

CITY OF ELDON, 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	\$8.64000	\$131,303	\$0	\$131,303	
2026-27	\$6.22757	\$133,929	\$1,113	\$135,042	2.8%
2027-28	\$6.28330	\$135,717	\$1,123	\$136,840	1.3%
2028-29	\$6.03923	\$139,577	\$1,079	\$140,656	2.8%
2029-30	\$6.08593	\$141,502	\$1,088	\$142,590	1.4%
2030-31	\$5.84545	\$145,442	\$1,045	\$146,486	2.7%
2031-32	\$5.88744	\$147,305	\$1,052	\$148,357	1.3%
2032-33	\$5.66186	\$151,324	\$1,012	\$152,336	2.7%
2033-34	\$5.69972	\$153,128	\$1,019	\$154,147	1.2%
2034-35	\$5.48755	\$157,230	\$981	\$158,210	2.6%
2035-36	\$5.52260	\$159,001	\$987	\$159,988	1.1%

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	\$33,552,659	\$15,197,078	\$0	\$15,197,078
2026-27	\$24,311,843	\$21,684,510	\$0	\$21,684,510
2027-28	\$24,405,680	\$21,778,347	\$0	\$21,778,347
2028-29	\$25,917,738	\$23,290,405	\$0	\$23,290,405
2029-30	\$26,056,743	\$23,429,410	\$0	\$23,429,410
2030-31	\$27,687,201	\$25,059,868	\$0	\$25,059,868
2031-32	\$27,826,205	\$25,198,872	\$0	\$25,198,872
2032-33	\$29,532,934	\$26,905,601	\$0	\$26,905,601
2033-34	\$29,671,939	\$27,044,606	\$0	\$27,044,606
2034-35	\$31,458,105	\$28,830,772	\$0	\$28,830,772
2035-36	\$31,597,109	\$28,969,776	\$0	\$28,969,776

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	84.72%	-4.08%	80.64%	16.30%	0.00%	3.06%
2026-27	137.26%	-60.24%	77.03%	20.33%	0.00%	2.14%
2027-28	137.49%	-60.37%	77.12%	20.25%	0.00%	2.13%
2028-29	134.48%	-56.79%	77.69%	19.88%	0.00%	1.99%
2029-30	134.44%	-56.62%	77.82%	19.76%	0.00%	1.98%
2030-31	131.44%	-53.07%	78.37%	19.40%	0.00%	1.85%
2031-32	131.42%	-52.93%	78.49%	19.29%	0.00%	1.84%
2032-33	128.67%	-49.70%	78.97%	18.97%	0.00%	1.73%
2033-34	128.67%	-49.59%	79.08%	18.87%	0.00%	1.72%
2034-35	126.15%	-46.64%	79.51%	18.59%	0.00%	1.61%
2035-36	126.16%	-46.55%	79.61%	18.50%	0.00%	1.60%

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 ELDON, 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	\$15,197,078	\$8.64000	\$131,303
2026-27	\$21,684,510	\$6.22757	\$135,042
2027-28	\$21,778,347	\$6.28330	\$136,840
2028-29	\$23,290,405	\$6.03923	\$140,656
2029-30	\$23,429,410	\$6.08593	\$142,590
2030-31	\$25,059,868	\$5.84545	\$146,486
2031-32	\$25,198,872	\$5.88744	\$148,357
2032-33	\$26,905,601	\$5.66186	\$152,336
2033-34	\$27,044,606	\$5.69972	\$154,147
2034-35	\$28,830,772	\$5.48755	\$158,210
2035-36	\$28,969,776	\$5.52260	\$159,988

CITY OF ELDON, 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	\$15,197,078	\$8.64000	\$131,303
2026-27	\$15,542,198	\$8.64000	\$134,285
2027-28	\$15,900,749	\$8.64000	\$137,382
2028-29	\$16,516,419	\$8.10000	\$133,783
2029-30	\$16,893,974	\$8.10000	\$136,841
2030-31	\$17,543,149	\$8.10000	\$142,100
2031-32	\$17,940,661	\$8.10000	\$145,319
2032-33	\$18,625,082	\$8.10000	\$150,863
2033-34	\$19,043,654	\$8.10000	\$154,254
2034-35	\$19,765,189	\$8.10000	\$160,098
2035-36	\$20,205,877	\$8.10000	\$163,668

