

CITY OF ELKADER, 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	\$8.17474	\$435,108	\$0	\$435,108	
2026-27	\$5.08507	\$443,810	\$12,891	\$456,700	5.0%
2027-28	\$5.20091	\$465,834	\$13,184	\$479,018	4.9%
2028-29	\$5.08746	\$488,599	\$12,897	\$501,496	4.7%
2029-30	\$5.19797	\$511,525	\$13,177	\$524,702	4.6%
2030-31	\$5.08854	\$535,197	\$12,899	\$548,096	4.5%
2031-32	\$5.19833	\$559,058	\$13,178	\$572,235	4.4%
2032-33	\$5.09591	\$583,680	\$12,918	\$596,598	4.3%
2033-34	\$5.20522	\$608,530	\$13,195	\$621,725	4.2%
2034-35	\$5.10869	\$634,160	\$12,950	\$647,110	4.1%
2035-36	\$5.21302	\$659,459	\$13,215	\$672,674	4.0%

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	\$103,843,841	\$53,225,892	\$1,732,740	\$54,958,632
2026-27	\$97,639,027	\$89,812,037	\$3,246,669	\$93,058,705
2027-28	\$100,582,796	\$92,102,805	\$3,899,669	\$96,002,474
2028-29	\$107,870,218	\$98,574,893	\$4,715,002	\$103,289,896
2029-30	\$110,891,986	\$100,943,662	\$5,368,002	\$106,311,664
2030-31	\$118,548,896	\$107,711,821	\$6,256,752	\$113,968,574
2031-32	\$121,570,664	\$110,080,590	\$6,909,752	\$116,990,342
2032-33	\$129,529,817	\$117,073,905	\$7,875,590	\$124,949,495
2033-34	\$132,551,585	\$119,442,673	\$8,528,590	\$127,971,263
2034-35	\$140,824,179	\$126,668,488	\$9,575,369	\$136,243,857
2035-36	\$143,845,948	\$129,037,256	\$10,228,369	\$139,265,626

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	59.91%	-2.77%	57.14%	24.37%	17.15%	1.34%
2026-27	82.12%	-21.83%	60.29%	23.53%	14.64%	0.79%
2027-28	80.38%	-21.40%	58.98%	22.85%	16.69%	0.77%
2028-29	78.42%	-20.08%	58.33%	22.34%	17.99%	0.71%
2029-30	76.89%	-19.66%	57.24%	21.74%	19.74%	0.69%
2030-31	75.25%	-18.45%	56.80%	21.32%	20.71%	0.65%
2031-32	73.95%	-18.10%	55.84%	20.80%	22.23%	0.63%
2032-33	72.61%	-17.06%	55.55%	20.48%	22.94%	0.59%
2033-34	71.48%	-16.78%	54.70%	20.03%	24.28%	0.58%
2034-35	70.37%	-15.86%	54.51%	19.78%	24.80%	0.54%
2035-36	69.38%	-15.63%	53.75%	19.38%	25.99%	0.53%

**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 ELKADER, 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	\$53,225,892	\$8.17474	\$435,108
2026-27	\$89,812,037	\$5.08507	\$456,700
2027-28	\$92,102,805	\$5.20091	\$479,018
2028-29	\$98,574,893	\$5.08746	\$501,496
2029-30	\$100,943,662	\$5.19797	\$524,702
2030-31	\$107,711,821	\$5.08854	\$548,096
2031-32	\$110,080,590	\$5.19833	\$572,235
2032-33	\$117,073,905	\$5.09591	\$596,598
2033-34	\$119,442,673	\$5.20522	\$621,725
2034-35	\$126,668,488	\$5.10869	\$647,110
2035-36	\$129,037,256	\$5.21302	\$672,674

## CITY OF ELKADER, 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	\$53,225,892	\$8.17474	\$435,108
2026-27	\$56,379,099	\$8.01445	\$451,847
2027-28	\$58,186,196	\$7.93510	\$461,713
2028-29	\$61,678,903	\$7.93510	\$489,428
2029-30	\$64,194,899	\$7.93510	\$509,393
2030-31	\$67,774,171	\$7.93510	\$537,795
2031-32	\$70,348,889	\$7.93510	\$558,225
2032-33	\$74,017,588	\$7.93510	\$587,337
2033-34	\$76,654,257	\$7.93510	\$608,259
2034-35	\$80,415,478	\$7.93510	\$638,104
2035-36	\$83,117,224	\$7.93510	\$659,543

