067	\$194,788,498	\$8,538,895	\$203,327,393
2031-32	\$204,986,237	\$195,290,509	\$8,605,054	\$203,895,563
2032-33	\$214,873,033	\$204,684,201	\$9,098,158	\$213,782,359
2033-34	\$215,441,204	\$205,186,213	\$9,164,317	\$214,350,530
2034-35	\$225,768,584	\$214,992,527	\$9,685,384	\$224,677,910
2035-36	\$226,336,755	\$215,494,538	\$9,751,543	\$225,246,081

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	83.36%	-1.58%	81.79%	12.78%	5.23%	0.20%
2026-27	100.31%	-14.85%	85.46%	11.16%	3.23%	0.10%
2027-28	100.20%	-14.90%	85.31%	11.32%	3.22%	0.10%
2028-29	99.52%	-14.28%	85.24%	11.51%	3.10%	0.10%
2029-30	99.37%	-14.27%	85.10%	11.66%	3.09%	0.10%
2030-31	98.68%	-13.63%	85.04%	11.84%	2.98%	0.09%
2031-32	98.54%	-13.63%	84.91%	11.98%	2.97%	0.09%
2032-33	97.87%	-13.02%	84.85%	12.16%	2.86%	0.09%
2033-34	97.75%	-13.02%	84.73%	12.29%	2.85%	0.09%
2034-35	97.11%	-12.45%	84.66%	12.47%	2.75%	0.09%
2035-36	96.99%	-12.44%	84.55%	12.59%	2.74%	0.08%

**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 DENVER, 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	\$89,539,919	\$8.12621	\$727,621
2026-27	\$176,341,720	\$4.22224	\$744,557
2027-28	\$176,757,731	\$4.24693	\$750,678
2028-29	\$185,288,941	\$4.14505	\$768,032
2029-30	\$185,790,953	\$4.16719	\$774,226
2030-31	\$194,788,498	\$4.06598	\$792,006
2031-32	\$195,290,509	\$4.08763	\$798,275
2032-33	\$204,684,201	\$3.98904	\$816,493
2033-34	\$205,186,213	\$4.01021	\$822,840
2034-35	\$214,992,527	\$3.91412	\$841,507
2035-36	\$215,494,538	\$3.93484	\$847,937

CITY OF DENVER, 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	\$89,539,919	\$8.12621	\$727,621
2026-27	\$90,384,437	\$8.12621	\$734,483
2027-28	\$92,345,644	\$8.12621	\$750,420
2028-29	\$95,486,700	\$8.10000	\$773,442
2029-30	\$97,611,507	\$8.10000	\$790,653
2030-31	\$100,924,654	\$8.10000	\$817,490
2031-32	\$103,151,740	\$8.10000	\$835,529
2032-33	\$106,645,815	\$8.10000	\$863,831
2033-34	\$108,980,876	\$8.10000	\$882,745
2034-35	\$112,665,397	\$8.10000	\$912,590
2035-36	\$115,113,795	\$8.10000	\$932,422

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	\$85,957,283	(\$3.90397)	\$10,074
2027-28	\$84,412,087	(\$3.87928)	\$257
2028-29	\$89,802,242	(\$3.95495)	-\$5,410
2029-30	\$88,179,446	(\$3.93281)	-\$16,427
2030-31	\$93,863,844	(\$4.03402)	-\$25,484
2031-32	\$92,138,769	(\$4.01237)	-\$37,254
2032-33	\$98,038,387	(\$4.11096)	-\$47,338
2033-34	\$96,205,337	(\$4.08979)	-\$59,905
2034-35	\$102,327,130	(\$4.18588)	-\$71,083
2035-36	\$100,380,744	(\$4.16516)	-\$84,485

