

CITY OF EARLHAM, 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	\$8.22390	\$496,724	\$0	\$496,724	
2026-27	\$4.29544	\$506,659	\$1,050	\$507,709	2.2%
2027-28	\$4.32068	\$510,247	\$1,056	\$511,303	0.7%
2028-29	\$4.21943	\$521,529	\$1,031	\$522,560	2.2%
2029-30	\$4.24241	\$525,173	\$1,037	\$526,209	0.7%
2030-31	\$4.14197	\$536,733	\$1,012	\$537,746	2.2%
2031-32	\$4.16445	\$540,435	\$1,018	\$541,453	0.7%
2032-33	\$4.06647	\$552,281	\$994	\$553,275	2.2%
2033-34	\$4.08846	\$556,042	\$999	\$557,041	0.7%
2034-35	\$3.99285	\$568,183	\$976	\$569,159	2.2%
2035-36	\$4.01437	\$572,005	\$981	\$572,986	0.7%

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	\$126,459,811	\$60,400,086	\$1,345,075	\$61,745,161
2026-27	\$121,962,103	\$118,197,186	\$1,513,248	\$119,710,434
2027-28	\$122,106,836	\$118,338,537	\$1,516,630	\$119,855,167
2028-29	\$127,693,497	\$123,846,153	\$1,595,674	\$125,441,828
2029-30	\$127,886,230	\$124,035,505	\$1,599,056	\$125,634,561
2030-31	\$133,762,390	\$129,828,499	\$1,682,222	\$131,510,721
2031-32	\$133,955,123	\$130,017,850	\$1,685,604	\$131,703,454
2032-33	\$140,082,665	\$136,057,899	\$1,773,097	\$137,830,996
2033-34	\$140,275,399	\$136,247,250	\$1,776,479	\$138,023,730
2034-35	\$146,664,613	\$142,544,427	\$1,868,516	\$144,412,944
2035-36	\$146,857,346	\$142,733,779	\$1,871,898	\$144,605,677

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	87.12%	-0.82%	86.30%	9.24%	2.60%	1.24%
2026-27	103.47%	-13.78%	89.69%	7.65%	1.62%	0.64%
2027-28	103.55%	-13.85%	89.70%	7.64%	1.62%	0.64%
2028-29	103.09%	-13.31%	89.78%	7.67%	1.57%	0.61%
2029-30	103.13%	-13.33%	89.80%	7.66%	1.56%	0.61%
2030-31	102.65%	-12.78%	89.87%	7.68%	1.51%	0.58%
2031-32	102.69%	-12.80%	89.89%	7.67%	1.51%	0.58%
2032-33	102.23%	-12.27%	89.96%	7.70%	1.45%	0.56%
2033-34	102.27%	-12.29%	89.97%	7.68%	1.45%	0.56%
2034-35	101.82%	-11.79%	90.04%	7.71%	1.40%	0.53%
2035-36	101.86%	-11.81%	90.05%	7.70%	1.40%	0.53%

**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 EARLHAM, 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	\$60,400,086	\$8.22390	\$496,724
2026-27	\$118,197,186	\$4.29544	\$507,709
2027-28	\$118,338,537	\$4.32068	\$511,303
2028-29	\$123,846,153	\$4.21943	\$522,560
2029-30	\$124,035,505	\$4.24241	\$526,209
2030-31	\$129,828,499	\$4.14197	\$537,746
2031-32	\$130,017,850	\$4.16445	\$541,453
2032-33	\$136,057,899	\$4.06647	\$553,275
2033-34	\$136,247,250	\$4.08846	\$557,041
2034-35	\$142,544,427	\$3.99285	\$569,159
2035-36	\$142,733,779	\$4.01437	\$572,986

CITY OF EARLHAM, 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	\$60,400,086	\$8.22390	\$496,724
2026-27	\$60,928,774	\$8.22390	\$501,072
2027-28	\$62,194,110	\$8.22390	\$511,478
2028-29	\$64,210,949	\$8.10000	\$520,109
2029-30	\$65,546,548	\$8.10000	\$530,927
2030-31	\$67,669,697	\$8.10000	\$548,125
2031-32	\$69,075,502	\$8.10000	\$559,512
2032-33	\$71,310,449	\$8.10000	\$577,615
2033-34	\$72,790,366	\$8.10000	\$589,602
2034-35	\$75,143,039	\$8.10000	\$608,659
2035-36	\$76,700,753	\$8.10000	\$621,276

