

CITY OF EVANSDALE, 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	\$6.28223	\$948,504	\$0	\$948,504	
2026-27	\$3.35803	\$967,474	\$10,310	\$977,785	3.1%
2027-28	\$3.39381	\$985,922	\$10,420	\$996,342	1.9%
2028-29	\$3.30682	\$1,016,267	\$10,153	\$1,026,421	3.0%
2029-30	\$3.33986	\$1,035,121	\$10,255	\$1,045,376	1.8%
2030-31	\$3.25285	\$1,066,283	\$9,987	\$1,076,270	3.0%
2031-32	\$3.28332	\$1,084,823	\$10,081	\$1,094,904	1.7%
2032-33	\$3.19860	\$1,116,802	\$9,821	\$1,126,623	2.9%
2033-34	\$3.22673	\$1,135,030	\$9,907	\$1,144,937	1.6%
2034-35	\$3.14422	\$1,167,837	\$9,654	\$1,177,491	2.8%
2035-36	\$3.17021	\$1,185,748	\$9,734	\$1,195,482	1.5%

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	\$350,141,493	\$150,982,097	\$26,113,966	\$177,096,063
2026-27	\$324,901,557	\$291,178,294	\$30,066,286	\$321,244,580
2027-28	\$327,708,785	\$293,576,200	\$30,475,608	\$324,051,808
2028-29	\$346,440,255	\$310,395,034	\$32,388,244	\$342,783,278
2029-30	\$349,454,483	\$312,999,940	\$32,797,566	\$345,797,506
2030-31	\$369,353,129	\$330,869,852	\$34,826,300	\$365,696,152
2031-32	\$372,367,357	\$333,474,758	\$35,235,622	\$368,710,380
2032-33	\$393,267,120	\$352,223,883	\$37,386,259	\$389,610,143
2033-34	\$396,281,348	\$354,828,789	\$37,795,581	\$392,624,371
2034-35	\$418,224,935	\$374,493,742	\$40,074,216	\$414,567,958
2035-36	\$421,239,163	\$377,098,648	\$40,483,538	\$417,582,186

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	80.28%	-2.28%	78.00%	19.03%	2.21%	0.76%
2026-27	102.36%	-20.51%	81.85%	16.03%	1.48%	0.42%
2027-28	102.12%	-20.54%	81.58%	16.29%	1.50%	0.41%
2028-29	101.01%	-19.60%	81.41%	16.54%	1.46%	0.39%
2029-30	100.74%	-19.57%	81.17%	16.77%	1.47%	0.39%
2030-31	99.64%	-18.62%	81.02%	17.00%	1.43%	0.37%
2031-32	99.39%	-18.59%	80.80%	17.21%	1.45%	0.36%
2032-33	98.36%	-17.71%	80.65%	17.44%	1.41%	0.34%
2033-34	98.14%	-17.69%	80.45%	17.63%	1.42%	0.34%
2034-35	97.17%	-16.86%	80.31%	17.84%	1.39%	0.32%
2035-36	96.97%	-16.85%	80.12%	18.02%	1.40%	0.32%

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 EVANSDALE, 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	\$150,982,097	\$6.28223	\$948,504
2026-27	\$291,178,294	\$3.35803	\$977,785
2027-28	\$293,576,200	\$3.39381	\$996,342
2028-29	\$310,395,034	\$3.30682	\$1,026,421
2029-30	\$312,999,940	\$3.33986	\$1,045,376
2030-31	\$330,869,852	\$3.25285	\$1,076,270
2031-32	\$333,474,758	\$3.28332	\$1,094,904
2032-33	\$352,223,883	\$3.19860	\$1,126,623
2033-34	\$354,828,789	\$3.22673	\$1,144,937
2034-35	\$374,493,742	\$3.14422	\$1,177,491
2035-36	\$377,098,648	\$3.17021	\$1,195,482

CITY OF EVANSDALE, 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	\$150,982,097	\$6.28223	\$948,504
2026-27	\$153,154,657	\$6.28223	\$962,153
2027-28	\$157,401,465	\$6.22003	\$979,042
2028-29	\$163,888,748	\$6.22003	\$1,019,393
2029-30	\$168,757,770	\$6.22003	\$1,049,678
2030-31	\$175,624,534	\$6.22003	\$1,092,390
2031-32	\$180,717,139	\$6.22003	\$1,124,066
2032-33	\$187,983,013	\$6.22003	\$1,169,260
2033-34	\$193,311,549	\$6.22003	\$1,202,404
2034-35	\$200,997,590	\$6.22003	\$1,250,211
2035-36	\$206,573,900	\$6.22003	\$1,284,896