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	\$33,432,937	(\$2.92938)	\$4,853
2027-28	\$33,916,609	(\$2.73419)	\$17,305
2028-29	\$36,895,990	(\$2.84764)	\$12,068
2029-30	\$36,748,763	(\$2.73713)	\$15,309
2030-31	\$39,937,650	(\$2.84656)	\$10,301
2031-32	\$39,731,701	(\$2.73677)	\$14,010
2032-33	\$43,056,316	(\$2.83919)	\$9,261
2033-34	\$42,788,417	(\$2.72988)	\$13,467
2034-35	\$46,253,010	(\$2.82641)	\$9,006
2035-36	\$45,920,032	(\$2.72208)	\$13,131

CITY OF ELKADER, 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	\$194	\$314	\$50,000	\$51,515	\$194	\$262	\$50,000	\$58,947	\$175	\$46	\$150	\$46	\$194	\$300
\$100,000	\$123,480	\$388	\$628	\$100,000	\$103,030	\$388	\$524	\$100,000	\$117,894	\$369	\$345	\$344	\$345	\$388	\$600
\$150,000	\$185,220	\$582	\$942	\$150,000	\$154,545	\$582	\$786	\$150,000	\$176,842	\$563	\$645	\$538	\$645	\$582	\$900
\$200,000	\$246,960	\$949	\$1,257	\$200,000	\$206,060	\$949	\$1,049	\$200,000	\$235,789	\$757	\$945	\$731	\$945	\$775	\$1,200
\$250,000	\$308,700	\$1,317	\$1,571	\$250,000	\$257,575	\$1,317	\$1,311	\$250,000	\$294,736	\$951	\$1,245	\$925	\$1,245	\$969	\$1,500
\$300,000	\$370,440	\$1,685	\$1,885	\$300,000	\$309,090	\$1,685	\$1,573	\$300,000	\$353,683	\$1,144	\$1,545	\$1,119	\$1,545	\$1,163	\$1,800
\$400,000	\$493,920	\$2,421	\$2,513	\$400,000	\$412,120	\$2,421	\$2,097	\$400,000	\$471,578	\$1,532	\$2,145	\$1,507	\$2,145	\$1,551	\$2,400
\$500,000	\$617,400	\$3,157	\$3,142	\$500,000	\$515,151	\$3,157	\$2,621	\$500,000	\$589,472	\$1,920	\$2,745	\$1,895	\$2,745	\$1,939	\$3,000
\$600,000	\$740,880	\$3,892	\$3,770	\$600,000	\$618,181	\$3,892	\$3,146	\$600,000	\$707,366	\$2,308	\$3,345	\$2,282	\$3,345	\$2,326	\$3,599
\$700,000	\$864,360	\$4,628	\$4,398	\$700,000	\$721,211	\$4,628	\$3,670	\$700,000	\$825,261	\$2,695	\$3,945	\$2,670	\$3,945	\$2,714	\$4,199
\$800,000	\$987,840	\$5,364	\$5,027	\$800,000	\$824,241	\$5,364	\$4,194	\$800,000	\$943,155	\$3,083	\$4,545	\$3,058	\$4,545	\$3,102	\$4,799
\$900,000	\$1,111,320	\$6,100	\$5,655	\$900,000	\$927,271	\$6,100	\$4,718	\$900,000	\$1,061,050	\$3,471	\$5,145	\$3,446	\$5,145	\$3,490	\$5,399
\$1,000,000	\$1,234,800	\$6,835	\$6,283	\$1,000,000	\$1,030,301	\$6,835	\$5,243	\$1,000,000	\$1,178,944	\$3,859	\$5,745	\$3,833	\$5,745	\$3,877	\$5,999
\$2,000,000	\$2,469,600	\$14,193	\$12,567	\$2,000,000	\$2,060,602	\$14,193	\$10,485	\$2,000,000	\$2,357,888	\$7,736	\$11,744	\$7,711	\$11,744	\$7,755	\$11,998
\$3,000,000	\$3,704,400	\$21,550	\$18,850	\$3,000,000	\$3,090,903	\$21,550	\$15,728	\$3,000,000	\$3,536,832	\$11,613	\$17,743	\$11,588	\$17,743	\$11,632	\$17,997