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	\$57,268,411	(\$3.92846)	\$6,636
2027-28	\$56,144,427	(\$3.90322)	-\$175
2028-29	\$59,635,204	(\$3.88057)	\$2,451
2029-30	\$58,488,957	(\$3.85759)	-\$4,718
2030-31	\$62,158,802	(\$3.95803)	-\$10,379
2031-32	\$60,942,348	(\$3.93555)	-\$18,059
2032-33	\$64,747,450	(\$4.03353)	-\$24,339
2033-34	\$63,456,884	(\$4.01154)	-\$32,561
2034-35	\$67,401,389	(\$4.10715)	-\$39,500
2035-36	\$66,033,026	(\$4.08563)	-\$48,290

CITY OF EARLHAM, 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	\$256	\$50,000	\$51,515	\$195	\$213	\$50,000	\$58,947	\$176	\$37	\$151	\$37	\$195	\$244
\$100,000	\$123,480	\$390	\$511	\$100,000	\$103,030	\$390	\$427	\$100,000	\$117,894	\$371	\$281	\$346	\$281	\$390	\$488
\$150,000	\$185,220	\$585	\$767	\$150,000	\$154,545	\$585	\$640	\$150,000	\$176,842	\$566	\$525	\$541	\$525	\$585	\$732
\$200,000	\$246,960	\$955	\$1,023	\$200,000	\$206,060	\$955	\$853	\$200,000	\$235,789	\$761	\$770	\$736	\$770	\$780	\$977
\$250,000	\$308,700	\$1,325	\$1,279	\$250,000	\$257,575	\$1,325	\$1,067	\$250,000	\$294,736	\$956	\$1,014	\$931	\$1,014	\$975	\$1,221
\$300,000	\$370,440	\$1,695	\$1,534	\$300,000	\$309,090	\$1,695	\$1,280	\$300,000	\$353,683	\$1,151	\$1,258	\$1,126	\$1,258	\$1,170	\$1,465
\$400,000	\$493,920	\$2,435	\$2,046	\$400,000	\$412,120	\$2,435	\$1,707	\$400,000	\$471,578	\$1,541	\$1,746	\$1,516	\$1,746	\$1,560	\$1,953
\$500,000	\$617,400	\$3,176	\$2,557	\$500,000	\$515,151	\$3,176	\$2,134	\$500,000	\$589,472	\$1,931	\$2,234	\$1,906	\$2,234	\$1,950	\$2,442
\$600,000	\$740,880	\$3,916	\$3,069	\$600,000	\$618,181	\$3,916	\$2,560	\$600,000	\$707,366	\$2,322	\$2,723	\$2,296	\$2,723	\$2,340	\$2,930
\$700,000	\$864,360	\$4,656	\$3,580	\$700,000	\$721,211	\$4,656	\$2,987	\$700,000	\$825,261	\$2,712	\$3,211	\$2,686	\$3,211	\$2,731	\$3,418
\$800,000	\$987,840	\$5,396	\$4,092	\$800,000	\$824,241	\$5,396	\$3,414	\$800,000	\$943,155	\$3,102	\$3,699	\$3,076	\$3,699	\$3,121	\$3,907
\$900,000	\$1,111,320	\$6,136	\$4,603	\$900,000	\$927,271	\$6,136	\$3,841	\$900,000	\$1,061,050	\$3,492	\$4,188	\$3,466	\$4,188	\$3,511	\$4,395
\$1,000,000	\$1,234,800	\$6,876	\$5,115	\$1,000,000	\$1,030,301	\$6,876	\$4,267	\$1,000,000	\$1,178,944	\$3,882	\$4,676	\$3,856	\$4,676	\$3,901	\$4,883
\$2,000,000	\$2,469,600	\$14,278	\$10,229	\$2,000,000	\$2,060,602	\$14,278	\$8,535	\$2,000,000	\$2,357,888	\$7,783	\$9,559	\$7,757	\$9,559	\$7,801	\$9,766
\$3,000,000	\$3,704,400	\$21,679	\$15,344	\$3,000,000	\$3,090,903	\$21,679	\$12,802	\$3,000,000	\$3,536,832	\$11,683	\$14,442	\$11,658	\$14,442	\$11,702	\$14,649