CITY OF DENVER, 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	\$193	\$251	\$50,000	\$51,515	\$193	\$209	\$50,000	\$58,947	\$174	\$36	\$149	\$36	\$193	\$240
\$100,000	\$123,480	\$385	\$502	\$100,000	\$103,030	\$385	\$419	\$100,000	\$117,894	\$367	\$276	\$342	\$276	\$385	\$479
\$150,000	\$185,220	\$578	\$753	\$150,000	\$154,545	\$578	\$628	\$150,000	\$176,842	\$559	\$516	\$534	\$516	\$578	\$719
\$200,000	\$246,960	\$944	\$1,004	\$200,000	\$206,060	\$944	\$838	\$200,000	\$235,789	\$752	\$755	\$727	\$755	\$771	\$959
\$250,000	\$308,700	\$1,310	\$1,255	\$250,000	\$257,575	\$1,310	\$1,047	\$250,000	\$294,736	\$945	\$995	\$920	\$995	\$964	\$1,198
\$300,000	\$370,440	\$1,675	\$1,506	\$300,000	\$309,090	\$1,675	\$1,257	\$300,000	\$353,683	\$1,138	\$1,235	\$1,113	\$1,235	\$1,156	\$1,438
\$400,000	\$493,920	\$2,407	\$2,008	\$400,000	\$412,120	\$2,407	\$1,676	\$400,000	\$471,578	\$1,523	\$1,714	\$1,498	\$1,714	\$1,542	\$1,917
\$500,000	\$617,400	\$3,138	\$2,510	\$500,000	\$515,151	\$3,138	\$2,095	\$500,000	\$589,472	\$1,909	\$2,193	\$1,883	\$2,193	\$1,927	\$2,397
\$600,000	\$740,880	\$3,869	\$3,012	\$600,000	\$618,181	\$3,869	\$2,514	\$600,000	\$707,366	\$2,294	\$2,673	\$2,269	\$2,673	\$2,313	\$2,876
\$700,000	\$864,360	\$4,601	\$3,514	\$700,000	\$721,211	\$4,601	\$2,932	\$700,000	\$825,261	\$2,679	\$3,152	\$2,654	\$3,152	\$2,698	\$3,355
\$800,000	\$987,840	\$5,332	\$4,017	\$800,000	\$824,241	\$5,332	\$3,351	\$800,000	\$943,155	\$3,065	\$3,632	\$3,040	\$3,632	\$3,084	\$3,835
\$900,000	\$1,111,320	\$6,063	\$4,519	\$900,000	\$927,271	\$6,063	\$3,770	\$900,000	\$1,061,050	\$3,450	\$4,111	\$3,425	\$4,111	\$3,469	\$4,314
\$1,000,000	\$1,234,800	\$6,795	\$5,021	\$1,000,000	\$1,030,301	\$6,795	\$4,189	\$1,000,000	\$1,178,944	\$3,836	\$4,590	\$3,811	\$4,590	\$3,854	\$4,794
\$2,000,000	\$2,469,600	\$14,108	\$10,041	\$2,000,000	\$2,060,602	\$14,108	\$8,378	\$2,000,000	\$2,357,888	\$7,690	\$9,384	\$7,665	\$9,384	\$7,709	\$9,587
\$3,000,000	\$3,704,400	\$21,422	\$15,062	\$3,000,000	\$3,090,903	\$21,422	\$12,568	\$3,000,000	\$3,536,832	\$11,544	\$14,177	\$11,519	\$14,177	\$11,563	\$14,381
\$4,000,000	\$4,939,200	\$28,735	\$20,083	\$4,000,000	\$4,121,204	\$28,735	\$16,757	\$4,000,000	\$4,715,776	\$15,399	\$18,971	\$15,374	\$18,971	\$15,418	\$19,174
\$5,000,000	\$6,174,000	\$36,049	\$25,103	\$5,000,000	\$5,151,505	\$36,049	\$20,946	\$5,000,000	\$5,894,720	\$19,253	\$23,765	\$19,228	\$23,765	\$19,272	\$23,968
