

CITY OF ELDORA, 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	\$8.37000	\$514,941	\$0	\$514,941	
2026-27	\$5.33516	\$525,239	\$1,739	\$526,978	2.3%
2027-28	\$5.37129	\$529,613	\$1,751	\$531,364	0.8%
2028-29	\$5.20989	\$541,990	\$1,698	\$543,688	2.3%
2029-30	\$5.23944	\$546,406	\$1,708	\$548,114	0.8%
2030-31	\$5.07944	\$559,076	\$1,655	\$560,731	2.3%
2031-32	\$5.10807	\$563,535	\$1,665	\$565,200	0.8%
2032-33	\$4.95461	\$576,503	\$1,615	\$578,118	2.3%
2033-34	\$4.98236	\$581,008	\$1,624	\$582,632	0.8%
2034-35	\$4.83499	\$594,285	\$1,576	\$595,860	2.3%
2035-36	\$4.86192	\$598,840	\$1,584	\$600,424	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	\$136,693,474	\$61,522,174	\$249,591	\$61,771,765
2026-27	\$115,328,395	\$98,774,511	\$279,542	\$99,054,052
2027-28	\$115,480,493	\$98,926,608	\$279,542	\$99,206,150
2028-29	\$120,924,809	\$104,356,947	\$293,519	\$104,650,466
2029-30	\$121,180,907	\$104,613,045	\$293,519	\$104,906,564
2030-31	\$126,974,840	\$110,392,302	\$308,195	\$110,700,497
2031-32	\$127,230,937	\$110,648,399	\$308,195	\$110,956,594
2032-33	\$133,280,772	\$116,682,825	\$323,605	\$117,006,429
2033-34	\$133,536,870	\$116,938,923	\$323,605	\$117,262,527
2034-35	\$139,853,328	\$123,239,200	\$339,785	\$123,578,985
2035-36	\$140,109,425	\$123,495,297	\$339,785	\$123,835,082

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	76.21%	-2.87%	73.34%	16.49%	7.15%	3.02%
2026-27	108.36%	-34.79%	73.56%	18.77%	5.66%	1.89%
2027-28	108.51%	-34.91%	73.59%	18.76%	5.65%	1.88%
2028-29	107.28%	-33.26%	74.02%	18.68%	5.41%	1.79%
2029-30	107.31%	-33.24%	74.07%	18.65%	5.40%	1.78%
2030-31	106.05%	-31.56%	74.49%	18.56%	5.17%	1.69%
2031-32	106.09%	-31.55%	74.54%	18.53%	5.16%	1.68%
2032-33	104.89%	-29.98%	74.92%	18.46%	4.94%	1.60%
2033-34	104.93%	-29.97%	74.96%	18.43%	4.93%	1.59%
2034-35	103.81%	-28.49%	75.32%	18.37%	4.72%	1.51%
2035-36	103.85%	-28.49%	75.36%	18.35%	4.71%	1.51%

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 ELDORA, 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	\$61,522,174	\$8.37000	\$514,941
2026-27	\$98,774,511	\$5.33516	\$526,978
2027-28	\$98,926,608	\$5.37129	\$531,364
2028-29	\$104,356,947	\$5.20989	\$543,688
2029-30	\$104,613,045	\$5.23944	\$548,114
2030-31	\$110,392,302	\$5.07944	\$560,731
2031-32	\$110,648,399	\$5.10807	\$565,200
2032-33	\$116,682,825	\$4.95461	\$578,118
2033-34	\$116,938,923	\$4.98236	\$582,632
2034-35	\$123,239,200	\$4.83499	\$595,860
2035-36	\$123,495,297	\$4.86192	\$600,424

CITY OF ELDORA, 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	\$61,522,174	\$8.37000	\$514,941
2026-27	\$62,284,719	\$8.37000	\$521,323
2027-28	\$63,438,356	\$8.37000	\$530,979
2028-29	\$65,617,457	\$8.10000	\$531,501
2029-30	\$66,831,493	\$8.10000	\$541,335
2030-31	\$69,124,584	\$8.10000	\$559,909
2031-32	\$70,402,030	\$8.10000	\$570,256
2032-33	\$72,814,966	\$8.10000	\$589,801
2033-34	\$74,159,343	\$8.10000	\$600,691
2034-35	\$76,698,414	\$8.10000	\$621,257
2035-36	\$78,113,058	\$8.10000	\$632,716