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	\$6,142,312	(\$2.41243)	\$757
2027-28	\$5,877,597	(\$2.35670)	-\$543
2028-29	\$6,773,987	(\$2.06077)	\$6,873
2029-30	\$6,535,436	(\$2.01407)	\$5,749
2030-31	\$7,516,719	(\$2.25455)	\$4,387
2031-32	\$7,258,212	(\$2.21256)	\$3,037
2032-33	\$8,280,519	(\$2.43814)	\$1,473
2033-34	\$8,000,952	(\$2.40028)	-\$107
2034-35	\$9,065,583	(\$2.61245)	-\$1,888
2035-36	\$8,763,900	(\$2.57740)	-\$3,679

CITY OF ELDON, 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	\$205	\$361	\$50,000	\$51,515	\$205	\$301	\$50,000	\$58,947	\$185	\$52	\$158	\$52	\$205	\$345
\$100,000	\$123,480	\$410	\$722	\$100,000	\$103,030	\$410	\$602	\$100,000	\$117,894	\$390	\$397	\$363	\$397	\$410	\$689
\$150,000	\$185,220	\$615	\$1,083	\$150,000	\$154,545	\$615	\$903	\$150,000	\$176,842	\$595	\$741	\$568	\$741	\$615	\$1,034
\$200,000	\$246,960	\$1,004	\$1,444	\$200,000	\$206,060	\$1,004	\$1,205	\$200,000	\$235,789	\$800	\$1,086	\$773	\$1,086	\$820	\$1,378
\$250,000	\$308,700	\$1,392	\$1,804	\$250,000	\$257,575	\$1,392	\$1,506	\$250,000	\$294,736	\$1,005	\$1,431	\$978	\$1,431	\$1,025	\$1,723
\$300,000	\$370,440	\$1,781	\$2,165	\$300,000	\$309,090	\$1,781	\$1,807	\$300,000	\$353,683	\$1,210	\$1,775	\$1,183	\$1,775	\$1,229	\$2,067
\$400,000	\$493,920	\$2,559	\$2,887	\$400,000	\$412,120	\$2,559	\$2,409	\$400,000	\$471,578	\$1,619	\$2,464	\$1,593	\$2,464	\$1,639	\$2,757
\$500,000	\$617,400	\$3,336	\$3,609	\$500,000	\$515,151	\$3,336	\$3,011	\$500,000	\$589,472	\$2,029	\$3,153	\$2,003	\$3,153	\$2,049	\$3,446
\$600,000	\$740,880	\$4,114	\$4,331	\$600,000	\$618,181	\$4,114	\$3,614	\$600,000	\$707,366	\$2,439	\$3,843	\$2,412	\$3,843	\$2,459	\$4,135
\$700,000	\$864,360	\$4,892	\$5,053	\$700,000	\$721,211	\$4,892	\$4,216	\$700,000	\$825,261	\$2,849	\$4,532	\$2,822	\$4,532	\$2,869	\$4,824
\$800,000	\$987,840	\$5,669	\$5,774	\$800,000	\$824,241	\$5,669	\$4,818	\$800,000	\$943,155	\$3,259	\$5,221	\$3,232	\$5,221	\$3,278	\$5,513
\$900,000	\$1,111,320	\$6,447	\$6,496	\$900,000	\$927,271	\$6,447	\$5,420	\$900,000	\$1,061,050	\$3,668	\$5,910	\$3,642	\$5,910	\$3,688	\$6,202
\$1,000,000	\$1,234,800	\$7,224	\$7,218	\$1,000,000	\$1,030,301	\$7,224	\$6,023	\$1,000,000	\$1,178,944	\$4,078	\$6,599	\$4,052	\$6,599	\$4,098	\$6,891
\$2,000,000	\$2,469,600	\$15,000	\$14,436	\$2,000,000	\$2,060,602	\$15,000	\$12,045	\$2,000,000	\$2,357,888	\$8,176	\$13,491	\$8,150	\$13,491	\$8,196	\$13,783
\$3,000,000	\$3,704,400	\$22,776	\$21,654	\$3,000,000	\$3,090,903	\$22,776	\$18,068	\$3,000,000	\$3,536,832	\$12,274	\$20,382	\$12,248	\$20,382	\$12,294	\$20,674