\$6,000,000	\$7,408,800	\$43,363	\$30,124	\$6,000,000	\$6,181,806	\$43,363	\$25,135	\$6,000,000	\$7,073,664	\$23,108	\$28,558	\$23,083	\$28,558	\$23,126	\$28,761
\$7,000,000	\$8,643,600	\$50,676	\$35,145	\$7,000,000	\$7,212,107	\$50,676	\$29,324	\$7,000,000	\$8,252,608	\$26,962	\$33,352	\$26,937	\$33,352	\$26,981	\$33,555
\$8,000,000	\$9,878,400	\$57,990	\$40,165	\$8,000,000	\$8,242,408	\$57,990	\$33,513	\$8,000,000	\$9,431,552	\$30,816	\$38,145	\$30,791	\$38,145	\$30,835	\$38,349
\$9,000,000	\$11,113,200	\$65,303	\$45,186	\$9,000,000	\$9,272,709	\$65,303	\$37,703	\$9,000,000	\$10,610,496	\$34,671	\$42,939	\$34,646	\$42,939	\$34,690	\$43,142
\$10,000,000	\$12,348,000	\$72,617	\$50,207	\$10,000,000	\$10,303,010	\$72,617	\$41,892	\$10,000,000	\$11,789,440	\$38,525	\$47,732	\$38,500	\$47,732	\$38,544	\$47,936
\$15,000,000	\$18,522,000	\$109,185	\$75,310	\$15,000,000	\$15,454,515	\$109,185	\$62,838	\$15,000,000	\$17,684,160	\$57,797	\$71,700	\$57,772	\$71,700	\$57,816	\$71,903
\$20,000,000	\$24,696,000	\$145,753	\$100,413	\$20,000,000	\$20,606,020	\$145,753	\$83,784	\$20,000,000	\$23,578,880	\$77,069	\$95,668	\$77,044	\$95,668	\$77,088	\$95,871
\$25,000,000	\$30,870,000	\$182,321	\$125,517	\$25,000,000	\$25,757,525	\$182,321	\$104,730	\$25,000,000	\$29,473,600	\$96,341	\$119,636	\$96,316	\$119,636	\$96,360	\$119,839
\$30,000,000	\$37,044,000	\$218,889	\$150,620	\$30,000,000	\$30,909,030	\$218,889	\$125,675	\$30,000,000	\$35,368,320	\$115,613	\$143,604	\$115,588	\$143,604	\$115,632	\$143,807
\$35,000,000	\$43,218,000	\$255,457	\$175,724	\$35,000,000	\$36,060,535	\$255,457	\$146,621	\$35,000,000	\$41,263,040	\$134,885	\$167,571	\$134,860	\$167,571	\$134,904	\$167,775
\$40,000,000	\$49,392,000	\$292,025	\$200,827	\$40,000,000	\$41,212,040	\$292,025	\$167,567	\$40,000,000	\$47,157,760	\$154,157	\$191,539	\$154,132	\$191,539	\$154,176	\$191,743
\$45,000,000	\$55,566,000	\$328,593	\$225,930	\$45,000,000	\$46,363,545	\$328,593	\$188,513	\$45,000,000	\$53,052,480	\$173,429	\$215,507	\$173,404	\$215,507	\$173,448	\$215,710
\$50,000,000	\$61,740,000	\$365,161	\$251,034	\$50,000,000	\$51,515,050	\$365,161	\$209,459	\$50,000,000	\$58,947,200	\$192,701	\$239,475	\$192,676	\$239,475	\$192,720	\$239,678

CITY OF DENVER, 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	\$58	30.26%	\$17	8.69%	(\$138)	(79.10%)	(\$113)	(75.58%)	\$47	24.37%
\$100,000	\$117	30.26%	\$33	8.69%	(\$91)	(24.73%)	(\$66)	(19.21%)	\$94	24.37%
\$150,000	\$175	30.26%	\$50	8.69%	(\$44)	(7.82%)	(\$19)	(3.49%)	\$141	24.37%
