

CITY OF ELK HORN, 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	\$8.12621	\$108,395	\$0	\$108,395	
2026-27	\$3.66430	\$110,563	\$284	\$110,847	2.3%
2027-28	\$3.68957	\$111,401	\$286	\$111,686	0.8%
2028-29	\$3.58723	\$113,920	\$278	\$114,198	2.2%
2029-30	\$3.60833	\$114,769	\$279	\$115,048	0.7%
2030-31	\$3.50662	\$117,349	\$271	\$117,620	2.2%
2031-32	\$3.52709	\$118,208	\$273	\$118,481	0.7%
2032-33	\$3.42928	\$120,851	\$265	\$121,117	2.2%
2033-34	\$3.44916	\$121,722	\$267	\$121,989	0.7%
2034-35	\$3.35500	\$124,429	\$260	\$124,689	2.2%
2035-36	\$3.37431	\$125,312	\$261	\$125,573	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	\$44,549,737	\$13,338,950	\$8,082,201	\$21,421,151
2026-27	\$40,253,355	\$30,250,403	\$9,148,823	\$39,399,226
2027-28	\$40,322,187	\$30,270,855	\$9,197,202	\$39,468,058
2028-29	\$42,391,730	\$31,834,579	\$9,703,022	\$41,537,601
2029-30	\$42,489,562	\$31,884,031	\$9,751,401	\$41,635,433
2030-31	\$44,681,458	\$33,542,398	\$10,284,931	\$43,827,329
2031-32	\$44,779,289	\$33,591,850	\$10,333,310	\$43,925,160
2032-33	\$47,068,436	\$35,318,371	\$10,895,936	\$46,214,307
2033-34	\$47,166,267	\$35,367,823	\$10,944,315	\$46,312,138
2034-35	\$49,556,724	\$37,165,105	\$11,537,491	\$48,702,595
2035-36	\$49,654,556	\$37,214,557	\$11,585,870	\$48,800,427

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	84.77%	-2.82%	81.95%	16.66%	0.00%	0.99%
2026-27	105.94%	-23.32%	82.61%	16.56%	0.00%	0.54%
2027-28	106.07%	-23.43%	82.64%	16.53%	0.00%	0.54%
2028-29	105.12%	-22.40%	82.73%	16.49%	0.00%	0.51%
2029-30	105.18%	-22.41%	82.77%	16.45%	0.00%	0.51%
2030-31	104.20%	-21.35%	82.85%	16.41%	0.00%	0.48%
2031-32	104.25%	-21.37%	82.89%	16.37%	0.00%	0.48%
2032-33	103.33%	-20.37%	82.96%	16.34%	0.00%	0.46%
2033-34	103.38%	-20.38%	83.00%	16.30%	0.00%	0.46%
2034-35	102.49%	-19.44%	83.06%	16.28%	0.00%	0.44%
2035-36	102.55%	-19.46%	83.09%	16.25%	0.00%	0.43%

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 ELK HORN, 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	\$13,338,950	\$8.12621	\$108,395
2026-27	\$30,250,403	\$3.66430	\$110,847
2027-28	\$30,270,855	\$3.68957	\$111,686
2028-29	\$31,834,579	\$3.58723	\$114,198
2029-30	\$31,884,031	\$3.60833	\$115,048
2030-31	\$33,542,398	\$3.50662	\$117,620
2031-32	\$33,591,850	\$3.52709	\$118,481
2032-33	\$35,318,371	\$3.42928	\$121,117
2033-34	\$35,367,823	\$3.44916	\$121,989
2034-35	\$37,165,105	\$3.35500	\$124,689
2035-36	\$37,214,557	\$3.37431	\$125,573

CITY OF ELK HORN, 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	\$13,338,950	\$8.12621	\$108,395
2026-27	\$12,711,066	\$8.12621	\$103,293
2027-28	\$13,061,728	\$8.04576	\$105,091
2028-29	\$13,367,991	\$8.04576	\$107,556
2029-30	\$13,790,609	\$8.04576	\$110,956
2030-31	\$14,112,313	\$8.04576	\$113,544
2031-32	\$14,559,684	\$8.04576	\$117,144
2032-33	\$14,897,671	\$8.04576	\$119,863
2033-34	\$15,371,169	\$8.04576	\$123,673
2034-35	\$15,726,376	\$8.04576	\$126,531
2035-36	\$16,227,304	\$8.04576	\$130,561