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	\$138,023,637	(\$2.92420)	\$15,632
2027-28	\$136,174,735	(\$2.82622)	\$17,300
2028-29	\$146,506,286	(\$2.91321)	\$7,028
2029-30	\$144,242,170	(\$2.88017)	-\$4,302
2030-31	\$155,245,318	(\$2.96718)	-\$16,120
2031-32	\$152,757,618	(\$2.93671)	-\$29,162
2032-33	\$164,240,871	(\$3.02143)	-\$42,637
2033-34	\$161,517,240	(\$2.99330)	-\$57,467
2034-35	\$173,496,152	(\$3.07581)	-\$72,720
2035-36	\$170,524,748	(\$3.04982)	-\$89,414

CITY OF EVANSDALE, 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
\$50,000	\$61,740	\$149	\$201	\$50,000	\$51,515	\$149	\$168	\$50,000	\$58,947	\$135	\$29	\$115	\$29
\$100,000	\$123,480	\$298	\$402	\$100,000	\$103,030	\$298	\$335	\$100,000	\$117,894	\$284	\$221	\$264	\$221
\$150,000	\$185,220	\$447	\$602	\$150,000	\$154,545	\$447	\$503	\$150,000	\$176,842	\$433	\$413	\$413	\$413
\$200,000	\$246,960	\$730	\$803	\$200,000	\$206,060	\$730	\$670	\$200,000	\$235,789	\$582	\$604	\$562	\$604
\$250,000	\$308,700	\$1,012	\$1,004	\$250,000	\$257,575	\$1,012	\$838	\$250,000	\$294,736	\$730	\$796	\$711	\$796
\$300,000	\$370,440	\$1,295	\$1,205	\$300,000	\$309,090	\$1,295	\$1,005	\$300,000	\$353,683	\$879	\$988	\$860	\$988
\$400,000	\$493,920	\$1,860	\$1,607	\$400,000	\$412,120	\$1,860	\$1,341	\$400,000	\$471,578	\$1,177	\$1,371	\$1,158	\$1,371
\$500,000	\$617,400	\$2,426	\$2,008	\$500,000	\$515,151	\$2,426	\$1,676	\$500,000	\$589,472	\$1,475	\$1,755	\$1,456	\$1,755
\$600,000	\$740,880	\$2,991	\$2,410	\$600,000	\$618,181	\$2,991	\$2,011	\$600,000	\$707,366	\$1,773	\$2,138	\$1,754	\$2,138
\$700,000	\$864,360	\$3,557	\$2,812	\$700,000	\$721,211	\$3,557	\$2,346	\$700,000	\$825,261	\$2,071	\$2,522	\$2,052	\$2,522
\$800,000	\$987,840	\$4,122	\$3,213	\$800,000	\$824,241	\$4,122	\$2,681	\$800,000	\$943,155	\$2,369	\$2,905	\$2,350	\$2,905
\$900,000	\$1,111,320	\$4,687	\$3,615	\$900,000	\$927,271	\$4,687	\$3,016	\$900,000	\$1,061,050	\$2,667	\$3,289	\$2,648	\$3,289
\$1,000,000	\$1,234,800	\$5,253	\$4,017	\$1,000,000	\$1,030,301	\$5,253	\$3,351	\$1,000,000	\$1,178,944	\$2,965	\$3,672	\$2,946	\$3,672
\$2,000,000	\$2,469,600	\$10,907	\$8,033	\$2,000,000	\$2,060,602	\$10,907	\$6,703	\$2,000,000	\$2,357,888	\$5,945	\$7,507	\$5,926	\$7,507
\$3,000,000	\$3,704,400	\$16,561	\$12,050	\$3,000,000	\$3,090,903	\$16,561	\$10,054	\$3,000,000	\$3,536,832	\$8,925	\$11,342	\$8,905	\$11,342