\$4,000,000	\$4,939,200	\$29,081	\$20,458	\$4,000,000	\$4,121,204	\$29,081	\$17,070	\$4,000,000	\$4,715,776	\$15,584	\$19,326	\$15,559	\$19,326	\$15,603	\$19,533
\$5,000,000	\$6,174,000	\$36,482	\$25,573	\$5,000,000	\$5,151,505	\$36,482	\$21,337	\$5,000,000	\$5,894,720	\$19,485	\$24,209	\$19,459	\$24,209	\$19,504	\$24,416
\$6,000,000	\$7,408,800	\$43,884	\$30,687	\$6,000,000	\$6,181,806	\$43,884	\$25,605	\$6,000,000	\$7,073,664	\$23,385	\$29,092	\$23,360	\$29,092	\$23,404	\$29,299
\$7,000,000	\$8,643,600	\$51,285	\$35,802	\$7,000,000	\$7,212,107	\$51,285	\$29,872	\$7,000,000	\$8,252,608	\$27,286	\$33,975	\$27,261	\$33,975	\$27,305	\$34,182
\$8,000,000	\$9,878,400	\$58,687	\$40,916	\$8,000,000	\$8,242,408	\$58,687	\$34,140	\$8,000,000	\$9,431,552	\$31,187	\$38,858	\$31,162	\$38,858	\$31,206	\$39,065
\$9,000,000	\$11,113,200	\$66,088	\$46,031	\$9,000,000	\$9,272,709	\$66,088	\$38,407	\$9,000,000	\$10,610,496	\$35,088	\$43,741	\$35,062	\$43,741	\$35,107	\$43,948
\$10,000,000	\$12,348,000	\$73,490	\$51,145	\$10,000,000	\$10,303,010	\$73,490	\$42,675	\$10,000,000	\$11,789,440	\$38,988	\$48,624	\$38,963	\$48,624	\$39,007	\$48,832
\$15,000,000	\$18,522,000	\$110,498	\$76,718	\$15,000,000	\$15,454,515	\$110,498	\$64,012	\$15,000,000	\$17,684,160	\$58,492	\$73,040	\$58,467	\$73,040	\$58,511	\$73,247
\$20,000,000	\$24,696,000	\$147,505	\$102,290	\$20,000,000	\$20,606,020	\$147,505	\$85,350	\$20,000,000	\$23,578,880	\$77,996	\$97,456	\$77,970	\$97,456	\$78,015	\$97,663
\$25,000,000	\$30,870,000	\$184,513	\$127,863	\$25,000,000	\$25,757,525	\$184,513	\$106,687	\$25,000,000	\$29,473,600	\$97,499	\$121,872	\$97,474	\$121,872	\$97,518	\$122,079
\$30,000,000	\$37,044,000	\$221,520	\$153,435	\$30,000,000	\$30,909,030	\$221,520	\$128,024	\$30,000,000	\$35,368,320	\$117,003	\$146,287	\$116,978	\$146,287	\$117,022	\$146,495
\$35,000,000	\$43,218,000	\$258,528	\$179,008	\$35,000,000	\$36,060,535	\$258,528	\$149,362	\$35,000,000	\$41,263,040	\$136,507	\$170,703	\$136,481	\$170,703	\$136,525	\$170,910
\$40,000,000	\$49,392,000	\$295,535	\$204,580	\$40,000,000	\$41,212,040	\$295,535	\$170,699	\$40,000,000	\$47,157,760	\$156,010	\$195,119	\$155,985	\$195,119	\$156,029	\$195,326
\$45,000,000	\$55,566,000	\$332,543	\$230,153	\$45,000,000	\$46,363,545	\$332,543	\$192,036	\$45,000,000	\$53,052,480	\$175,514	\$219,535	\$175,488	\$219,535	\$175,533	\$219,742
\$50,000,000	\$61,740,000	\$369,550	\$255,725	\$50,000,000	\$51,515,050	\$369,550	\$213,374	\$50,000,000	\$58,947,200	\$195,017	\$243,950	\$194,992	\$243,950	\$195,036	\$244,158

