

CITY OF EPWORTH, 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	\$7.94118	\$541,970	\$0	\$541,970	
2026-27	\$3.64797	\$552,810	\$1,414	\$554,224	2.3%
2027-28	\$3.68016	\$556,994	\$1,426	\$558,421	0.8%
2028-29	\$3.60070	\$569,589	\$1,396	\$570,984	2.2%
2029-30	\$3.63054	\$573,839	\$1,407	\$575,246	0.7%
2030-31	\$3.55132	\$586,751	\$1,376	\$588,127	2.2%
2031-32	\$3.58026	\$591,069	\$1,388	\$592,456	0.7%
2032-33	\$3.50270	\$604,306	\$1,358	\$605,664	2.2%
2033-34	\$3.53077	\$608,692	\$1,369	\$610,060	0.7%
2034-35	\$3.45485	\$622,262	\$1,339	\$623,601	2.2%
2035-36	\$3.48210	\$626,719	\$1,350	\$628,069	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	\$187,227,248	\$68,248,092	\$20,636,268	\$88,884,360
2026-27	\$181,492,053	\$151,926,628	\$27,028,420	\$178,955,048
2027-28	\$183,261,464	\$151,738,139	\$28,986,320	\$180,724,459
2028-29	\$193,408,569	\$158,575,923	\$32,295,641	\$190,871,564
2029-30	\$195,236,980	\$158,446,434	\$34,253,541	\$192,699,975
2030-31	\$205,971,321	\$165,608,093	\$37,826,223	\$203,434,316
2031-32	\$207,799,732	\$165,478,604	\$39,784,123	\$205,262,727
2032-33	\$219,083,713	\$172,913,374	\$43,633,334	\$216,546,708
2033-34	\$220,912,124	\$172,783,885	\$45,591,234	\$218,375,119
2034-35	\$232,768,019	\$180,500,213	\$49,730,801	\$230,231,014
2035-36	\$234,596,430	\$180,370,724	\$51,688,701	\$232,059,425

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	94.00%	-1.27%	92.72%	6.67%	0.00%	0.31%
2026-27	108.59%	-14.81%	93.78%	5.71%	0.00%	0.15%
2027-28	108.81%	-14.99%	93.82%	5.66%	0.00%	0.15%
2028-29	108.37%	-14.49%	93.88%	5.64%	0.00%	0.14%
2029-30	108.55%	-14.62%	93.93%	5.60%	0.00%	0.14%
2030-31	108.08%	-14.10%	93.98%	5.57%	0.00%	0.13%
2031-32	108.25%	-14.22%	94.02%	5.53%	0.00%	0.13%
2032-33	107.79%	-13.72%	94.07%	5.52%	0.00%	0.13%
2033-34	107.95%	-13.84%	94.11%	5.48%	0.00%	0.12%
2034-35	107.50%	-13.35%	94.15%	5.46%	0.00%	0.12%
2035-36	107.65%	-13.46%	94.19%	5.43%	0.00%	0.12%

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 EPWORTH, 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	\$68,248,092	\$7.94118	\$541,970
2026-27	\$151,926,628	\$3.64797	\$554,224
2027-28	\$151,738,139	\$3.68016	\$558,421
2028-29	\$158,575,923	\$3.60070	\$570,984
2029-30	\$158,446,434	\$3.63054	\$575,246
2030-31	\$165,608,093	\$3.55132	\$588,127
2031-32	\$165,478,604	\$3.58026	\$592,456
2032-33	\$172,913,374	\$3.50270	\$605,664
2033-34	\$172,783,885	\$3.53077	\$610,060
2034-35	\$180,500,213	\$3.45485	\$623,601
2035-36	\$180,370,724	\$3.48210	\$628,069

CITY OF EPWORTH, 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	\$68,248,092	\$7.94118	\$541,970
2026-27	\$65,355,943	\$7.94118	\$519,003
2027-28	\$64,307,642	\$7.94118	\$510,679
2028-29	\$64,982,167	\$7.94118	\$516,035
2029-30	\$66,044,366	\$7.94118	\$524,470
2030-31	\$66,684,902	\$7.94118	\$529,557
2031-32	\$67,907,434	\$7.94118	\$539,265
2032-33	\$68,512,913	\$7.94118	\$544,073
2033-34	\$69,904,574	\$7.94118	\$555,125
2034-35	\$70,474,153	\$7.94118	\$559,648
2035-36	\$72,043,505	\$7.94118	\$572,110

