

CITY OF EARLY, 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	\$8.12632	\$108,442	\$0	\$108,442	
2026-27	\$5.14051	\$110,611	\$338	\$110,949	2.3%
2027-28	\$5.17358	\$111,504	\$340	\$111,844	0.8%
2028-29	\$5.00637	\$114,081	\$329	\$114,411	2.3%
2029-30	\$5.03223	\$114,983	\$331	\$115,314	0.8%
2030-31	\$4.86697	\$117,620	\$320	\$117,941	2.3%
2031-32	\$4.89206	\$118,530	\$322	\$118,852	0.8%
2032-33	\$4.73452	\$121,229	\$312	\$121,541	2.3%
2033-34	\$4.75889	\$122,149	\$313	\$122,462	0.8%
2034-35	\$4.60845	\$124,911	\$303	\$125,214	2.2%
2035-36	\$4.63213	\$125,840	\$305	\$126,145	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	\$27,296,869	\$13,344,537	\$0	\$13,344,537
2026-27	\$22,357,723	\$21,583,299	\$0	\$21,583,299
2027-28	\$22,392,786	\$21,618,362	\$0	\$21,618,362
2028-29	\$23,627,434	\$22,853,010	\$0	\$22,853,010
2029-30	\$23,689,497	\$22,915,073	\$0	\$22,915,073
2030-31	\$25,007,275	\$24,232,851	\$0	\$24,232,851
2031-32	\$25,069,338	\$24,294,914	\$0	\$24,294,914
2032-33	\$26,445,637	\$25,671,213	\$0	\$25,671,213
2033-34	\$26,507,701	\$25,733,277	\$0	\$25,733,277
2034-35	\$27,945,017	\$27,170,593	\$0	\$27,170,593
2035-36	\$28,007,080	\$27,232,656	\$0	\$27,232,656

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	81.36%	-2.61%	78.75%	18.05%	1.04%	2.17%
2026-27	115.67%	-36.39%	79.29%	18.10%	1.16%	1.34%
2027-28	115.56%	-36.47%	79.10%	18.29%	1.16%	1.34%
2028-29	113.77%	-34.63%	79.14%	18.39%	1.11%	1.27%
2029-30	113.53%	-34.55%	78.98%	18.55%	1.11%	1.26%
2030-31	111.72%	-32.68%	79.04%	18.62%	1.06%	1.19%
2031-32	111.51%	-32.61%	78.89%	18.77%	1.05%	1.19%
2032-33	109.82%	-30.88%	78.94%	18.85%	1.01%	1.13%
2033-34	109.62%	-30.82%	78.80%	18.99%	1.00%	1.12%
2034-35	108.03%	-29.19%	78.84%	19.07%	0.96%	1.07%
2035-36	107.85%	-29.14%	78.71%	19.20%	0.96%	1.06%

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 EARLY, 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	\$13,344,537	\$8.12632	\$108,442
2026-27	\$21,583,299	\$5.14051	\$110,949
2027-28	\$21,618,362	\$5.17358	\$111,844
2028-29	\$22,853,010	\$5.00637	\$114,411
2029-30	\$22,915,073	\$5.03223	\$115,314
2030-31	\$24,232,851	\$4.86697	\$117,941
2031-32	\$24,294,914	\$4.89206	\$118,852
2032-33	\$25,671,213	\$4.73452	\$121,541
2033-34	\$25,733,277	\$4.75889	\$122,462
2034-35	\$27,170,593	\$4.60845	\$125,214
2035-36	\$27,232,656	\$4.63213	\$126,145

CITY OF EARLY, 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	\$13,344,537	\$8.12632	\$108,442
2026-27	\$13,651,366	\$8.12632	\$110,935
2027-28	\$13,927,334	\$8.12632	\$113,178
2028-29	\$14,441,079	\$8.10000	\$116,973
2029-30	\$14,729,715	\$8.10000	\$119,311
2030-31	\$15,271,733	\$8.10000	\$123,701
2031-32	\$15,573,664	\$8.10000	\$126,147
2032-33	\$16,145,398	\$8.10000	\$130,778
2033-34	\$16,461,365	\$8.10000	\$133,337
2034-35	\$17,064,364	\$8.10000	\$138,221
2035-36	\$17,395,062	\$8.10000	\$140,900