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	\$36,489,791	(\$3.03484)	\$5,655
2027-28	\$35,488,253	(\$2.99871)	\$384
2028-29	\$38,739,490	(\$2.89011)	\$12,187
2029-30	\$37,781,551	(\$2.86056)	\$6,779
2030-31	\$41,267,717	(\$3.02056)	\$822
2031-32	\$40,246,369	(\$2.99193)	-\$5,057
2032-33	\$43,867,859	(\$3.14539)	-\$11,683
2033-34	\$42,779,579	(\$3.11764)	-\$18,059
2034-35	\$46,540,785	(\$3.26501)	-\$25,397
2035-36	\$45,382,239	(\$3.23808)	-\$32,292

CITY OF ELDORA, 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	\$199	\$314	\$50,000	\$51,515	\$199	\$262	\$50,000	\$58,947	\$179	\$45	\$153	\$45	\$199	\$299
\$100,000	\$123,480	\$397	\$627	\$100,000	\$103,030	\$397	\$523	\$100,000	\$117,894	\$378	\$345	\$352	\$345	\$397	\$599
\$150,000	\$185,220	\$596	\$941	\$150,000	\$154,545	\$596	\$785	\$150,000	\$176,842	\$576	\$644	\$550	\$644	\$596	\$898
\$200,000	\$246,960	\$972	\$1,254	\$200,000	\$206,060	\$972	\$1,047	\$200,000	\$235,789	\$775	\$944	\$749	\$944	\$794	\$1,198
\$250,000	\$308,700	\$1,349	\$1,568	\$250,000	\$257,575	\$1,349	\$1,308	\$250,000	\$294,736	\$973	\$1,243	\$947	\$1,243	\$993	\$1,497
\$300,000	\$370,440	\$1,725	\$1,882	\$300,000	\$309,090	\$1,725	\$1,570	\$300,000	\$353,683	\$1,172	\$1,543	\$1,146	\$1,543	\$1,191	\$1,797
\$400,000	\$493,920	\$2,479	\$2,509	\$400,000	\$412,120	\$2,479	\$2,093	\$400,000	\$471,578	\$1,569	\$2,141	\$1,543	\$2,141	\$1,588	\$2,395
\$500,000	\$617,400	\$3,232	\$3,136	\$500,000	\$515,151	\$3,232	\$2,617	\$500,000	\$589,472	\$1,966	\$2,740	\$1,940	\$2,740	\$1,985	\$2,994
\$600,000	\$740,880	\$3,985	\$3,763	\$600,000	\$618,181	\$3,985	\$3,140	\$600,000	\$707,366	\$2,363	\$3,339	\$2,337	\$3,339	\$2,382	\$3,593
\$700,000	\$864,360	\$4,739	\$4,390	\$700,000	\$721,211	\$4,739	\$3,663	\$700,000	\$825,261	\$2,760	\$3,938	\$2,734	\$3,938	\$2,779	\$4,192
\$800,000	\$987,840	\$5,492	\$5,018	\$800,000	\$824,241	\$5,492	\$4,187	\$800,000	\$943,155	\$3,157	\$4,537	\$3,131	\$4,537	\$3,176	\$4,791
\$900,000	\$1,111,320	\$6,245	\$5,645	\$900,000	\$927,271	\$6,245	\$4,710	\$900,000	\$1,061,050	\$3,554	\$5,136	\$3,528	\$5,136	\$3,573	\$5,390
\$1,000,000	\$1,234,800	\$6,999	\$6,272	\$1,000,000	\$1,030,301	\$6,999	\$5,233	\$1,000,000	\$1,178,944	\$3,951	\$5,734	\$3,925	\$5,734	\$3,970	\$5,988
\$2,000,000	\$2,469,600	\$14,532	\$12,544	\$2,000,000	\$2,060,602	\$14,532	\$10,467	\$2,000,000	\$2,357,888	\$7,921	\$11,723	\$7,895	\$11,723	\$7,940	\$11,977
\$3,000,000	\$3,704,400	\$22,065	\$18,816	\$3,000,000	\$3,090,903	\$22,065	\$15,700	\$3,000,000	\$3,536,832	\$11,891	\$17,711	\$11,865	\$17,711	\$11,910	\$17,965
