

CITY OF ELBERON, 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	\$7.99530	\$54,973	\$0	\$54,973	
2026-27	\$4.97713	\$56,073	\$0	\$56,073	2.0%
2027-28	\$5.00735	\$56,353	\$0	\$56,353	0.5%
2028-29	\$4.85326	\$57,480	\$0	\$57,480	2.0%
2029-30	\$4.87753	\$57,768	\$0	\$57,768	0.5%
2030-31	\$4.72455	\$58,923	\$0	\$58,923	2.0%
2031-32	\$4.74817	\$59,218	\$0	\$59,218	0.5%
2032-33	\$4.60121	\$60,402	\$0	\$60,402	2.0%
2033-34	\$4.62422	\$60,704	\$0	\$60,704	0.5%
2034-35	\$4.48289	\$61,918	\$0	\$61,918	2.0%
2035-36	\$4.50530	\$62,228	\$0	\$62,228	0.5%

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	\$20,013,433	\$6,875,696	\$6,427,670	\$13,303,366
2026-27	\$19,533,754	\$11,266,070	\$7,198,990	\$18,465,060
2027-28	\$19,521,754	\$11,254,070	\$7,198,990	\$18,453,060
2028-29	\$20,471,236	\$11,843,602	\$7,558,940	\$19,402,542
2029-30	\$20,471,236	\$11,843,602	\$7,558,940	\$19,402,542
2030-31	\$21,477,231	\$12,471,650	\$7,936,887	\$20,408,537
2031-32	\$21,477,231	\$12,471,650	\$7,936,887	\$20,408,537
2032-33	\$22,529,823	\$13,127,398	\$8,333,731	\$21,461,129
2033-34	\$22,529,823	\$13,127,398	\$8,333,731	\$21,461,129
2034-35	\$23,631,195	\$13,812,083	\$8,750,418	\$22,562,501
2035-36	\$23,631,195	\$13,812,083	\$8,750,418	\$22,562,501

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	29.11%	-0.75%	28.36%	71.13%	0.00%	0.51%
2026-27	48.20%	-14.15%	34.06%	65.58%	0.00%	0.36%
2027-28	48.23%	-14.22%	34.01%	65.62%	0.00%	0.37%
2028-29	47.71%	-13.59%	34.12%	65.53%	0.00%	0.35%
2029-30	47.71%	-13.59%	34.12%	65.53%	0.00%	0.35%
2030-31	47.17%	-12.92%	34.25%	65.42%	0.00%	0.33%
2031-32	47.17%	-12.92%	34.25%	65.42%	0.00%	0.33%
2032-33	46.65%	-12.28%	34.37%	65.32%	0.00%	0.31%
2033-34	46.65%	-12.28%	34.37%	65.32%	0.00%	0.31%
2034-35	46.15%	-11.68%	34.47%	65.24%	0.00%	0.30%
2035-36	46.15%	-11.68%	34.47%	65.24%	0.00%	0.30%

**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 ELBERON, 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	\$6,875,696	\$7.99530	\$54,973
2026-27	\$11,266,070	\$4.97713	\$56,073
2027-28	\$11,254,070	\$5.00735	\$56,353
2028-29	\$11,843,602	\$4.85326	\$57,480
2029-30	\$11,843,602	\$4.87753	\$57,768
2030-31	\$12,471,650	\$4.72455	\$58,923
2031-32	\$12,471,650	\$4.74817	\$59,218
2032-33	\$13,127,398	\$4.60121	\$60,402
2033-34	\$13,127,398	\$4.62422	\$60,704
2034-35	\$13,812,083	\$4.48289	\$61,918
2035-36	\$13,812,083	\$4.50530	\$62,228

## CITY OF ELBERON, 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	\$6,875,696	\$7.99530	\$54,973
2026-27	\$7,230,988	\$7.83853	\$56,680
2027-28	\$7,314,500	\$7.83853	\$57,335
2028-29	\$7,602,903	\$7.83853	\$59,596
2029-30	\$7,690,783	\$7.83853	\$60,284
2030-31	\$7,993,877	\$7.83853	\$62,660
2031-32	\$8,086,341	\$7.83853	\$63,385
2032-33	\$8,404,869	\$7.83853	\$65,882
2033-34	\$8,502,173	\$7.83853	\$66,645
2034-35	\$8,836,929	\$7.83853	\$69,269
2035-36	\$8,939,312	\$7.83853	\$70,071