\$4,000,000	\$4,939,200	\$28,907	\$25,133	\$4,000,000	\$4,121,204	\$28,907	\$20,971	\$4,000,000	\$4,715,776	\$15,491	\$23,742	\$15,466	\$23,742	\$15,510	\$23,996
\$5,000,000	\$6,174,000	\$36,264	\$31,417	\$5,000,000	\$5,151,505	\$36,264	\$26,214	\$5,000,000	\$5,894,720	\$19,368	\$29,741	\$19,343	\$29,741	\$19,387	\$29,996
\$6,000,000	\$7,408,800	\$43,622	\$37,700	\$6,000,000	\$6,181,806	\$43,622	\$31,456	\$6,000,000	\$7,073,664	\$23,246	\$35,740	\$23,220	\$35,740	\$23,264	\$35,995
\$7,000,000	\$8,643,600	\$50,979	\$43,983	\$7,000,000	\$7,212,107	\$50,979	\$36,699	\$7,000,000	\$8,252,608	\$27,123	\$41,739	\$27,098	\$41,739	\$27,142	\$41,994
\$8,000,000	\$9,878,400	\$58,336	\$50,267	\$8,000,000	\$8,242,408	\$58,336	\$41,942	\$8,000,000	\$9,431,552	\$31,000	\$47,738	\$30,975	\$47,738	\$31,019	\$47,993
\$9,000,000	\$11,113,200	\$65,693	\$56,550	\$9,000,000	\$9,272,709	\$65,693	\$47,185	\$9,000,000	\$10,610,496	\$34,878	\$53,738	\$34,853	\$53,738	\$34,897	\$53,992
\$10,000,000	\$12,348,000	\$73,051	\$62,833	\$10,000,000	\$10,303,010	\$73,051	\$52,427	\$10,000,000	\$11,789,440	\$38,755	\$59,737	\$38,730	\$59,737	\$38,774	\$59,991
\$15,000,000	\$18,522,000	\$109,837	\$94,250	\$15,000,000	\$15,454,515	\$109,837	\$78,641	\$15,000,000	\$17,684,160	\$58,142	\$89,732	\$58,117	\$89,732	\$58,161	\$89,987
\$20,000,000	\$24,696,000	\$146,623	\$125,667	\$20,000,000	\$20,606,020	\$146,623	\$104,855	\$20,000,000	\$23,578,880	\$77,529	\$119,728	\$77,504	\$119,728	\$77,548	\$119,982
\$25,000,000	\$30,870,000	\$183,410	\$157,083	\$25,000,000	\$25,757,525	\$183,410	\$131,068	\$25,000,000	\$29,473,600	\$96,916	\$149,723	\$96,891	\$149,723	\$96,935	\$149,978
\$30,000,000	\$37,044,000	\$220,196	\$188,500	\$30,000,000	\$30,909,030	\$220,196	\$157,282	\$30,000,000	\$35,368,320	\$116,303	\$179,719	\$116,278	\$179,719	\$116,322	\$179,973
\$35,000,000	\$43,218,000	\$256,982	\$219,917	\$35,000,000	\$36,060,535	\$256,982	\$183,495	\$35,000,000	\$41,263,040	\$135,690	\$209,714	\$135,665	\$209,714	\$135,709	\$209,969
\$40,000,000	\$49,392,000	\$293,768	\$251,333	\$40,000,000	\$41,212,040	\$293,768	\$209,709	\$40,000,000	\$47,157,760	\$155,078	\$239,710	\$155,052	\$239,710	\$155,096	\$239,964
\$45,000,000	\$55,566,000	\$330,555	\$282,750	\$45,000,000	\$46,363,545	\$330,555	\$235,923	\$45,000,000	\$53,052,480	\$174,465	\$269,705	\$174,439	\$269,705	\$174,483	\$269,960
\$50,000,000	\$61,740,000	\$367,341	\$314,166	\$50,000,000	\$51,515,050	\$367,341	\$262,136	\$50,000,000	\$58,947,200	\$193,852	\$299,701	\$193,826	\$299,701	\$193,870	\$299,955