\$4,000,000	\$4,939,200	\$29,598	\$25,088	\$4,000,000	\$4,121,204	\$29,598	\$20,933	\$4,000,000	\$4,715,776	\$15,861	\$23,700	\$15,835	\$23,700	\$15,880	\$23,954
\$5,000,000	\$6,174,000	\$37,131	\$31,360	\$5,000,000	\$5,151,505	\$37,131	\$26,167	\$5,000,000	\$5,894,720	\$19,831	\$29,688	\$19,805	\$29,688	\$19,850	\$29,942
\$6,000,000	\$7,408,800	\$44,664	\$37,633	\$6,000,000	\$6,181,806	\$44,664	\$31,400	\$6,000,000	\$7,073,664	\$23,801	\$35,676	\$23,775	\$35,676	\$23,820	\$35,930
\$7,000,000	\$8,643,600	\$52,197	\$43,905	\$7,000,000	\$7,212,107	\$52,197	\$36,633	\$7,000,000	\$8,252,608	\$27,771	\$41,665	\$27,745	\$41,665	\$27,790	\$41,919
\$8,000,000	\$9,878,400	\$59,730	\$50,177	\$8,000,000	\$8,242,408	\$59,730	\$41,867	\$8,000,000	\$9,431,552	\$31,741	\$47,653	\$31,715	\$47,653	\$31,760	\$47,907
\$9,000,000	\$11,113,200	\$67,263	\$56,449	\$9,000,000	\$9,272,709	\$67,263	\$47,100	\$9,000,000	\$10,610,496	\$35,711	\$53,641	\$35,685	\$53,641	\$35,730	\$53,895
\$10,000,000	\$12,348,000	\$74,796	\$62,721	\$10,000,000	\$10,303,010	\$74,796	\$52,334	\$10,000,000	\$11,789,440	\$39,681	\$59,630	\$39,655	\$59,630	\$39,700	\$59,884
\$15,000,000	\$18,522,000	\$112,461	\$94,081	\$15,000,000	\$15,454,515	\$112,461	\$78,500	\$15,000,000	\$17,684,160	\$59,531	\$89,572	\$59,505	\$89,572	\$59,550	\$89,826
\$20,000,000	\$24,696,000	\$150,126	\$125,442	\$20,000,000	\$20,606,020	\$150,126	\$104,667	\$20,000,000	\$23,578,880	\$79,381	\$119,514	\$79,355	\$119,514	\$79,400	\$119,768
\$25,000,000	\$30,870,000	\$187,791	\$156,802	\$25,000,000	\$25,757,525	\$187,791	\$130,834	\$25,000,000	\$29,473,600	\$99,231	\$149,455	\$99,206	\$149,455	\$99,251	\$149,709
\$30,000,000	\$37,044,000	\$225,456	\$188,163	\$30,000,000	\$30,909,030	\$225,456	\$157,001	\$30,000,000	\$35,368,320	\$119,081	\$179,397	\$119,056	\$179,397	\$119,101	\$179,651
\$35,000,000	\$43,218,000	\$263,121	\$219,523	\$35,000,000	\$36,060,535	\$263,121	\$183,167	\$35,000,000	\$41,263,040	\$138,932	\$209,339	\$138,906	\$209,339	\$138,951	\$209,593
\$40,000,000	\$49,392,000	\$300,786	\$250,884	\$40,000,000	\$41,212,040	\$300,786	\$209,334	\$40,000,000	\$47,157,760	\$158,782	\$239,281	\$158,756	\$239,281	\$158,801	\$239,535
\$45,000,000	\$55,566,000	\$338,451	\$282,244	\$45,000,000	\$46,363,545	\$338,451	\$235,501	\$45,000,000	\$53,052,480	\$178,632	\$269,223	\$178,606	\$269,223	\$178,651	\$269,477
\$50,000,000	\$61,740,000	\$376,116	\$313,605	\$50,000,000	\$51,515,050	\$376,116	\$261,668	\$50,000,000	\$58,947,200	\$198,482	\$299,165	\$198,456	\$299,165	\$198,501	\$299,419