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	\$4,035,082	(\$2.86140)	-\$608
2027-28	\$3,939,570	(\$2.83118)	-\$982
2028-29	\$4,240,699	(\$2.98527)	-\$2,116
2029-30	\$4,152,819	(\$2.96100)	-\$2,517
2030-31	\$4,477,773	(\$3.11398)	-\$3,737
2031-32	\$4,385,309	(\$3.09036)	-\$4,168
2032-33	\$4,722,529	(\$3.23732)	-\$5,480
2033-34	\$4,625,225	(\$3.21431)	-\$5,941
2034-35	\$4,975,154	(\$3.35564)	-\$7,350
2035-36	\$4,872,771	(\$3.33323)	-\$7,843

CITY OF ELBERON, 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	\$190	\$292	\$50,000	\$51,515	\$190	\$243	\$50,000	\$58,947	\$171	\$42	\$147	\$42	\$190	\$278
\$100,000	\$123,480	\$379	\$583	\$100,000	\$103,030	\$379	\$487	\$100,000	\$117,894	\$361	\$321	\$336	\$321	\$379	\$557
\$150,000	\$185,220	\$569	\$875	\$150,000	\$154,545	\$569	\$730	\$150,000	\$176,842	\$550	\$599	\$526	\$599	\$569	\$835
\$200,000	\$246,960	\$929	\$1,167	\$200,000	\$206,060	\$929	\$974	\$200,000	\$235,789	\$740	\$878	\$715	\$878	\$758	\$1,114
\$250,000	\$308,700	\$1,288	\$1,458	\$250,000	\$257,575	\$1,288	\$1,217	\$250,000	\$294,736	\$930	\$1,156	\$905	\$1,156	\$948	\$1,392
\$300,000	\$370,440	\$1,648	\$1,750	\$300,000	\$309,090	\$1,648	\$1,460	\$300,000	\$353,683	\$1,119	\$1,435	\$1,095	\$1,435	\$1,138	\$1,671
\$400,000	\$493,920	\$2,368	\$2,334	\$400,000	\$412,120	\$2,368	\$1,947	\$400,000	\$471,578	\$1,499	\$1,992	\$1,474	\$1,992	\$1,517	\$2,228
\$500,000	\$617,400	\$3,087	\$2,917	\$500,000	\$515,151	\$3,087	\$2,434	\$500,000	\$589,472	\$1,878	\$2,549	\$1,853	\$2,549	\$1,896	\$2,785
\$600,000	\$740,880	\$3,807	\$3,500	\$600,000	\$618,181	\$3,807	\$2,921	\$600,000	\$707,366	\$2,257	\$3,106	\$2,232	\$3,106	\$2,275	\$3,342
\$700,000	\$864,360	\$4,527	\$4,084	\$700,000	\$721,211	\$4,527	\$3,407	\$700,000	\$825,261	\$2,636	\$3,663	\$2,612	\$3,663	\$2,655	\$3,899
\$800,000	\$987,840	\$5,246	\$4,667	\$800,000	\$824,241	\$5,246	\$3,894	\$800,000	\$943,155	\$3,015	\$4,220	\$2,991	\$4,220	\$3,034	\$4,456
\$900,000	\$1,111,320	\$5,966	\$5,250	\$900,000	\$927,271	\$5,966	\$4,381	\$900,000	\$1,061,050	\$3,395	\$4,777	\$3,370	\$4,777	\$3,413	\$5,013
\$1,000,000	\$1,234,800	\$6,685	\$5,834	\$1,000,000	\$1,030,301	\$6,685	\$4,868	\$1,000,000	\$1,178,944	\$3,774	\$5,334	\$3,749	\$5,334	\$3,792	\$5,570
\$2,000,000	\$2,469,600	\$13,881	\$11,668	\$2,000,000	\$2,060,602	\$13,881	\$9,735	\$2,000,000	\$2,357,888	\$7,566	\$10,904	\$7,542	\$10,904	\$7,585	\$11,140
\$3,000,000	\$3,704,400	\$21,077	\$17,502	\$3,000,000	\$3,090,903	\$21,077	\$14,603	\$3,000,000	\$3,536,832	\$11,359	\$16,474	\$11,334	\$16,474	\$11,377	\$16,710