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	\$86,570,685	(\$4.29321)	\$35,220
2027-28	\$87,430,497	(\$4.26102)	\$47,742
2028-29	\$93,593,756	(\$4.34048)	\$54,949
2029-30	\$92,402,067	(\$4.31064)	\$50,776
2030-31	\$98,923,190	(\$4.38986)	\$58,571
2031-32	\$97,571,170	(\$4.36092)	\$53,191
2032-33	\$104,400,461	(\$4.43848)	\$61,590
2033-34	\$102,879,310	(\$4.41041)	\$54,935
2034-35	\$110,026,059	(\$4.48633)	\$63,953
2035-36	\$108,327,219	(\$4.45908)	\$55,958

CITY OF EPWORTH, 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	\$188	\$219	\$50,000	\$51,515	\$188	\$183	\$50,000	\$58,947	\$170	\$32	\$146	\$32	\$188	\$209
\$100,000	\$123,480	\$377	\$439	\$100,000	\$103,030	\$377	\$366	\$100,000	\$117,894	\$358	\$241	\$334	\$241	\$377	\$419
\$150,000	\$185,220	\$565	\$658	\$150,000	\$154,545	\$565	\$549	\$150,000	\$176,842	\$547	\$450	\$522	\$450	\$565	\$628
\$200,000	\$246,960	\$922	\$877	\$200,000	\$206,060	\$922	\$732	\$200,000	\$235,789	\$735	\$660	\$711	\$660	\$753	\$837
\$250,000	\$308,700	\$1,280	\$1,096	\$250,000	\$257,575	\$1,280	\$915	\$250,000	\$294,736	\$923	\$869	\$899	\$869	\$942	\$1,047
\$300,000	\$370,440	\$1,637	\$1,316	\$300,000	\$309,090	\$1,637	\$1,098	\$300,000	\$353,683	\$1,112	\$1,078	\$1,087	\$1,078	\$1,130	\$1,256
\$400,000	\$493,920	\$2,352	\$1,754	\$400,000	\$412,120	\$2,352	\$1,464	\$400,000	\$471,578	\$1,488	\$1,497	\$1,464	\$1,497	\$1,507	\$1,675
\$500,000	\$617,400	\$3,066	\$2,193	\$500,000	\$515,151	\$3,066	\$1,829	\$500,000	\$589,472	\$1,865	\$1,916	\$1,841	\$1,916	\$1,883	\$2,093
\$600,000	\$740,880	\$3,781	\$2,631	\$600,000	\$618,181	\$3,781	\$2,195	\$600,000	\$707,366	\$2,242	\$2,335	\$2,217	\$2,335	\$2,260	\$2,512
\$700,000	\$864,360	\$4,496	\$3,070	\$700,000	\$721,211	\$4,496	\$2,561	\$700,000	\$825,261	\$2,618	\$2,753	\$2,594	\$2,753	\$2,637	\$2,931
\$800,000	\$987,840	\$5,211	\$3,508	\$800,000	\$824,241	\$5,211	\$2,927	\$800,000	\$943,155	\$2,995	\$3,172	\$2,971	\$3,172	\$3,013	\$3,349
\$900,000	\$1,111,320	\$5,925	\$3,947	\$900,000	\$927,271	\$5,925	\$3,293	\$900,000	\$1,061,050	\$3,372	\$3,591	\$3,347	\$3,591	\$3,390	\$3,768
\$1,000,000	\$1,234,800	\$6,640	\$4,385	\$1,000,000	\$1,030,301	\$6,640	\$3,659	\$1,000,000	\$1,178,944	\$3,748	\$4,009	\$3,724	\$4,009	\$3,767	\$4,187
\$2,000,000	\$2,469,600	\$13,787	\$8,770	\$2,000,000	\$2,060,602	\$13,787	\$7,318	\$2,000,000	\$2,357,888	\$7,515	\$8,196	\$7,491	\$8,196	\$7,533	\$8,374
\$3,000,000	\$3,704,400	\$20,934	\$13,156	\$3,000,000	\$3,090,903	\$20,934	\$10,977	\$3,000,000	\$3,536,832	\$11,282	\$12,383	\$11,257	\$12,383	\$11,300	\$12,560