\$4,000,000	\$4,939,200	\$30,552	\$28,872	\$4,000,000	\$4,121,204	\$30,552	\$24,090	\$4,000,000	\$4,715,776	\$16,372	\$27,274	\$16,346	\$27,274	\$16,392	\$27,566
\$5,000,000	\$6,174,000	\$38,328	\$36,090	\$5,000,000	\$5,151,505	\$38,328	\$30,113	\$5,000,000	\$5,894,720	\$20,471	\$34,165	\$20,444	\$34,165	\$20,490	\$34,457
\$6,000,000	\$7,408,800	\$46,104	\$43,308	\$6,000,000	\$6,181,806	\$46,104	\$36,135	\$6,000,000	\$7,073,664	\$24,569	\$41,056	\$24,542	\$41,056	\$24,589	\$41,349
\$7,000,000	\$8,643,600	\$53,880	\$50,526	\$7,000,000	\$7,212,107	\$53,880	\$42,158	\$7,000,000	\$8,252,608	\$28,667	\$47,948	\$28,640	\$47,948	\$28,687	\$48,240
\$8,000,000	\$9,878,400	\$61,656	\$57,744	\$8,000,000	\$8,242,408	\$61,656	\$48,181	\$8,000,000	\$9,431,552	\$32,765	\$54,839	\$32,738	\$54,839	\$32,785	\$55,132
\$9,000,000	\$11,113,200	\$69,432	\$64,962	\$9,000,000	\$9,272,709	\$69,432	\$54,203	\$9,000,000	\$10,610,496	\$36,863	\$61,731	\$36,836	\$61,731	\$36,883	\$62,023
\$10,000,000	\$12,348,000	\$77,208	\$72,180	\$10,000,000	\$10,303,010	\$77,208	\$60,226	\$10,000,000	\$11,789,440	\$40,961	\$68,622	\$40,934	\$68,622	\$40,981	\$68,915
\$15,000,000	\$18,522,000	\$116,088	\$108,269	\$15,000,000	\$15,454,515	\$116,088	\$90,339	\$15,000,000	\$17,684,160	\$61,451	\$103,080	\$61,425	\$103,080	\$61,471	\$103,372
\$20,000,000	\$24,696,000	\$154,968	\$144,359	\$20,000,000	\$20,606,020	\$154,968	\$120,451	\$20,000,000	\$23,578,880	\$81,942	\$137,537	\$81,915	\$137,537	\$81,962	\$137,829
\$25,000,000	\$30,870,000	\$193,848	\$180,449	\$25,000,000	\$25,757,525	\$193,848	\$150,564	\$25,000,000	\$29,473,600	\$102,432	\$171,994	\$102,406	\$171,994	\$102,452	\$172,286
\$30,000,000	\$37,044,000	\$232,728	\$216,539	\$30,000,000	\$30,909,030	\$232,728	\$180,677	\$30,000,000	\$35,368,320	\$122,923	\$206,451	\$122,896	\$206,451	\$122,943	\$206,744
\$35,000,000	\$43,218,000	\$271,608	\$252,629	\$35,000,000	\$36,060,535	\$271,608	\$210,790	\$35,000,000	\$41,263,040	\$143,413	\$240,909	\$143,387	\$240,909	\$143,433	\$241,201
\$40,000,000	\$49,392,000	\$310,488	\$288,718	\$40,000,000	\$41,212,040	\$310,488	\$240,903	\$40,000,000	\$47,157,760	\$163,904	\$275,366	\$163,877	\$275,366	\$163,924	\$275,658
\$45,000,000	\$55,566,000	\$349,368	\$324,808	\$45,000,000	\$46,363,545	\$349,368	\$271,016	\$45,000,000	\$53,052,480	\$184,394	\$309,823	\$184,368	\$309,823	\$184,414	\$310,116
\$50,000,000	\$61,740,000	\$388,248	\$360,898	\$50,000,000	\$51,515,050	\$388,248	\$301,129	\$50,000,000	\$58,947,200	\$204,885	\$344,281	\$204,858	\$344,281	\$204,905	\$344,573