\$4,000,000	\$4,939,200	\$28,273	\$23,335	\$4,000,000	\$4,121,204	\$28,273	\$19,471	\$4,000,000	\$4,715,776	\$15,151	\$22,044	\$15,126	\$22,044	\$15,169	\$22,280
\$5,000,000	\$6,174,000	\$35,468	\$29,169	\$5,000,000	\$5,151,505	\$35,468	\$24,339	\$5,000,000	\$5,894,720	\$18,943	\$27,614	\$18,918	\$27,614	\$18,961	\$27,850
\$6,000,000	\$7,408,800	\$42,664	\$35,003	\$6,000,000	\$6,181,806	\$42,664	\$29,206	\$6,000,000	\$7,073,664	\$22,735	\$33,184	\$22,711	\$33,184	\$22,754	\$33,420
\$7,000,000	\$8,643,600	\$49,860	\$40,837	\$7,000,000	\$7,212,107	\$49,860	\$34,074	\$7,000,000	\$8,252,608	\$26,528	\$38,754	\$26,503	\$38,754	\$26,546	\$38,990
\$8,000,000	\$9,878,400	\$57,056	\$46,671	\$8,000,000	\$8,242,408	\$57,056	\$38,942	\$8,000,000	\$9,431,552	\$30,320	\$44,324	\$30,295	\$44,324	\$30,338	\$44,560
\$9,000,000	\$11,113,200	\$64,251	\$52,505	\$9,000,000	\$9,272,709	\$64,251	\$43,809	\$9,000,000	\$10,610,496	\$34,112	\$49,894	\$34,088	\$49,894	\$34,131	\$50,130
\$10,000,000	\$12,348,000	\$71,447	\$58,339	\$10,000,000	\$10,303,010	\$71,447	\$48,677	\$10,000,000	\$11,789,440	\$37,905	\$55,464	\$37,880	\$55,464	\$37,923	\$55,700
\$15,000,000	\$18,522,000	\$107,426	\$87,508	\$15,000,000	\$15,454,515	\$107,426	\$73,016	\$15,000,000	\$17,684,160	\$56,866	\$83,313	\$56,841	\$83,313	\$56,884	\$83,550
\$20,000,000	\$24,696,000	\$143,405	\$116,677	\$20,000,000	\$20,606,020	\$143,405	\$97,354	\$20,000,000	\$23,578,880	\$75,828	\$111,163	\$75,803	\$111,163	\$75,846	\$111,400
\$25,000,000	\$30,870,000	\$179,384	\$145,847	\$25,000,000	\$25,757,525	\$179,384	\$121,693	\$25,000,000	\$29,473,600	\$94,789	\$139,013	\$94,764	\$139,013	\$94,807	\$139,249
\$30,000,000	\$37,044,000	\$215,363	\$175,016	\$30,000,000	\$30,909,030	\$215,363	\$146,031	\$30,000,000	\$35,368,320	\$113,751	\$166,863	\$113,726	\$166,863	\$113,769	\$167,099
\$35,000,000	\$43,218,000	\$251,341	\$204,186	\$35,000,000	\$36,060,535	\$251,341	\$170,370	\$35,000,000	\$41,263,040	\$132,712	\$194,713	\$132,687	\$194,713	\$132,730	\$194,949
\$40,000,000	\$49,392,000	\$287,320	\$233,355	\$40,000,000	\$41,212,040	\$287,320	\$194,708	\$40,000,000	\$47,157,760	\$151,674	\$222,563	\$151,649	\$222,563	\$151,692	\$222,799
\$45,000,000	\$55,566,000	\$323,299	\$262,524	\$45,000,000	\$46,363,545	\$323,299	\$219,047	\$45,000,000	\$53,052,480	\$170,635	\$250,413	\$170,610	\$250,413	\$170,653	\$250,649
\$50,000,000	\$61,740,000	\$359,278	\$291,694	\$50,000,000	\$51,515,050	\$359,278	\$243,385	\$50,000,000	\$58,947,200	\$189,597	\$278,263	\$189,572	\$278,263	\$189,615	\$278,499

