

CITY OF EARLING, 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	\$7.88967	\$81,235	\$0	\$81,235	
2026-27	\$4.11005	\$82,860	\$126	\$82,986	2.2%
2027-28	\$4.13630	\$83,401	\$127	\$83,528	0.7%
2028-29	\$4.02351	\$85,199	\$123	\$85,322	2.1%
2029-30	\$4.04493	\$85,749	\$124	\$85,873	0.6%
2030-31	\$3.93240	\$87,590	\$121	\$87,711	2.1%
2031-32	\$3.95327	\$88,150	\$121	\$88,271	0.6%
2032-33	\$3.84501	\$90,036	\$118	\$90,154	2.1%
2033-34	\$3.86536	\$90,605	\$119	\$90,724	0.6%
2034-35	\$3.76109	\$92,538	\$115	\$92,654	2.1%
2035-36	\$3.78094	\$93,117	\$116	\$93,233	0.6%

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	\$28,033,087	\$10,296,432	\$3,007,352	\$13,303,784
2026-27	\$24,518,012	\$20,191,081	\$3,368,234	\$23,559,316
2027-28	\$24,520,885	\$20,193,955	\$3,368,234	\$23,562,189
2028-29	\$25,701,266	\$21,205,924	\$3,536,646	\$24,742,570
2029-30	\$25,725,139	\$21,229,797	\$3,536,646	\$24,766,443
2030-31	\$26,976,901	\$22,304,726	\$3,713,478	\$26,018,205
2031-32	\$27,000,774	\$22,328,600	\$3,713,478	\$26,042,078
2032-33	\$28,304,972	\$23,447,124	\$3,899,152	\$27,346,276
2033-34	\$28,328,845	\$23,470,997	\$3,899,152	\$27,370,149
2034-35	\$29,687,622	\$24,634,816	\$4,094,110	\$28,728,926
2035-36	\$29,711,495	\$24,658,689	\$4,094,110	\$28,752,799

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	90.67%	-2.24%	88.43%	5.76%	0.00%	1.29%
2026-27	116.07%	-26.68%	89.40%	7.00%	0.00%	0.73%
2027-28	116.19%	-26.79%	89.40%	7.00%	0.00%	0.73%
2028-29	115.19%	-25.62%	89.57%	7.00%	0.00%	0.69%
2029-30	115.21%	-25.63%	89.58%	6.99%	0.00%	0.69%
2030-31	114.17%	-24.42%	89.75%	6.99%	0.00%	0.66%
2031-32	114.18%	-24.42%	89.76%	6.98%	0.00%	0.66%
2032-33	113.20%	-23.28%	89.92%	6.98%	0.00%	0.63%
2033-34	113.21%	-23.29%	89.93%	6.98%	0.00%	0.63%
2034-35	112.28%	-22.21%	90.07%	6.98%	0.00%	0.60%
2035-36	112.29%	-22.21%	90.08%	6.97%	0.00%	0.60%

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 EARLING, 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	\$10,296,432	\$7.88967	\$81,235
2026-27	\$20,191,081	\$4.11005	\$82,986
2027-28	\$20,193,955	\$4.13630	\$83,528
2028-29	\$21,205,924	\$4.02351	\$85,322
2029-30	\$21,229,797	\$4.04493	\$85,873
2030-31	\$22,304,726	\$3.93240	\$87,711
2031-32	\$22,328,600	\$3.95327	\$88,271
2032-33	\$23,447,124	\$3.84501	\$90,154
2033-34	\$23,470,997	\$3.86536	\$90,724
2034-35	\$24,634,816	\$3.76109	\$92,654
2035-36	\$24,658,689	\$3.78094	\$93,233

CITY OF EARLING, 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	\$10,296,432	\$7.88967	\$81,235
2026-27	\$9,838,194	\$7.88967	\$77,620
2027-28	\$10,108,390	\$7.88967	\$79,752
2028-29	\$10,360,665	\$7.88967	\$81,742
2029-30	\$10,645,037	\$7.88967	\$83,986
2030-31	\$10,911,069	\$7.88967	\$86,085
2031-32	\$11,210,318	\$7.88967	\$88,446
2032-33	\$11,490,830	\$7.88967	\$90,659
2033-34	\$11,805,787	\$7.88967	\$93,144
2034-35	\$12,101,574	\$7.88967	\$95,477
2035-36	\$12,433,017	\$7.88967	\$98,092