\$4,000,000	\$4,939,200	\$28,081	\$17,541	\$4,000,000	\$4,121,204	\$28,081	\$14,636	\$4,000,000	\$4,715,776	\$15,048	\$16,570	\$15,024	\$16,570	\$15,067	\$16,747
\$5,000,000	\$6,174,000	\$35,228	\$21,926	\$5,000,000	\$5,151,505	\$35,228	\$18,295	\$5,000,000	\$5,894,720	\$18,815	\$20,756	\$18,790	\$20,756	\$18,833	\$20,934
\$6,000,000	\$7,408,800	\$42,375	\$26,311	\$6,000,000	\$6,181,806	\$42,375	\$21,954	\$6,000,000	\$7,073,664	\$22,582	\$24,943	\$22,557	\$24,943	\$22,600	\$25,121
\$7,000,000	\$8,643,600	\$49,522	\$30,696	\$7,000,000	\$7,212,107	\$49,522	\$25,612	\$7,000,000	\$8,252,608	\$26,348	\$29,130	\$26,324	\$29,130	\$26,366	\$29,308
\$8,000,000	\$9,878,400	\$56,669	\$35,081	\$8,000,000	\$8,242,408	\$56,669	\$29,271	\$8,000,000	\$9,431,552	\$30,115	\$33,317	\$30,090	\$33,317	\$30,133	\$33,494
\$9,000,000	\$11,113,200	\$63,816	\$39,467	\$9,000,000	\$9,272,709	\$63,816	\$32,930	\$9,000,000	\$10,610,496	\$33,881	\$37,504	\$33,857	\$37,504	\$33,900	\$37,681
\$10,000,000	\$12,348,000	\$70,964	\$43,852	\$10,000,000	\$10,303,010	\$70,964	\$36,589	\$10,000,000	\$11,789,440	\$37,648	\$41,691	\$37,624	\$41,691	\$37,666	\$41,868
\$15,000,000	\$18,522,000	\$106,699	\$65,778	\$15,000,000	\$15,454,515	\$106,699	\$54,884	\$15,000,000	\$17,684,160	\$56,481	\$62,625	\$56,457	\$62,625	\$56,499	\$62,802
\$20,000,000	\$24,696,000	\$142,434	\$87,703	\$20,000,000	\$20,606,020	\$142,434	\$73,179	\$20,000,000	\$23,578,880	\$75,314	\$83,559	\$75,290	\$83,559	\$75,333	\$83,736
\$25,000,000	\$30,870,000	\$178,169	\$109,629	\$25,000,000	\$25,757,525	\$178,169	\$91,473	\$25,000,000	\$29,473,600	\$94,147	\$104,493	\$94,123	\$104,493	\$94,166	\$104,670
\$30,000,000	\$37,044,000	\$213,905	\$131,555	\$30,000,000	\$30,909,030	\$213,905	\$109,768	\$30,000,000	\$35,368,320	\$112,981	\$125,427	\$112,956	\$125,427	\$112,999	\$125,604
\$35,000,000	\$43,218,000	\$249,640	\$153,481	\$35,000,000	\$36,060,535	\$249,640	\$128,062	\$35,000,000	\$41,263,040	\$131,814	\$146,361	\$131,789	\$146,361	\$131,832	\$146,538
\$40,000,000	\$49,392,000	\$285,375	\$175,407	\$40,000,000	\$41,212,040	\$285,375	\$146,357	\$40,000,000	\$47,157,760	\$150,647	\$167,295	\$150,622	\$167,295	\$150,665	\$167,472
\$45,000,000	\$55,566,000	\$321,111	\$197,333	\$45,000,000	\$46,363,545	\$321,111	\$164,652	\$45,000,000	\$53,052,480	\$169,480	\$188,229	\$169,456	\$188,229	\$169,498	\$188,406
\$50,000,000	\$61,740,000	\$356,846	\$219,258	\$50,000,000	\$51,515,050	\$356,846	\$182,946	\$50,000,000	\$58,947,200	\$188,313	\$209,163	\$188,289	\$209,163	\$188,331	\$209,340