\$200,000	\$60	6.39%	(\$106)	(11.23%)	\$3	0.43%	\$28	3.89%	\$188	24.37%
\$250,000	(\$54)	(4.15%)	(\$262)	(20.02%)	\$50	5.31%	\$75	8.18%	\$235	24.37%
\$300,000	(\$169)	(10.09%)	(\$418)	(24.98%)	\$97	8.54%	\$122	10.98%	\$282	24.37%
\$400,000	(\$398)	(16.55%)	(\$731)	(30.37%)	\$191	12.54%	\$216	14.43%	\$376	24.37%
\$500,000	(\$628)	(20.00%)	(\$1,043)	(33.25%)	\$285	14.93%	\$310	16.46%	\$470	24.37%
\$600,000	(\$857)	(22.15%)	(\$1,356)	(35.04%)	\$379	16.52%	\$404	17.80%	\$564	24.37%
\$700,000	(\$1,086)	(23.61%)	(\$1,668)	(36.26%)	\$473	17.65%	\$498	18.76%	\$657	24.37%
\$800,000	(\$1,315)	(24.67%)	(\$1,981)	(37.15%)	\$567	18.49%	\$592	19.47%	\$751	24.37%
\$900,000	(\$1,545)	(25.48%)	(\$2,293)	(37.82%)	\$661	19.15%	\$686	20.02%	\$845	24.37%
\$1,000,000	(\$1,774)	(26.11%)	(\$2,606)	(38.35%)	\$755	19.67%	\$780	20.46%	\$939	24.37%
\$2,000,000	(\$4,067)	(28.83%)	(\$5,730)	(40.61%)	\$1,694	22.02%	\$1,719	22.42%	\$1,878	24.37%
\$3,000,000	(\$6,360)	(29.69%)	(\$8,854)	(41.33%)	\$2,633	22.81%	\$2,658	23.07%	\$2,818	24.37%
\$4,000,000	(\$8,653)	(30.11%)	(\$11,979)	(41.69%)	\$3,572	23.20%	\$3,597	23.40%	\$3,757	24.37%
\$5,000,000	(\$10,946)	(30.36%)	(\$15,103)	(41.90%)	\$4,511	23.43%	\$4,536	23.59%	\$4,696	24.37%
\$6,000,000	(\$13,239)	(30.53%)	(\$18,228)	(42.04%)	\$5,450	23.59%	\$5,475	23.72%	\$5,635	24.37%
\$7,000,000	(\$15,532)	(30.65%)	(\$21,352)	(42.13%)	\$6,390	23.70%	\$6,415	23.81%	\$6,574	24.37%
\$8,000,000	(\$17,824)	(30.74%)	(\$24,476)	(42.21%)	\$7,329	23.78%	\$7,354	23.88%	\$7,513	24.37%
\$9,000,000	(\$20,117)	(30.81%)	(\$27,601)	(42.27%)	\$8,268	23.85%	\$8,293	23.94%	\$8,453	24.37%
\$10,000,000	(\$22,410)	(30.86%)	(\$30,725)	(42.31%)	\$9,207	23.90%	\$9,232	23.98%	\$9,392	24.37%
\$15,000,000	(\$33,875)	(31.03%)	(\$46,347)	(42.45%)	\$13,903	24.05%	\$13,928	24.11%	\$14,088	24.37%
\$20,000,000	(\$45,340)	(31.11%)	(\$61,969)	(42.52%)	\$18,599	24.13%	\$18,624	24.17%	\$18,783	24.37%
\$25,000,000	(\$56,804)	(31.16%)	(\$77,591)	(42.56%)	\$23,295	24.18%	\$23,320	24.21%	\$23,479	24.37%
\$30,000,000	(\$68,269)	(31.19%)	(\$93,213)	(42.58%)	\$27,990	24.21%	\$28,016	24.24%	\$28,175	24.37%
\$35,000,000	(\$79,733)	(31.21%)	(\$108,835)	(42.60%)	\$32,686	24.23%	\$32,711	24.26%	\$32,871	24.37%
\$40,000,000	(\$91,198)	(31.23%)	(\$124,457)	(42.62%)	\$37,382	24.25%	\$37,407	24.27%	\$37,567	24.37%
\$45,000,000	(\$102,663)	(31.24%)	(\$140,080)	(42.63%)	\$42,078	24.26%	\$42,103	24.28%	\$42,263	24.37%
\$50,000,000	(\$114,127)	(31.25%)	(\$155,702)	(42.64%)	\$46,774	24.27%	\$46,799	24.29%	\$46,958	24.37%