CITY OF ELDORA, 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	\$115	57.99%	\$63	31.82%	(\$134)	(74.65%)	(\$108)	(70.38%)	\$101	50.84%
\$100,000	\$230	57.99%	\$126	31.82%	(\$33)	(8.70%)	(\$7)	(2.01%)	\$202	50.84%
\$150,000	\$345	57.99%	\$189	31.82%	\$68	11.81%	\$94	17.05%	\$303	50.84%
\$200,000	\$282	29.03%	\$75	7.67%	\$169	21.81%	\$195	26.00%	\$404	50.84%
\$250,000	\$219	16.25%	(\$40)	(3.00%)	\$270	27.73%	\$296	31.21%	\$505	50.84%
\$300,000	\$156	9.05%	(\$155)	(9.01%)	\$371	31.64%	\$397	34.61%	\$606	50.84%
\$400,000	\$30	1.21%	(\$385)	(15.55%)	\$573	36.50%	\$598	38.78%	\$807	50.84%
\$500,000	(\$96)	(2.97%)	(\$615)	(19.04%)	\$774	39.40%	\$800	41.25%	\$1,009	50.84%
\$600,000	(\$222)	(5.57%)	(\$845)	(21.21%)	\$976	41.32%	\$1,002	42.88%	\$1,211	50.84%
\$700,000	(\$348)	(7.35%)	(\$1,075)	(22.69%)	\$1,178	42.69%	\$1,204	44.04%	\$1,413	50.84%
\$800,000	(\$474)	(8.64%)	(\$1,305)	(23.77%)	\$1,380	43.71%	\$1,406	44.90%	\$1,615	50.84%
\$900,000	(\$600)	(9.61%)	(\$1,535)	(24.58%)	\$1,582	44.51%	\$1,608	45.57%	\$1,817	50.84%
\$1,000,000	(\$726)	(10.38%)	(\$1,765)	(25.22%)	\$1,784	45.15%	\$1,809	46.10%	\$2,018	50.84%
\$2,000,000	(\$1,987)	(13.68%)	(\$4,065)	(27.97%)	\$3,802	48.00%	\$3,828	48.48%	\$4,037	50.84%
\$3,000,000	(\$3,248)	(14.72%)	(\$6,364)	(28.84%)	\$5,820	48.95%	\$5,846	49.27%	\$6,055	50.84%
\$4,000,000	(\$4,509)	(15.23%)	(\$8,664)	(29.27%)	\$7,839	49.42%	\$7,864	49.67%	\$8,073	50.84%
\$5,000,000	(\$5,770)	(15.54%)	(\$10,964)	(29.53%)	\$9,857	49.71%	\$9,883	49.90%	\$10,092	50.84%
\$6,000,000	(\$7,031)	(15.74%)	(\$13,263)	(29.70%)	\$11,875	49.89%	\$11,901	50.06%	\$12,110	50.84%
\$7,000,000	(\$8,292)	(15.89%)	(\$15,563)	(29.82%)	\$13,894	50.03%	\$13,920	50.17%	\$14,128	50.84%
\$8,000,000	(\$9,553)	(15.99%)	(\$17,863)	(29.91%)	\$15,912	50.13%	\$15,938	50.25%	\$16,147	50.84%
\$9,000,000	(\$10,814)	(16.08%)	(\$20,162)	(29.98%)	\$17,930	50.21%	\$17,956	50.32%	\$18,165	50.84%
\$10,000,000	(\$12,075)	(16.14%)	(\$22,462)	(30.03%)	\$19,949	50.27%	\$19,975	50.37%	\$20,184	50.84%
\$15,000,000	(\$18,379)	(16.34%)	(\$33,960)	(30.20%)	\$30,041	50.46%	\$30,066	50.53%	\$30,275	50.84%
\$20,000,000	(\$24,684)	(16.44%)	(\$45,459)	(30.28%)	\$40,132	50.56%	\$40,158	50.61%	\$40,367	50.84%
\$25,000,000	(\$30,988)	(16.50%)	(\$56,957)	(30.33%)	\$50,224	50.61%	\$50,250	50.65%	\$50,459	50.84%
\$30,000,000	(\$37,293)	(16.54%)	(\$68,455)	(30.36%)	\$60,316	50.65%	\$60,342	50.68%	\$60,551	50.84%
\$35,000,000	(\$43,597)	(16.57%)	(\$79,953)	(30.39%)	\$70,408	50.68%	\$70,433	50.71%	\$70,642	50.84%
\$40,000,000	(\$49,902)	(16.59%)	(\$91,451)	(30.40%)	\$80,499	50.70%	\$80,525	50.72%	\$80,734	50.84%
\$45,000,000	(\$56,206)	(16.61%)	(\$102,950)	(30.42%)	\$90,591	50.71%	\$90,617	50.74%	\$90,826	50.84%
\$50,000,000	(\$62,511)	(16.62%)	(\$114,448)	(30.43%)	\$100,683	50.73%	\$100,709	50.75%	\$100,918	50.84%