CITY OF ELKADER, 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	\$120	62.05%	\$68	35.21%	(\$130)	(73.99%)	(\$104)	(69.62%)	\$106	54.72%
\$100,000	\$241	62.05%	\$137	35.21%	(\$23)	(6.36%)	\$2	0.51%	\$212	54.72%
\$150,000	\$361	62.05%	\$205	35.21%	\$83	14.68%	\$108	20.06%	\$318	54.72%
\$200,000	\$307	32.35%	\$99	10.43%	\$189	24.94%	\$214	29.25%	\$424	54.72%
\$250,000	\$253	19.24%	(\$7)	(0.51%)	\$295	31.01%	\$320	34.58%	\$530	54.72%
\$300,000	\$200	11.86%	(\$112)	(6.67%)	\$401	35.03%	\$426	38.07%	\$637	54.72%
\$400,000	\$92	3.82%	(\$324)	(13.38%)	\$613	40.01%	\$638	42.35%	\$849	54.72%
\$500,000	(\$15)	(0.47%)	(\$535)	(16.96%)	\$825	42.98%	\$850	44.88%	\$1,061	54.72%
\$600,000	(\$122)	(3.14%)	(\$747)	(19.18%)	\$1,037	44.95%	\$1,063	46.56%	\$1,273	54.72%
\$700,000	(\$230)	(4.96%)	(\$958)	(20.70%)	\$1,250	46.36%	\$1,275	47.74%	\$1,485	54.72%
\$800,000	(\$337)	(6.29%)	(\$1,170)	(21.81%)	\$1,462	47.41%	\$1,487	48.63%	\$1,697	54.72%
\$900,000	(\$445)	(7.29%)	(\$1,381)	(22.64%)	\$1,674	48.23%	\$1,699	49.31%	\$1,910	54.72%
\$1,000,000	(\$552)	(8.08%)	(\$1,593)	(23.30%)	\$1,886	48.88%	\$1,911	49.86%	\$2,122	54.72%
\$2,000,000	(\$1,626)	(11.46%)	(\$3,707)	(26.12%)	\$4,008	51.81%	\$4,033	52.30%	\$4,243	54.72%
\$3,000,000	(\$2,700)	(12.53%)	(\$5,822)	(27.01%)	\$6,129	52.78%	\$6,155	53.11%	\$6,365	54.72%
\$4,000,000	(\$3,774)	(13.05%)	(\$7,936)	(27.45%)	\$8,251	53.26%	\$8,276	53.51%	\$8,487	54.72%
\$5,000,000	(\$4,848)	(13.37%)	(\$10,051)	(27.72%)	\$10,373	53.56%	\$10,398	53.76%	\$10,608	54.72%
\$6,000,000	(\$5,922)	(13.57%)	(\$12,165)	(27.89%)	\$12,495	53.75%	\$12,520	53.92%	\$12,730	54.72%
\$7,000,000	(\$6,996)	(13.72%)	(\$14,280)	(28.01%)	\$14,616	53.89%	\$14,641	54.03%	\$14,852	54.72%
\$8,000,000	(\$8,069)	(13.83%)	(\$16,394)	(28.10%)	\$16,738	53.99%	\$16,763	54.12%	\$16,974	54.72%
\$9,000,000	(\$9,143)	(13.92%)	(\$18,509)	(28.17%)	\$18,860	54.07%	\$18,885	54.18%	\$19,095	54.72%
\$10,000,000	(\$10,217)	(13.99%)	(\$20,623)	(28.23%)	\$20,981	54.14%	\$21,007	54.24%	\$21,217	54.72%
\$15,000,000	(\$15,587)	(14.19%)	(\$31,196)	(28.40%)	\$31,590	54.33%	\$31,615	54.40%	\$31,825	54.72%
\$20,000,000	(\$20,957)	(14.29%)	(\$41,769)	(28.49%)	\$42,198	54.43%	\$42,224	54.48%	\$42,434	54.72%
\$25,000,000	(\$26,326)	(14.35%)	(\$52,341)	(28.54%)	\$52,807	54.49%	\$52,832	54.53%	\$53,042	54.72%
\$30,000,000	(\$31,696)	(14.39%)	(\$62,914)	(28.57%)	\$63,415	54.53%	\$63,440	54.56%	\$63,651	54.72%
\$35,000,000	(\$37,066)	(14.42%)	(\$73,487)	(28.60%)	\$74,024	54.55%	\$74,049	54.58%	\$74,259	54.72%
\$40,000,000	(\$42,435)	(14.45%)	(\$84,059)	(28.61%)	\$84,632	54.57%	\$84,657	54.60%	\$84,868	54.72%
\$45,000,000	(\$47,805)	(14.46%)	(\$94,632)	(28.63%)	\$95,241	54.59%	\$95,266	54.61%	\$95,476	54.72%
\$50,000,000	(\$53,175)	(14.48%)	(\$105,205)	(28.64%)	\$105,849	54.60%	\$105,874	54.62%	\$106,085	54.72%