CITY OF ELBERON, 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	\$102	53.83%	\$54	28.36%	(\$129)	(75.31%)	(\$104)	(71.16%)	\$89	46.88%
\$100,000	\$204	53.83%	\$108	28.36%	(\$40)	(11.10%)	(\$15)	(4.59%)	\$178	46.88%
\$150,000	\$306	53.83%	\$161	28.36%	\$49	8.87%	\$73	13.97%	\$267	46.88%
\$200,000	\$238	25.64%	\$45	4.84%	\$138	18.61%	\$162	22.69%	\$356	46.88%
\$250,000	\$170	13.20%	(\$71)	(5.55%)	\$227	24.37%	\$251	27.76%	\$444	46.88%
\$300,000	\$102	6.19%	(\$188)	(11.40%)	\$315	28.18%	\$340	31.07%	\$533	46.88%
\$400,000	(\$34)	(1.45%)	(\$421)	(17.77%)	\$493	32.91%	\$518	35.14%	\$711	46.88%
\$500,000	(\$170)	(5.52%)	(\$654)	(21.17%)	\$671	35.73%	\$696	37.54%	\$889	46.88%
\$600,000	(\$307)	(8.05%)	(\$886)	(23.28%)	\$849	37.61%	\$873	39.13%	\$1,067	46.88%
\$700,000	(\$443)	(9.78%)	(\$1,119)	(24.72%)	\$1,027	38.94%	\$1,051	40.25%	\$1,244	46.88%
\$800,000	(\$579)	(11.04%)	(\$1,352)	(25.77%)	\$1,204	39.94%	\$1,229	41.09%	\$1,422	46.88%
\$900,000	(\$715)	(11.99%)	(\$1,585)	(26.56%)	\$1,382	40.71%	\$1,407	41.74%	\$1,600	46.88%
\$1,000,000	(\$851)	(12.74%)	(\$1,818)	(27.19%)	\$1,560	41.33%	\$1,584	42.26%	\$1,778	46.88%
\$2,000,000	(\$2,213)	(15.94%)	(\$4,146)	(29.87%)	\$3,338	44.11%	\$3,362	44.58%	\$3,555	46.88%
\$3,000,000	(\$3,575)	(16.96%)	(\$6,474)	(30.71%)	\$5,115	45.03%	\$5,140	45.35%	\$5,333	46.88%
\$4,000,000	(\$4,937)	(17.46%)	(\$8,802)	(31.13%)	\$6,893	45.50%	\$6,918	45.73%	\$7,111	46.88%
\$5,000,000	(\$6,299)	(17.76%)	(\$11,130)	(31.38%)	\$8,671	45.77%	\$8,695	45.96%	\$8,888	46.88%
\$6,000,000	(\$7,661)	(17.96%)	(\$13,458)	(31.54%)	\$10,448	45.96%	\$10,473	46.11%	\$10,666	46.88%
\$7,000,000	(\$9,023)	(18.10%)	(\$15,786)	(31.66%)	\$12,226	46.09%	\$12,251	46.22%	\$12,444	46.88%
\$8,000,000	(\$10,385)	(18.20%)	(\$18,114)	(31.75%)	\$14,004	46.19%	\$14,028	46.31%	\$14,221	46.88%
\$9,000,000	(\$11,747)	(18.28%)	(\$20,442)	(31.82%)	\$15,781	46.26%	\$15,806	46.37%	\$15,999	46.88%
\$10,000,000	(\$13,108)	(18.35%)	(\$22,770)	(31.87%)	\$17,559	46.32%	\$17,584	46.42%	\$17,777	46.88%
\$15,000,000	(\$19,918)	(18.54%)	(\$34,410)	(32.03%)	\$26,447	46.51%	\$26,472	46.57%	\$26,665	46.88%
\$20,000,000	(\$26,727)	(18.64%)	(\$46,051)	(32.11%)	\$35,336	46.60%	\$35,360	46.65%	\$35,554	46.88%
\$25,000,000	(\$33,537)	(18.70%)	(\$57,691)	(32.16%)	\$44,224	46.66%	\$44,249	46.69%	\$44,442	46.88%
\$30,000,000	(\$40,346)	(18.73%)	(\$69,331)	(32.19%)	\$53,113	46.69%	\$53,137	46.72%	\$53,330	46.88%
\$35,000,000	(\$47,156)	(18.76%)	(\$80,972)	(32.22%)	\$62,001	46.72%	\$62,026	46.75%	\$62,219	46.88%
\$40,000,000	(\$53,965)	(18.78%)	(\$92,612)	(32.23%)	\$70,889	46.74%	\$70,914	46.76%	\$71,107	46.88%
\$45,000,000	(\$60,775)	(18.80%)	(\$104,252)	(32.25%)	\$79,778	46.75%	\$79,802	46.77%	\$79,996	46.88%
\$50,000,000	(\$67,584)	(18.81%)	(\$115,893)	(32.26%)	\$88,666	46.77%	\$88,691	46.78%	\$88,884	46.88%