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	\$10,352,887	(\$3.77962)	\$5,366
2027-28	\$10,085,564	(\$3.75337)	\$3,776
2028-29	\$10,845,259	(\$3.86616)	\$3,580
2029-30	\$10,584,760	(\$3.84474)	\$1,887
2030-31	\$11,393,658	(\$3.95727)	\$1,626
2031-32	\$11,118,281	(\$3.93640)	-\$175
2032-33	\$11,956,294	(\$4.04466)	-\$504
2033-34	\$11,665,210	(\$4.02431)	-\$2,420
2034-35	\$12,533,241	(\$4.12858)	-\$2,824
2035-36	\$12,225,672	(\$4.10873)	-\$4,859

CITY OF EARLING, 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	\$187	\$243	\$50,000	\$51,515	\$187	\$203	\$50,000	\$58,947	\$169	\$35	\$145	\$35	\$187	\$232
\$100,000	\$123,480	\$374	\$486	\$100,000	\$103,030	\$374	\$405	\$100,000	\$117,894	\$356	\$267	\$332	\$267	\$374	\$464
\$150,000	\$185,220	\$561	\$728	\$150,000	\$154,545	\$561	\$608	\$150,000	\$176,842	\$543	\$499	\$519	\$499	\$561	\$695
\$200,000	\$246,960	\$916	\$971	\$200,000	\$206,060	\$916	\$810	\$200,000	\$235,789	\$730	\$731	\$706	\$731	\$748	\$927
\$250,000	\$308,700	\$1,271	\$1,214	\$250,000	\$257,575	\$1,271	\$1,013	\$250,000	\$294,736	\$917	\$962	\$893	\$962	\$936	\$1,159
\$300,000	\$370,440	\$1,626	\$1,457	\$300,000	\$309,090	\$1,626	\$1,215	\$300,000	\$353,683	\$1,105	\$1,194	\$1,080	\$1,194	\$1,123	\$1,391
\$400,000	\$493,920	\$2,337	\$1,942	\$400,000	\$412,120	\$2,337	\$1,621	\$400,000	\$471,578	\$1,479	\$1,658	\$1,454	\$1,658	\$1,497	\$1,854
\$500,000	\$617,400	\$3,047	\$2,428	\$500,000	\$515,151	\$3,047	\$2,026	\$500,000	\$589,472	\$1,853	\$2,121	\$1,829	\$2,121	\$1,871	\$2,318
\$600,000	\$740,880	\$3,757	\$2,913	\$600,000	\$618,181	\$3,757	\$2,431	\$600,000	\$707,366	\$2,227	\$2,585	\$2,203	\$2,585	\$2,245	\$2,782
\$700,000	\$864,360	\$4,467	\$3,399	\$700,000	\$721,211	\$4,467	\$2,836	\$700,000	\$825,261	\$2,601	\$3,049	\$2,577	\$3,049	\$2,620	\$3,245
\$800,000	\$987,840	\$5,177	\$3,885	\$800,000	\$824,241	\$5,177	\$3,241	\$800,000	\$943,155	\$2,976	\$3,512	\$2,951	\$3,512	\$2,994	\$3,709
\$900,000	\$1,111,320	\$5,887	\$4,370	\$900,000	\$927,271	\$5,887	\$3,646	\$900,000	\$1,061,050	\$3,350	\$3,976	\$3,326	\$3,976	\$3,368	\$4,172
\$1,000,000	\$1,234,800	\$6,597	\$4,856	\$1,000,000	\$1,030,301	\$6,597	\$4,052	\$1,000,000	\$1,178,944	\$3,724	\$4,439	\$3,700	\$4,439	\$3,742	\$4,636
\$2,000,000	\$2,469,600	\$13,698	\$9,711	\$2,000,000	\$2,060,602	\$13,698	\$8,103	\$2,000,000	\$2,357,888	\$7,466	\$9,076	\$7,442	\$9,076	\$7,484	\$9,272
\$3,000,000	\$3,704,400	\$20,798	\$14,567	\$3,000,000	\$3,090,903	\$20,798	\$12,155	\$3,000,000	\$3,536,832	\$11,208	\$13,712	\$11,184	\$13,712	\$11,227	\$13,908