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	\$17,539,337	(\$4.46191)	\$7,554
2027-28	\$17,209,127	(\$4.35619)	\$6,595
2028-29	\$18,466,589	(\$4.45853)	\$6,642
2029-30	\$18,093,423	(\$4.43743)	\$4,092
2030-31	\$19,430,085	(\$4.53914)	\$4,076
2031-32	\$19,032,166	(\$4.51867)	\$1,338
2032-33	\$20,420,700	(\$4.61648)	\$1,254
2033-34	\$19,996,654	(\$4.59660)	-\$1,683
2034-35	\$21,438,728	(\$4.69076)	-\$1,842
2035-36	\$20,987,253	(\$4.67145)	-\$4,987

CITY OF ELK HORN, 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	\$216	\$50,000	\$51,515	\$193	\$181	\$50,000	\$58,947	\$174	\$31	\$149	\$31	\$193	\$207
\$100,000	\$123,480	\$385	\$433	\$100,000	\$103,030	\$385	\$361	\$100,000	\$117,894	\$367	\$238	\$342	\$238	\$385	\$413
\$150,000	\$185,220	\$578	\$649	\$150,000	\$154,545	\$578	\$542	\$150,000	\$176,842	\$559	\$445	\$534	\$445	\$578	\$620
\$200,000	\$246,960	\$944	\$866	\$200,000	\$206,060	\$944	\$723	\$200,000	\$235,789	\$752	\$651	\$727	\$651	\$771	\$827
\$250,000	\$308,700	\$1,310	\$1,082	\$250,000	\$257,575	\$1,310	\$903	\$250,000	\$294,736	\$945	\$858	\$920	\$858	\$964	\$1,034
\$300,000	\$370,440	\$1,675	\$1,299	\$300,000	\$309,090	\$1,675	\$1,084	\$300,000	\$353,683	\$1,138	\$1,065	\$1,113	\$1,065	\$1,156	\$1,240
\$400,000	\$493,920	\$2,407	\$1,732	\$400,000	\$412,120	\$2,407	\$1,445	\$400,000	\$471,578	\$1,523	\$1,478	\$1,498	\$1,478	\$1,542	\$1,654
\$500,000	\$617,400	\$3,138	\$2,165	\$500,000	\$515,151	\$3,138	\$1,806	\$500,000	\$589,472	\$1,909	\$1,892	\$1,883	\$1,892	\$1,927	\$2,067
\$600,000	\$740,880	\$3,869	\$2,598	\$600,000	\$618,181	\$3,869	\$2,168	\$600,000	\$707,366	\$2,294	\$2,305	\$2,269	\$2,305	\$2,313	\$2,480
\$700,000	\$864,360	\$4,601	\$3,031	\$700,000	\$721,211	\$4,601	\$2,529	\$700,000	\$825,261	\$2,679	\$2,719	\$2,654	\$2,719	\$2,698	\$2,894
\$800,000	\$987,840	\$5,332	\$3,464	\$800,000	\$824,241	\$5,332	\$2,890	\$800,000	\$943,155	\$3,065	\$3,132	\$3,040	\$3,132	\$3,084	\$3,307
\$900,000	\$1,111,320	\$6,063	\$3,897	\$900,000	\$927,271	\$6,063	\$3,252	\$900,000	\$1,061,050	\$3,450	\$3,545	\$3,425	\$3,545	\$3,469	\$3,721
\$1,000,000	\$1,234,800	\$6,795	\$4,330	\$1,000,000	\$1,030,301	\$6,795	\$3,613	\$1,000,000	\$1,178,944	\$3,836	\$3,959	\$3,811	\$3,959	\$3,854	\$4,134
\$2,000,000	\$2,469,600	\$14,108	\$8,660	\$2,000,000	\$2,060,602	\$14,108	\$7,226	\$2,000,000	\$2,357,888	\$7,690	\$8,093	\$7,665	\$8,093	\$7,709	\$8,268
\$3,000,000	\$3,704,400	\$21,422	\$12,990	\$3,000,000	\$3,090,903	\$21,422	\$10,839	\$3,000,000	\$3,536,832	\$11,544	\$12,227	\$11,519	\$12,227	\$11,563	\$12,402