CITY OF EARLHAM, 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	\$61	31.12%	\$18	9.40%	(\$139)	(78.96%)	(\$114)	(75.42%)	\$49	25.19%
\$100,000	\$121	31.12%	\$37	9.40%	(\$90)	(24.23%)	(\$65)	(18.68%)	\$98	25.19%
\$150,000	\$182	31.12%	\$55	9.40%	(\$41)	(7.21%)	(\$15)	(2.86%)	\$147	25.19%
\$200,000	\$68	7.09%	(\$102)	(10.65%)	\$8	1.09%	\$34	4.57%	\$196	25.19%
\$250,000	(\$47)	(3.52%)	(\$258)	(19.50%)	\$57	6.01%	\$83	8.89%	\$246	25.19%
\$300,000	(\$161)	(9.50%)	(\$415)	(24.48%)	\$107	9.25%	\$132	11.71%	\$295	25.19%
\$400,000	(\$390)	(16.00%)	(\$728)	(29.91%)	\$205	13.29%	\$230	15.18%	\$393	25.19%
\$500,000	(\$618)	(19.47%)	(\$1,042)	(32.81%)	\$303	15.69%	\$328	17.23%	\$491	25.19%
\$600,000	(\$847)	(21.63%)	(\$1,355)	(34.61%)	\$401	17.28%	\$427	18.58%	\$589	25.19%
\$700,000	(\$1,076)	(23.11%)	(\$1,669)	(35.84%)	\$500	18.42%	\$525	19.54%	\$688	25.19%
\$800,000	(\$1,304)	(24.17%)	(\$1,982)	(36.73%)	\$598	19.27%	\$623	20.26%	\$786	25.19%
\$900,000	(\$1,533)	(24.99%)	(\$2,296)	(37.41%)	\$696	19.93%	\$721	20.81%	\$884	25.19%
\$1,000,000	(\$1,762)	(25.62%)	(\$2,609)	(37.94%)	\$794	20.46%	\$820	21.25%	\$982	25.19%
\$2,000,000	(\$4,049)	(28.36%)	(\$5,743)	(40.22%)	\$1,777	22.83%	\$1,802	23.23%	\$1,965	25.19%
\$3,000,000	(\$6,336)	(29.23%)	(\$8,877)	(40.95%)	\$2,759	23.62%	\$2,784	23.88%	\$2,947	25.19%
\$4,000,000	(\$8,623)	(29.65%)	(\$12,011)	(41.30%)	\$3,742	24.01%	\$3,767	24.21%	\$3,930	25.19%
\$5,000,000	(\$10,910)	(29.90%)	(\$15,145)	(41.51%)	\$4,724	24.24%	\$4,749	24.41%	\$4,912	25.19%
\$6,000,000	(\$13,197)	(30.07%)	(\$18,279)	(41.65%)	\$5,706	24.40%	\$5,732	24.54%	\$5,895	25.19%
\$7,000,000	(\$15,484)	(30.19%)	(\$21,413)	(41.75%)	\$6,689	24.51%	\$6,714	24.63%	\$6,877	25.19%
\$8,000,000	(\$17,771)	(30.28%)	(\$24,547)	(41.83%)	\$7,671	24.60%	\$7,697	24.70%	\$7,859	25.19%
\$9,000,000	(\$20,058)	(30.35%)	(\$27,681)	(41.89%)	\$8,654	24.66%	\$8,679	24.75%	\$8,842	25.19%
\$10,000,000	(\$22,345)	(30.41%)	(\$30,815)	(41.93%)	\$9,636	24.72%	\$9,661	24.80%	\$9,824	25.19%
\$15,000,000	(\$33,780)	(30.57%)	(\$46,485)	(42.07%)	\$14,548	24.87%	\$14,574	24.93%	\$14,736	25.19%
\$20,000,000	(\$45,215)	(30.65%)	(\$62,156)	(42.14%)	\$19,460	24.95%	\$19,486	24.99%	\$19,648	25.19%
\$25,000,000	(\$56,650)	(30.70%)	(\$77,826)	(42.18%)	\$24,372	25.00%	\$24,398	25.03%	\$24,561	25.19%
\$30,000,000	(\$68,085)	(30.74%)	(\$93,496)	(42.21%)	\$29,284	25.03%	\$29,310	25.06%	\$29,473	25.19%
\$35,000,000	(\$79,520)	(30.76%)	(\$109,166)	(42.23%)	\$34,197	25.05%	\$34,222	25.07%	\$34,385	25.19%
\$40,000,000	(\$90,955)	(30.78%)	(\$124,836)	(42.24%)	\$39,109	25.07%	\$39,134	25.09%	\$39,297	25.19%
\$45,000,000	(\$102,390)	(30.79%)	(\$140,506)	(42.25%)	\$44,021	25.08%	\$44,046	25.10%	\$44,209	25.19%
\$50,000,000	(\$113,825)	(30.80%)	(\$156,177)	(42.26%)	\$48,933	25.09%	\$48,958	25.11%	\$49,121	25.19%