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	\$7,931,933	(\$2.98581)	\$14
2027-28	\$7,691,028	(\$2.95274)	-\$1,334
2028-29	\$8,411,931	(\$3.09363)	-\$2,562
2029-30	\$8,185,358	(\$3.06777)	-\$3,997
2030-31	\$8,961,117	(\$3.23303)	-\$5,760
2031-32	\$8,721,251	(\$3.20794)	-\$7,294
2032-33	\$9,525,815	(\$3.36548)	-\$9,237
2033-34	\$9,271,912	(\$3.34111)	-\$10,875
2034-35	\$10,106,229	(\$3.49155)	-\$13,007
2035-36	\$9,837,594	(\$3.46787)	-\$14,755

CITY OF EARLY, 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	\$300	\$50,000	\$51,515	\$193	\$251	\$50,000	\$58,947	\$174	\$44	\$149	\$44	\$193	\$287
\$100,000	\$123,480	\$385	\$601	\$100,000	\$103,030	\$385	\$501	\$100,000	\$117,894	\$367	\$330	\$342	\$330	\$385	\$574
\$150,000	\$185,220	\$578	\$901	\$150,000	\$154,545	\$578	\$752	\$150,000	\$176,842	\$559	\$617	\$534	\$617	\$578	\$861
\$200,000	\$246,960	\$944	\$1,202	\$200,000	\$206,060	\$944	\$1,003	\$200,000	\$235,789	\$752	\$904	\$727	\$904	\$771	\$1,148
\$250,000	\$308,700	\$1,310	\$1,502	\$250,000	\$257,575	\$1,310	\$1,254	\$250,000	\$294,736	\$945	\$1,191	\$920	\$1,191	\$964	\$1,434
\$300,000	\$370,440	\$1,675	\$1,803	\$300,000	\$309,090	\$1,675	\$1,504	\$300,000	\$353,683	\$1,138	\$1,478	\$1,113	\$1,478	\$1,156	\$1,721
\$400,000	\$493,920	\$2,407	\$2,404	\$400,000	\$412,120	\$2,407	\$2,006	\$400,000	\$471,578	\$1,523	\$2,052	\$1,498	\$2,052	\$1,542	\$2,295
\$500,000	\$617,400	\$3,138	\$3,005	\$500,000	\$515,151	\$3,138	\$2,507	\$500,000	\$589,472	\$1,909	\$2,626	\$1,883	\$2,626	\$1,927	\$2,869
\$600,000	\$740,880	\$3,869	\$3,606	\$600,000	\$618,181	\$3,869	\$3,009	\$600,000	\$707,366	\$2,294	\$3,199	\$2,269	\$3,199	\$2,313	\$3,443
\$700,000	\$864,360	\$4,601	\$4,207	\$700,000	\$721,211	\$4,601	\$3,510	\$700,000	\$825,261	\$2,679	\$3,773	\$2,654	\$3,773	\$2,698	\$4,017
\$800,000	\$987,840	\$5,332	\$4,808	\$800,000	\$824,241	\$5,332	\$4,012	\$800,000	\$943,155	\$3,065	\$4,347	\$3,040	\$4,347	\$3,084	\$4,590
\$900,000	\$1,111,320	\$6,063	\$5,409	\$900,000	\$927,271	\$6,063	\$4,513	\$900,000	\$1,061,050	\$3,450	\$4,921	\$3,425	\$4,921	\$3,469	\$5,164
\$1,000,000	\$1,234,800	\$6,795	\$6,010	\$1,000,000	\$1,030,301	\$6,795	\$5,014	\$1,000,000	\$1,178,944	\$3,836	\$5,495	\$3,811	\$5,495	\$3,854	\$5,738
\$2,000,000	\$2,469,600	\$14,108	\$12,019	\$2,000,000	\$2,060,602	\$14,108	\$10,029	\$2,000,000	\$2,357,888	\$7,690	\$11,232	\$7,665	\$11,232	\$7,709	\$11,476
\$3,000,000	\$3,704,400	\$21,422	\$18,029	\$3,000,000	\$3,090,903	\$21,422	\$15,043	\$3,000,000	\$3,536,832	\$11,545	\$16,970	\$11,520	\$16,970	\$11,563	\$17,214