CITY OF ELDON, 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	\$156	76.13%	\$96	46.96%	(\$133)	(71.73%)	(\$106)	(66.98%)	\$140	68.16%
\$100,000	\$312	76.13%	\$192	46.96%	\$7	1.78%	\$34	9.24%	\$279	68.16%
\$150,000	\$468	76.13%	\$289	46.96%	\$147	24.65%	\$173	30.49%	\$419	68.16%
\$200,000	\$440	43.85%	\$201	20.03%	\$286	35.80%	\$313	40.48%	\$559	68.16%
\$250,000	\$412	29.60%	\$113	8.14%	\$426	42.40%	\$453	46.28%	\$698	68.16%
\$300,000	\$384	21.57%	\$26	1.44%	\$566	46.76%	\$592	50.07%	\$838	68.16%
\$400,000	\$328	12.84%	(\$150)	(5.85%)	\$845	52.18%	\$872	54.72%	\$1,117	68.16%
\$500,000	\$273	8.17%	(\$325)	(9.74%)	\$1,124	55.41%	\$1,151	57.47%	\$1,397	68.16%
\$600,000	\$217	5.27%	(\$500)	(12.16%)	\$1,404	57.55%	\$1,430	59.29%	\$1,676	68.16%
\$700,000	\$161	3.29%	(\$676)	(13.81%)	\$1,683	59.08%	\$1,710	60.58%	\$1,955	68.16%
\$800,000	\$105	1.86%	(\$851)	(15.01%)	\$1,962	60.22%	\$1,989	61.54%	\$2,235	68.16%
\$900,000	\$49	0.77%	(\$1,026)	(15.92%)	\$2,242	61.11%	\$2,268	62.28%	\$2,514	68.16%
\$1,000,000	(\$6)	(0.09%)	(\$1,202)	(16.63%)	\$2,521	61.82%	\$2,548	62.88%	\$2,793	68.16%
\$2,000,000	(\$564)	(3.76%)	(\$2,955)	(19.70%)	\$5,314	65.00%	\$5,341	65.54%	\$5,587	68.16%
\$3,000,000	(\$1,122)	(4.93%)	(\$4,709)	(20.67%)	\$8,108	66.05%	\$8,134	66.41%	\$8,380	68.16%
\$4,000,000	(\$1,680)	(5.50%)	(\$6,462)	(21.15%)	\$10,901	66.58%	\$10,928	66.85%	\$11,173	68.16%
\$5,000,000	(\$2,239)	(5.84%)	(\$8,215)	(21.43%)	\$13,694	66.90%	\$13,721	67.12%	\$13,967	68.16%
\$6,000,000	(\$2,797)	(6.07%)	(\$9,969)	(21.62%)	\$16,488	67.11%	\$16,514	67.29%	\$16,760	68.16%
\$7,000,000	(\$3,355)	(6.23%)	(\$11,722)	(21.76%)	\$19,281	67.26%	\$19,308	67.42%	\$19,554	68.16%
\$8,000,000	(\$3,913)	(6.35%)	(\$13,476)	(21.86%)	\$22,075	67.37%	\$22,101	67.51%	\$22,347	68.16%
\$9,000,000	(\$4,471)	(6.44%)	(\$15,229)	(21.93%)	\$24,868	67.46%	\$24,895	67.58%	\$25,140	68.16%
\$10,000,000	(\$5,029)	(6.51%)	(\$16,983)	(22.00%)	\$27,661	67.53%	\$27,688	67.64%	\$27,934	68.16%
\$15,000,000	(\$7,819)	(6.74%)	(\$25,750)	(22.18%)	\$41,628	67.74%	\$41,655	67.81%	\$41,901	68.16%
\$20,000,000	(\$10,609)	(6.85%)	(\$34,517)	(22.27%)	\$55,595	67.85%	\$55,622	67.90%	\$55,867	68.16%
\$25,000,000	(\$13,399)	(6.91%)	(\$43,284)	(22.33%)	\$69,562	67.91%	\$69,588	67.95%	\$69,834	68.16%
\$30,000,000	(\$16,189)	(6.96%)	(\$52,051)	(22.37%)	\$83,529	67.95%	\$83,555	67.99%	\$83,801	68.16%
\$35,000,000	(\$18,980)	(6.99%)	(\$60,818)	(22.39%)	\$97,495	67.98%	\$97,522	68.01%	\$97,768	68.16%
\$40,000,000	(\$21,770)	(7.01%)	(\$69,585)	(22.41%)	\$111,462	68.00%	\$111,489	68.03%	\$111,735	68.16%
\$45,000,000	(\$24,560)	(7.03%)	(\$78,353)	(22.43%)	\$125,429	68.02%	\$125,456	68.05%	\$125,702	68.16%
\$50,000,000	(\$27,350)	(7.04%)	(\$87,120)	(22.44%)	\$139,396	68.04%	\$139,423	68.06%	\$139,668	68.16%