\$4,000,000	\$4,939,200	\$27,899	\$19,423	\$4,000,000	\$4,121,204	\$27,899	\$16,206	\$4,000,000	\$4,715,776	\$14,951	\$18,348	\$14,926	\$18,348	\$14,969	\$18,544
\$5,000,000	\$6,174,000	\$35,000	\$24,279	\$5,000,000	\$5,151,505	\$35,000	\$20,258	\$5,000,000	\$5,894,720	\$18,693	\$22,984	\$18,669	\$22,984	\$18,711	\$23,180
\$6,000,000	\$7,408,800	\$42,100	\$29,134	\$6,000,000	\$6,181,806	\$42,100	\$24,309	\$6,000,000	\$7,073,664	\$22,435	\$27,620	\$22,411	\$27,620	\$22,453	\$27,816
\$7,000,000	\$8,643,600	\$49,201	\$33,990	\$7,000,000	\$7,212,107	\$49,201	\$28,361	\$7,000,000	\$8,252,608	\$26,177	\$32,256	\$26,153	\$32,256	\$26,195	\$32,453
\$8,000,000	\$9,878,400	\$56,302	\$38,846	\$8,000,000	\$8,242,408	\$56,302	\$32,412	\$8,000,000	\$9,431,552	\$29,919	\$36,892	\$29,895	\$36,892	\$29,938	\$37,089
\$9,000,000	\$11,113,200	\$63,403	\$43,702	\$9,000,000	\$9,272,709	\$63,403	\$36,464	\$9,000,000	\$10,610,496	\$33,662	\$41,528	\$33,637	\$41,528	\$33,680	\$41,725
\$10,000,000	\$12,348,000	\$70,503	\$48,557	\$10,000,000	\$10,303,010	\$70,503	\$40,516	\$10,000,000	\$11,789,440	\$37,404	\$46,164	\$37,379	\$46,164	\$37,422	\$46,361
\$15,000,000	\$18,522,000	\$106,007	\$72,836	\$15,000,000	\$15,454,515	\$106,007	\$60,773	\$15,000,000	\$17,684,160	\$56,115	\$69,345	\$56,090	\$69,345	\$56,133	\$69,541
\$20,000,000	\$24,696,000	\$141,510	\$97,115	\$20,000,000	\$20,606,020	\$141,510	\$81,031	\$20,000,000	\$23,578,880	\$74,826	\$92,525	\$74,801	\$92,525	\$74,844	\$92,722
\$25,000,000	\$30,870,000	\$177,014	\$121,393	\$25,000,000	\$25,757,525	\$177,014	\$101,289	\$25,000,000	\$29,473,600	\$93,537	\$115,705	\$93,512	\$115,705	\$93,555	\$115,902
\$30,000,000	\$37,044,000	\$212,517	\$145,672	\$30,000,000	\$30,909,030	\$212,517	\$121,547	\$30,000,000	\$35,368,320	\$112,248	\$138,886	\$112,223	\$138,886	\$112,266	\$139,082
\$35,000,000	\$43,218,000	\$248,021	\$169,950	\$35,000,000	\$36,060,535	\$248,021	\$141,804	\$35,000,000	\$41,263,040	\$130,959	\$162,066	\$130,934	\$162,066	\$130,977	\$162,263
\$40,000,000	\$49,392,000	\$283,524	\$194,229	\$40,000,000	\$41,212,040	\$283,524	\$162,062	\$40,000,000	\$47,157,760	\$149,670	\$185,247	\$149,645	\$185,247	\$149,688	\$185,443
\$45,000,000	\$55,566,000	\$319,028	\$218,508	\$45,000,000	\$46,363,545	\$319,028	\$182,320	\$45,000,000	\$53,052,480	\$168,381	\$208,427	\$168,356	\$208,427	\$168,399	\$208,624
\$50,000,000	\$61,740,000	\$354,531	\$242,786	\$50,000,000	\$51,515,050	\$354,531	\$202,578	\$50,000,000	\$58,947,200	\$187,092	\$231,607	\$187,067	\$231,607	\$187,110	\$231,804