\$4,000,000	\$4,939,200	\$28,736	\$24,039	\$4,000,000	\$4,121,204	\$28,736	\$20,058	\$4,000,000	\$4,715,776	\$15,399	\$22,708	\$15,374	\$22,708	\$15,418	\$22,952
\$5,000,000	\$6,174,000	\$36,050	\$30,049	\$5,000,000	\$5,151,505	\$36,050	\$25,072	\$5,000,000	\$5,894,720	\$19,254	\$28,446	\$19,228	\$28,446	\$19,272	\$28,689
\$6,000,000	\$7,408,800	\$43,363	\$36,058	\$6,000,000	\$6,181,806	\$43,363	\$30,087	\$6,000,000	\$7,073,664	\$23,108	\$34,184	\$23,083	\$34,184	\$23,127	\$34,427
\$7,000,000	\$8,643,600	\$50,677	\$42,068	\$7,000,000	\$7,212,107	\$50,677	\$35,101	\$7,000,000	\$8,252,608	\$26,962	\$39,922	\$26,937	\$39,922	\$26,981	\$40,165
\$8,000,000	\$9,878,400	\$57,991	\$48,078	\$8,000,000	\$8,242,408	\$57,991	\$40,116	\$8,000,000	\$9,431,552	\$30,817	\$45,660	\$30,792	\$45,660	\$30,836	\$45,903
\$9,000,000	\$11,113,200	\$65,304	\$54,088	\$9,000,000	\$9,272,709	\$65,304	\$45,130	\$9,000,000	\$10,610,496	\$34,671	\$51,398	\$34,646	\$51,398	\$34,690	\$51,641
\$10,000,000	\$12,348,000	\$72,618	\$60,097	\$10,000,000	\$10,303,010	\$72,618	\$50,144	\$10,000,000	\$11,789,440	\$38,526	\$57,136	\$38,501	\$57,136	\$38,544	\$57,379
\$15,000,000	\$18,522,000	\$109,186	\$90,146	\$15,000,000	\$15,454,515	\$109,186	\$75,217	\$15,000,000	\$17,684,160	\$57,798	\$85,825	\$57,773	\$85,825	\$57,817	\$86,068
\$20,000,000	\$24,696,000	\$145,755	\$120,195	\$20,000,000	\$20,606,020	\$145,755	\$100,289	\$20,000,000	\$23,578,880	\$77,070	\$114,514	\$77,045	\$114,514	\$77,089	\$114,758
\$25,000,000	\$30,870,000	\$182,323	\$150,243	\$25,000,000	\$25,757,525	\$182,323	\$125,361	\$25,000,000	\$29,473,600	\$96,342	\$143,204	\$96,317	\$143,204	\$96,361	\$143,447
\$30,000,000	\$37,044,000	\$218,892	\$180,292	\$30,000,000	\$30,909,030	\$218,892	\$150,433	\$30,000,000	\$35,368,320	\$115,615	\$171,893	\$115,590	\$171,893	\$115,633	\$172,137
\$35,000,000	\$43,218,000	\$255,460	\$210,341	\$35,000,000	\$36,060,535	\$255,460	\$175,506	\$35,000,000	\$41,263,040	\$134,887	\$200,583	\$134,862	\$200,583	\$134,906	\$200,826
\$40,000,000	\$49,392,000	\$292,029	\$240,389	\$40,000,000	\$41,212,040	\$292,029	\$200,578	\$40,000,000	\$47,157,760	\$154,159	\$229,272	\$154,134	\$229,272	\$154,178	\$229,515
\$45,000,000	\$55,566,000	\$328,597	\$270,438	\$45,000,000	\$46,363,545	\$328,597	\$225,650	\$45,000,000	\$53,052,480	\$173,431	\$257,961	\$173,406	\$257,961	\$173,450	\$258,205
\$50,000,000	\$61,740,000	\$365,166	\$300,487	\$50,000,000	\$51,515,050	\$365,166	\$250,722	\$50,000,000	\$58,947,200	\$192,703	\$286,651	\$192,678	\$286,651	\$192,722	\$286,894