\$4,000,000	\$4,939,200	\$22,215	\$16,066	\$4,000,000	\$4,121,204	\$22,215	\$13,406	\$4,000,000	\$4,715,776	\$11,905	\$15,177	\$11,885	\$15,177
\$5,000,000	\$6,174,000	\$27,869	\$20,083	\$5,000,000	\$5,151,505	\$27,869	\$16,757	\$5,000,000	\$5,894,720	\$14,884	\$19,012	\$14,865	\$19,012
\$6,000,000	\$7,408,800	\$33,523	\$24,100	\$6,000,000	\$6,181,806	\$33,523	\$20,108	\$6,000,000	\$7,073,664	\$17,864	\$22,847	\$17,845	\$22,847
\$7,000,000	\$8,643,600	\$39,177	\$28,116	\$7,000,000	\$7,212,107	\$39,177	\$23,460	\$7,000,000	\$8,252,608	\$20,844	\$26,682	\$20,825	\$26,682
\$8,000,000	\$9,878,400	\$44,831	\$32,133	\$8,000,000	\$8,242,408	\$44,831	\$26,811	\$8,000,000	\$9,431,552	\$23,824	\$30,517	\$23,804	\$30,517
\$9,000,000	\$11,113,200	\$50,485	\$36,150	\$9,000,000	\$9,272,709	\$50,485	\$30,163	\$9,000,000	\$10,610,496	\$26,803	\$34,352	\$26,784	\$34,352
\$10,000,000	\$12,348,000	\$56,139	\$40,166	\$10,000,000	\$10,303,010	\$56,139	\$33,514	\$10,000,000	\$11,789,440	\$29,783	\$38,187	\$29,764	\$38,187
\$15,000,000	\$18,522,000	\$84,409	\$60,249	\$15,000,000	\$15,454,515	\$84,409	\$50,271	\$15,000,000	\$17,684,160	\$44,682	\$57,361	\$44,663	\$57,361
\$20,000,000	\$24,696,000	\$112,679	\$80,332	\$20,000,000	\$20,606,020	\$112,679	\$67,028	\$20,000,000	\$23,578,880	\$59,581	\$76,536	\$59,561	\$76,536
\$25,000,000	\$30,870,000	\$140,949	\$100,415	\$25,000,000	\$25,757,525	\$140,949	\$83,785	\$25,000,000	\$29,473,600	\$74,480	\$95,711	\$74,460	\$95,711
\$30,000,000	\$37,044,000	\$169,219	\$120,499	\$30,000,000	\$30,909,030	\$169,219	\$100,542	\$30,000,000	\$35,368,320	\$89,378	\$114,885	\$89,359	\$114,885
\$35,000,000	\$43,218,000	\$197,489	\$140,582	\$35,000,000	\$36,060,535	\$197,489	\$117,300	\$35,000,000	\$41,263,040	\$104,277	\$134,060	\$104,258	\$134,060
\$40,000,000	\$49,392,000	\$225,759	\$160,665	\$40,000,000	\$41,212,040	\$225,759	\$134,057	\$40,000,000	\$47,157,760	\$119,176	\$153,234	\$119,157	\$153,234
\$45,000,000	\$55,566,000	\$254,029	\$180,748	\$45,000,000	\$46,363,545	\$254,029	\$150,814	\$45,000,000	\$53,052,480	\$134,075	\$172,409	\$134,055	\$172,409
\$50,000,000	\$61,740,000	\$282,299	\$200,831	\$50,000,000	\$51,515,050	\$282,299	\$167,571	\$50,000,000	\$58,947,200	\$148,974	\$191,584	\$148,954	\$191,584