\$4,000,000	\$4,939,200	\$28,735	\$17,320	\$4,000,000	\$4,121,204	\$28,735	\$14,451	\$4,000,000	\$4,715,776	\$15,399	\$16,361	\$15,374	\$16,361	\$15,418	\$16,536
\$5,000,000	\$6,174,000	\$36,049	\$21,650	\$5,000,000	\$5,151,505	\$36,049	\$18,064	\$5,000,000	\$5,894,720	\$19,253	\$20,495	\$19,228	\$20,495	\$19,272	\$20,671
\$6,000,000	\$7,408,800	\$43,363	\$25,980	\$6,000,000	\$6,181,806	\$43,363	\$21,677	\$6,000,000	\$7,073,664	\$23,108	\$24,629	\$23,083	\$24,629	\$23,126	\$24,805
\$7,000,000	\$8,643,600	\$50,676	\$30,310	\$7,000,000	\$7,212,107	\$50,676	\$25,290	\$7,000,000	\$8,252,608	\$26,962	\$28,763	\$26,937	\$28,763	\$26,981	\$28,939
\$8,000,000	\$9,878,400	\$57,990	\$34,640	\$8,000,000	\$8,242,408	\$57,990	\$28,903	\$8,000,000	\$9,431,552	\$30,816	\$32,898	\$30,791	\$32,898	\$30,835	\$33,073
\$9,000,000	\$11,113,200	\$65,303	\$38,970	\$9,000,000	\$9,272,709	\$65,303	\$32,516	\$9,000,000	\$10,610,496	\$34,671	\$37,032	\$34,646	\$37,032	\$34,690	\$37,207
\$10,000,000	\$12,348,000	\$72,617	\$43,300	\$10,000,000	\$10,303,010	\$72,617	\$36,129	\$10,000,000	\$11,789,440	\$38,525	\$41,166	\$38,500	\$41,166	\$38,544	\$41,341
\$15,000,000	\$18,522,000	\$109,185	\$64,950	\$15,000,000	\$15,454,515	\$109,185	\$54,193	\$15,000,000	\$17,684,160	\$57,797	\$61,836	\$57,772	\$61,836	\$57,816	\$62,012
\$20,000,000	\$24,696,000	\$145,753	\$86,599	\$20,000,000	\$20,606,020	\$145,753	\$72,257	\$20,000,000	\$23,578,880	\$77,069	\$82,507	\$77,044	\$82,507	\$77,088	\$82,682
\$25,000,000	\$30,870,000	\$182,321	\$108,249	\$25,000,000	\$25,757,525	\$182,321	\$90,322	\$25,000,000	\$29,473,600	\$96,341	\$103,177	\$96,316	\$103,177	\$96,360	\$103,353
\$30,000,000	\$37,044,000	\$218,889	\$129,899	\$30,000,000	\$30,909,030	\$218,889	\$108,386	\$30,000,000	\$35,368,320	\$115,613	\$123,848	\$115,588	\$123,848	\$115,632	\$124,023
\$35,000,000	\$43,218,000	\$255,457	\$151,549	\$35,000,000	\$36,060,535	\$255,457	\$126,451	\$35,000,000	\$41,263,040	\$134,885	\$144,518	\$134,860	\$144,518	\$134,904	\$144,694
\$40,000,000	\$49,392,000	\$292,025	\$173,199	\$40,000,000	\$41,212,040	\$292,025	\$144,515	\$40,000,000	\$47,157,760	\$154,157	\$165,189	\$154,132	\$165,189	\$154,176	\$165,364
\$45,000,000	\$55,566,000	\$328,593	\$194,849	\$45,000,000	\$46,363,545	\$328,593	\$162,579	\$45,000,000	\$53,052,480	\$173,429	\$185,860	\$173,404	\$185,860	\$173,448	\$186,035
\$50,000,000	\$61,740,000	\$365,161	\$216,499	\$50,000,000	\$51,515,050	\$365,161	\$180,644	\$50,000,000	\$58,947,200	\$192,701	\$206,530	\$192,676	\$206,530	\$192,720	\$206,705