CITY OF EARLY, 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	\$108	55.92%	\$58	30.10%	(\$130)	(74.98%)	(\$105)	(70.77%)	\$94	48.86%
\$100,000	\$216	55.92%	\$116	30.10%	(\$36)	(9.90%)	(\$11)	(3.29%)	\$188	48.86%
\$150,000	\$323	55.92%	\$174	30.10%	\$58	10.34%	\$83	15.52%	\$283	48.86%
\$200,000	\$258	27.34%	\$59	6.25%	\$152	20.21%	\$177	24.35%	\$377	48.86%
\$250,000	\$193	14.73%	(\$56)	(4.27%)	\$246	26.06%	\$271	29.49%	\$471	48.86%
\$300,000	\$128	7.62%	(\$171)	(10.20%)	\$340	29.92%	\$365	32.85%	\$565	48.86%
\$400,000	(\$3)	(0.11%)	(\$401)	(16.65%)	\$529	34.71%	\$554	36.97%	\$753	48.86%
\$500,000	(\$133)	(4.24%)	(\$631)	(20.10%)	\$717	37.57%	\$742	39.40%	\$942	48.86%
\$600,000	(\$263)	(6.81%)	(\$861)	(22.24%)	\$905	39.47%	\$930	41.01%	\$1,130	48.86%
\$700,000	(\$394)	(8.56%)	(\$1,091)	(23.70%)	\$1,094	40.82%	\$1,119	42.15%	\$1,318	48.86%
\$800,000	(\$524)	(9.83%)	(\$1,321)	(24.77%)	\$1,282	41.83%	\$1,307	43.00%	\$1,507	48.86%
\$900,000	(\$655)	(10.80%)	(\$1,550)	(25.57%)	\$1,470	42.62%	\$1,495	43.66%	\$1,695	48.86%
\$1,000,000	(\$785)	(11.55%)	(\$1,780)	(26.20%)	\$1,659	43.25%	\$1,684	44.19%	\$1,883	48.86%
\$2,000,000	(\$2,089)	(14.81%)	(\$4,080)	(28.92%)	\$3,542	46.06%	\$3,567	46.54%	\$3,767	48.86%
\$3,000,000	(\$3,393)	(15.84%)	(\$6,379)	(29.78%)	\$5,426	47.00%	\$5,451	47.32%	\$5,650	48.86%
\$4,000,000	(\$4,697)	(16.35%)	(\$8,678)	(30.20%)	\$7,309	47.46%	\$7,334	47.70%	\$7,534	48.86%
\$5,000,000	(\$6,001)	(16.65%)	(\$10,977)	(30.45%)	\$9,193	47.74%	\$9,218	47.94%	\$9,417	48.86%
\$6,000,000	(\$7,305)	(16.85%)	(\$13,277)	(30.62%)	\$11,076	47.93%	\$11,101	48.09%	\$11,301	48.86%
\$7,000,000	(\$8,609)	(16.99%)	(\$15,576)	(30.74%)	\$12,959	48.06%	\$12,984	48.20%	\$13,184	48.86%
\$8,000,000	(\$9,913)	(17.09%)	(\$17,875)	(30.82%)	\$14,843	48.16%	\$14,868	48.29%	\$15,068	48.86%
\$9,000,000	(\$11,217)	(17.18%)	(\$20,174)	(30.89%)	\$16,726	48.24%	\$16,751	48.35%	\$16,951	48.86%
\$10,000,000	(\$12,521)	(17.24%)	(\$22,474)	(30.95%)	\$18,610	48.30%	\$18,635	48.40%	\$18,834	48.86%
\$15,000,000	(\$19,040)	(17.44%)	(\$33,970)	(31.11%)	\$28,027	48.49%	\$28,052	48.56%	\$28,252	48.86%
\$20,000,000	(\$25,560)	(17.54%)	(\$45,466)	(31.19%)	\$37,444	48.58%	\$37,469	48.63%	\$37,669	48.86%
\$25,000,000	(\$32,080)	(17.60%)	(\$56,962)	(31.24%)	\$46,861	48.64%	\$46,886	48.68%	\$47,086	48.86%
\$30,000,000	(\$38,600)	(17.63%)	(\$68,458)	(31.28%)	\$56,279	48.68%	\$56,304	48.71%	\$56,503	48.86%
\$35,000,000	(\$45,119)	(17.66%)	(\$79,955)	(31.30%)	\$65,696	48.70%	\$65,721	48.73%	\$65,920	48.86%
\$40,000,000	(\$51,639)	(17.68%)	(\$91,451)	(31.32%)	\$75,113	48.72%	\$75,138	48.75%	\$75,338	48.86%
\$45,000,000	(\$58,159)	(17.70%)	(\$102,947)	(31.33%)	\$84,530	48.74%	\$84,555	48.76%	\$84,755	48.86%
\$50,000,000	(\$64,679)	(17.71%)	(\$114,443)	(31.34%)	\$93,947	48.75%	\$93,972	48.77%	\$94,172	48.86%