CITY OF EPWORTH, 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	\$31	16.42%	(\$5)	(2.86%)	(\$138)	(81.32%)	(\$114)	(78.17%)	\$21	11.16%
\$100,000	\$62	16.42%	(\$11)	(2.86%)	(\$117)	(32.72%)	(\$93)	(27.79%)	\$42	11.16%
\$150,000	\$93	16.42%	(\$16)	(2.86%)	(\$96)	(17.61%)	(\$72)	(13.75%)	\$63	11.16%
\$200,000	(\$45)	(4.91%)	(\$191)	(20.66%)	(\$75)	(10.24%)	(\$51)	(7.15%)	\$84	11.16%
\$250,000	(\$183)	(14.33%)	(\$365)	(28.52%)	(\$54)	(5.88%)	(\$30)	(3.31%)	\$105	11.16%
\$300,000	(\$322)	(19.64%)	(\$539)	(32.95%)	(\$33)	(2.99%)	(\$9)	(0.81%)	\$126	11.16%
\$400,000	(\$598)	(25.41%)	(\$888)	(37.77%)	\$9	0.59%	\$33	2.27%	\$168	11.16%
\$500,000	(\$874)	(28.50%)	(\$1,237)	(40.34%)	\$51	2.72%	\$75	4.09%	\$210	11.16%
\$600,000	(\$1,150)	(30.42%)	(\$1,586)	(41.94%)	\$93	4.14%	\$117	5.29%	\$252	11.16%
\$700,000	(\$1,426)	(31.72%)	(\$1,935)	(43.03%)	\$135	5.15%	\$159	6.14%	\$294	11.16%
\$800,000	(\$1,702)	(32.67%)	(\$2,283)	(43.82%)	\$177	5.90%	\$201	6.78%	\$336	11.16%
\$900,000	(\$1,979)	(33.39%)	(\$2,632)	(44.42%)	\$219	6.49%	\$243	7.27%	\$378	11.16%
\$1,000,000	(\$2,255)	(33.96%)	(\$2,981)	(44.90%)	\$261	6.96%	\$285	7.66%	\$420	11.16%
\$2,000,000	(\$5,017)	(36.39%)	(\$6,469)	(46.92%)	\$681	9.06%	\$706	9.42%	\$840	11.16%
\$3,000,000	(\$7,779)	(37.16%)	(\$9,957)	(47.57%)	\$1,101	9.76%	\$1,126	10.00%	\$1,261	11.16%
\$4,000,000	(\$10,541)	(37.54%)	(\$13,445)	(47.88%)	\$1,521	10.11%	\$1,546	10.29%	\$1,681	11.16%
\$5,000,000	(\$13,302)	(37.76%)	(\$16,934)	(48.07%)	\$1,942	10.32%	\$1,966	10.46%	\$2,101	11.16%
\$6,000,000	(\$16,064)	(37.91%)	(\$20,422)	(48.19%)	\$2,362	10.46%	\$2,386	10.58%	\$2,521	11.16%
\$7,000,000	(\$18,826)	(38.02%)	(\$23,910)	(48.28%)	\$2,782	10.56%	\$2,806	10.66%	\$2,941	11.16%
\$8,000,000	(\$21,588)	(38.09%)	(\$27,398)	(48.35%)	\$3,202	10.63%	\$3,227	10.72%	\$3,361	11.16%
\$9,000,000	(\$24,350)	(38.16%)	(\$30,886)	(48.40%)	\$3,622	10.69%	\$3,647	10.77%	\$3,782	11.16%
\$10,000,000	(\$27,112)	(38.21%)	(\$34,374)	(48.44%)	\$4,042	10.74%	\$4,067	10.81%	\$4,202	11.16%
\$15,000,000	(\$40,921)	(38.35%)	(\$51,815)	(48.56%)	\$6,143	10.88%	\$6,168	10.92%	\$6,303	11.16%
\$20,000,000	(\$54,731)	(38.43%)	(\$69,256)	(48.62%)	\$8,244	10.95%	\$8,269	10.98%	\$8,404	11.16%
\$25,000,000	(\$68,540)	(38.47%)	(\$86,696)	(48.66%)	\$10,345	10.99%	\$10,370	11.02%	\$10,504	11.16%
\$30,000,000	(\$82,350)	(38.50%)	(\$104,137)	(48.68%)	\$12,446	11.02%	\$12,471	11.04%	\$12,605	11.16%
\$35,000,000	(\$96,159)	(38.52%)	(\$121,578)	(48.70%)	\$14,547	11.04%	\$14,571	11.06%	\$14,706	11.16%
\$40,000,000	(\$109,969)	(38.53%)	(\$139,018)	(48.71%)	\$16,648	11.05%	\$16,672	11.07%	\$16,807	11.16%
\$45,000,000	(\$123,778)	(38.55%)	(\$156,459)	(48.72%)	\$18,749	11.06%	\$18,773	11.08%	\$18,908	11.16%
\$50,000,000	(\$137,588)	(38.56%)	(\$173,900)	(48.73%)	\$20,850	11.07%	\$20,874	11.09%	\$21,009	11.16%