CITY OF ELK HORN, 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	\$24	12.34%	(\$12)	(6.27%)	(\$143)	(81.97%)	(\$118)	(78.94%)	\$14	7.26%
\$100,000	\$48	12.34%	(\$24)	(6.27%)	(\$129)	(35.08%)	(\$104)	(30.32%)	\$28	7.26%
\$150,000	\$71	12.34%	(\$36)	(6.27%)	(\$115)	(20.50%)	(\$90)	(16.77%)	\$42	7.26%
\$200,000	(\$78)	(8.25%)	(\$221)	(23.44%)	(\$101)	(13.39%)	(\$76)	(10.40%)	\$56	7.26%
\$250,000	(\$227)	(17.34%)	(\$406)	(31.03%)	(\$87)	(9.18%)	(\$62)	(6.70%)	\$70	7.26%
\$300,000	(\$376)	(22.46%)	(\$591)	(35.30%)	(\$73)	(6.39%)	(\$48)	(4.28%)	\$84	7.26%
\$400,000	(\$675)	(28.03%)	(\$961)	(39.95%)	(\$45)	(2.94%)	(\$20)	(1.31%)	\$112	7.26%
\$500,000	(\$973)	(31.01%)	(\$1,331)	(42.43%)	(\$17)	(0.88%)	\$8	0.44%	\$140	7.26%
\$600,000	(\$1,271)	(32.86%)	(\$1,702)	(43.98%)	\$11	0.49%	\$36	1.60%	\$168	7.26%
\$700,000	(\$1,570)	(34.12%)	(\$2,072)	(45.03%)	\$39	1.46%	\$64	2.42%	\$196	7.26%
\$800,000	(\$1,868)	(35.03%)	(\$2,442)	(45.79%)	\$67	2.19%	\$92	3.03%	\$224	7.26%
\$900,000	(\$2,166)	(35.73%)	(\$2,812)	(46.37%)	\$95	2.76%	\$120	3.51%	\$252	7.26%
\$1,000,000	(\$2,465)	(36.27%)	(\$3,182)	(46.83%)	\$123	3.21%	\$148	3.89%	\$280	7.26%
\$2,000,000	(\$5,448)	(38.62%)	(\$6,883)	(48.78%)	\$403	5.24%	\$428	5.58%	\$559	7.26%
\$3,000,000	(\$8,432)	(39.36%)	(\$10,583)	(49.40%)	\$683	5.91%	\$708	6.14%	\$839	7.26%
\$4,000,000	(\$11,416)	(39.73%)	(\$14,284)	(49.71%)	\$962	6.25%	\$987	6.42%	\$1,119	7.26%
\$5,000,000	(\$14,399)	(39.94%)	(\$17,985)	(49.89%)	\$1,242	6.45%	\$1,267	6.59%	\$1,399	7.26%
\$6,000,000	(\$17,383)	(40.09%)	(\$21,685)	(50.01%)	\$1,522	6.59%	\$1,547	6.70%	\$1,678	7.26%
\$7,000,000	(\$20,366)	(40.19%)	(\$25,386)	(50.09%)	\$1,801	6.68%	\$1,826	6.78%	\$1,958	7.26%
\$8,000,000	(\$23,350)	(40.27%)	(\$29,087)	(50.16%)	\$2,081	6.75%	\$2,106	6.84%	\$2,238	7.26%
\$9,000,000	(\$26,334)	(40.33%)	(\$32,788)	(50.21%)	\$2,361	6.81%	\$2,386	6.89%	\$2,517	7.26%
\$10,000,000	(\$29,317)	(40.37%)	(\$36,488)	(50.25%)	\$2,641	6.85%	\$2,666	6.92%	\$2,797	7.26%
\$15,000,000	(\$44,235)	(40.51%)	(\$54,992)	(50.37%)	\$4,039	6.99%	\$4,064	7.03%	\$4,196	7.26%
\$20,000,000	(\$59,153)	(40.58%)	(\$73,495)	(50.42%)	\$5,438	7.06%	\$5,463	7.09%	\$5,594	7.26%
\$25,000,000	(\$74,072)	(40.63%)	(\$91,999)	(50.46%)	\$6,836	7.10%	\$6,861	7.12%	\$6,993	7.26%
\$30,000,000	(\$88,990)	(40.66%)	(\$110,503)	(50.48%)	\$8,235	7.12%	\$8,260	7.15%	\$8,391	7.26%
\$35,000,000	(\$103,908)	(40.68%)	(\$129,006)	(50.50%)	\$9,633	7.14%	\$9,658	7.16%	\$9,790	7.26%
\$40,000,000	(\$118,826)	(40.69%)	(\$147,510)	(50.51%)	\$11,032	7.16%	\$11,057	7.17%	\$11,189	7.26%
\$45,000,000	(\$133,744)	(40.70%)	(\$166,013)	(50.52%)	\$12,431	7.17%	\$12,456	7.18%	\$12,587	7.26%
\$50,000,000	(\$148,662)	(40.71%)	(\$184,517)	(50.53%)	\$13,829	7.18%	\$13,854	7.19%	\$13,986	7.26%