CITY OF EARLING, 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	\$56	29.76%	\$15	8.27%	(\$134)	(79.18%)	(\$109)	(75.67%)	\$45	23.89%
\$100,000	\$111	29.76%	\$31	8.27%	(\$89)	(25.02%)	(\$65)	(19.52%)	\$89	23.89%
\$150,000	\$167	29.76%	\$46	8.27%	(\$44)	(8.17%)	(\$20)	(3.87%)	\$134	23.89%
\$200,000	\$55	5.98%	(\$106)	(11.57%)	\$0	0.04%	\$25	3.49%	\$179	23.89%
\$250,000	(\$57)	(4.52%)	(\$259)	(20.33%)	\$45	4.91%	\$69	7.76%	\$223	23.89%
\$300,000	(\$170)	(10.43%)	(\$411)	(25.27%)	\$90	8.12%	\$114	10.56%	\$268	23.89%
\$400,000	(\$394)	(16.87%)	(\$716)	(30.64%)	\$179	12.11%	\$203	13.99%	\$358	23.89%
\$500,000	(\$619)	(20.31%)	(\$1,021)	(33.51%)	\$268	14.49%	\$293	16.01%	\$447	23.89%
\$600,000	(\$843)	(22.45%)	(\$1,326)	(35.29%)	\$358	16.07%	\$382	17.35%	\$536	23.89%
\$700,000	(\$1,068)	(23.90%)	(\$1,631)	(36.51%)	\$447	17.19%	\$472	18.30%	\$626	23.89%
\$800,000	(\$1,292)	(24.96%)	(\$1,936)	(37.39%)	\$537	18.03%	\$561	19.01%	\$715	23.89%
\$900,000	(\$1,517)	(25.76%)	(\$2,240)	(38.06%)	\$626	18.69%	\$650	19.56%	\$804	23.89%
\$1,000,000	(\$1,741)	(26.39%)	(\$2,545)	(38.58%)	\$715	19.21%	\$740	19.99%	\$894	23.89%
\$2,000,000	(\$3,986)	(29.10%)	(\$5,595)	(40.84%)	\$1,609	21.55%	\$1,634	21.95%	\$1,788	23.89%
\$3,000,000	(\$6,231)	(29.96%)	(\$8,644)	(41.56%)	\$2,503	22.33%	\$2,528	22.60%	\$2,682	23.89%
\$4,000,000	(\$8,476)	(30.38%)	(\$11,693)	(41.91%)	\$3,397	22.72%	\$3,421	22.92%	\$3,576	23.89%
\$5,000,000	(\$10,721)	(30.63%)	(\$14,742)	(42.12%)	\$4,291	22.96%	\$4,315	23.12%	\$4,469	23.89%
\$6,000,000	(\$12,966)	(30.80%)	(\$17,791)	(42.26%)	\$5,185	23.11%	\$5,209	23.24%	\$5,363	23.89%
\$7,000,000	(\$15,211)	(30.92%)	(\$20,840)	(42.36%)	\$6,079	23.22%	\$6,103	23.34%	\$6,257	23.89%
\$8,000,000	(\$17,456)	(31.00%)	(\$23,889)	(42.43%)	\$6,973	23.30%	\$6,997	23.40%	\$7,151	23.89%
\$9,000,000	(\$19,701)	(31.07%)	(\$26,939)	(42.49%)	\$7,866	23.37%	\$7,891	23.46%	\$8,045	23.89%
\$10,000,000	(\$21,946)	(31.13%)	(\$29,988)	(42.53%)	\$8,760	23.42%	\$8,785	23.50%	\$8,939	23.89%
\$15,000,000	(\$33,171)	(31.29%)	(\$45,233)	(42.67%)	\$13,230	23.58%	\$13,254	23.63%	\$13,408	23.89%
\$20,000,000	(\$44,396)	(31.37%)	(\$60,479)	(42.74%)	\$17,699	23.65%	\$17,724	23.69%	\$17,878	23.89%
\$25,000,000	(\$55,621)	(31.42%)	(\$75,725)	(42.78%)	\$22,169	23.70%	\$22,193	23.73%	\$22,347	23.89%
\$30,000,000	(\$66,845)	(31.45%)	(\$90,971)	(42.81%)	\$26,638	23.73%	\$26,662	23.76%	\$26,816	23.89%
\$35,000,000	(\$78,070)	(31.48%)	(\$106,216)	(42.83%)	\$31,107	23.75%	\$31,132	23.78%	\$31,286	23.89%
\$40,000,000	(\$89,295)	(31.49%)	(\$121,462)	(42.84%)	\$35,577	23.77%	\$35,601	23.79%	\$35,755	23.89%
\$45,000,000	(\$100,520)	(31.51%)	(\$136,708)	(42.85%)	\$40,046	23.78%	\$40,071	23.80%	\$40,225	23.89%
\$50,000,000	(\$111,745)	(31.52%)	(\$151,954)	(42.86%)	\$44,516	23.79%	\$44,540	23.81%	\$44,694	23.89%