CITY OF EVANSDALE, 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	\$52	34.80%	\$19	12.47%	(\$105)	(78.37%)	(\$86)	(74.73%)	\$43	28.70%
\$100,000	\$104	34.80%	\$37	12.47%	(\$63)	(22.11%)	(\$43)	(16.39%)	\$86	28.70%
\$150,000	\$156	34.80%	\$56	12.47%	(\$20)	(4.60%)	(\$1)	(0.13%)	\$128	28.70%
\$200,000	\$74	10.09%	(\$59)	(8.14%)	\$23	3.93%	\$42	7.51%	\$171	28.70%
\$250,000	(\$8)	(0.81%)	(\$175)	(17.24%)	\$66	8.98%	\$85	11.95%	\$214	28.70%
\$300,000	(\$90)	(6.96%)	(\$290)	(22.36%)	\$108	12.32%	\$128	14.85%	\$257	28.70%
\$400,000	(\$254)	(13.64%)	(\$520)	(27.94%)	\$194	16.47%	\$213	18.41%	\$342	28.70%
\$500,000	(\$418)	(17.21%)	(\$750)	(30.92%)	\$279	18.94%	\$299	20.52%	\$428	28.70%
\$600,000	(\$581)	(19.43%)	(\$980)	(32.78%)	\$365	20.58%	\$384	21.91%	\$513	28.70%
\$700,000	(\$745)	(20.95%)	(\$1,211)	(34.04%)	\$450	21.75%	\$470	22.89%	\$599	28.70%
\$800,000	(\$909)	(22.05%)	(\$1,441)	(34.96%)	\$536	22.62%	\$555	23.63%	\$684	28.70%
\$900,000	(\$1,073)	(22.88%)	(\$1,671)	(35.65%)	\$621	23.30%	\$641	24.20%	\$770	28.70%
\$1,000,000	(\$1,236)	(23.53%)	(\$1,901)	(36.20%)	\$707	23.84%	\$726	24.66%	\$855	28.70%
\$2,000,000	(\$2,874)	(26.35%)	(\$4,204)	(38.54%)	\$1,562	26.28%	\$1,582	26.69%	\$1,710	28.70%
\$3,000,000	(\$4,511)	(27.24%)	(\$6,507)	(39.29%)	\$2,417	27.09%	\$2,437	27.36%	\$2,565	28.70%
\$4,000,000	(\$6,148)	(27.68%)	(\$8,809)	(39.65%)	\$3,272	27.49%	\$3,292	27.70%	\$3,421	28.70%
\$5,000,000	(\$7,786)	(27.94%)	(\$11,112)	(39.87%)	\$4,128	27.73%	\$4,147	27.90%	\$4,276	28.70%
\$6,000,000	(\$9,423)	(28.11%)	(\$13,414)	(40.02%)	\$4,983	27.89%	\$5,002	28.03%	\$5,131	28.70%
\$7,000,000	(\$11,061)	(28.23%)	(\$15,717)	(40.12%)	\$5,838	28.01%	\$5,857	28.13%	\$5,986	28.70%
\$8,000,000	(\$12,698)	(28.32%)	(\$18,020)	(40.19%)	\$6,693	28.09%	\$6,713	28.20%	\$6,841	28.70%
\$9,000,000	(\$14,335)	(28.40%)	(\$20,322)	(40.25%)	\$7,548	28.16%	\$7,568	28.25%	\$7,696	28.70%
\$10,000,000	(\$15,973)	(28.45%)	(\$22,625)	(40.30%)	\$8,403	28.22%	\$8,423	28.30%	\$8,552	28.70%
\$15,000,000	(\$24,160)	(28.62%)	(\$34,138)	(40.44%)	\$12,679	28.38%	\$12,699	28.43%	\$12,827	28.70%
\$20,000,000	(\$32,347)	(28.71%)	(\$45,651)	(40.51%)	\$16,955	28.46%	\$16,974	28.50%	\$17,103	28.70%
\$25,000,000	(\$40,534)	(28.76%)	(\$57,164)	(40.56%)	\$21,231	28.51%	\$21,250	28.54%	\$21,379	28.70%
\$30,000,000	(\$48,720)	(28.79%)	(\$68,677)	(40.58%)	\$25,507	28.54%	\$25,526	28.57%	\$25,655	28.70%
\$35,000,000	(\$56,907)	(28.82%)	(\$80,190)	(40.60%)	\$29,783	28.56%	\$29,802	28.58%	\$29,931	28.70%
\$40,000,000	(\$65,094)	(28.83%)	(\$91,703)	(40.62%)	\$34,058	28.58%	\$34,078	28.60%	\$34,207	28.70%
\$45,000,000	(\$73,281)	(28.85%)	(\$103,216)	(40.63%)	\$38,334	28.59%	\$38,354	28.61%	\$38,482	28.70%
\$50,000,000	(\$81,468)	(28.86%)	(\$114,728)	(40.64%)	\$42,610	28.60%	\$42,629	28.62%	\$42,758	28.70%