

CITY OF EXIRA, 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	\$8.50500	\$85,141	\$0	\$85,141	
2026-27	\$4.21272	\$86,844	\$525	\$87,369	2.6%
2027-28	\$4.25163	\$87,805	\$530	\$88,335	1.1%
2028-29	\$4.10178	\$90,102	\$511	\$90,612	2.6%
2029-30	\$4.13165	\$91,066	\$515	\$91,580	1.1%
2030-31	\$3.98355	\$93,412	\$496	\$93,908	2.5%
2031-32	\$4.01198	\$94,377	\$500	\$94,877	1.0%
2032-33	\$3.87230	\$96,775	\$482	\$97,257	2.5%
2033-34	\$3.89943	\$97,743	\$486	\$98,229	1.0%
2034-35	\$3.76738	\$100,193	\$469	\$100,663	2.5%
2035-36	\$3.79332	\$101,166	\$472	\$101,638	1.0%

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	\$40,221,001	\$10,010,707	\$8,807,125	\$18,817,832
2026-27	\$32,473,987	\$20,739,218	\$10,071,332	\$30,810,550
2027-28	\$32,615,181	\$20,776,736	\$10,175,008	\$30,951,744
2028-29	\$34,536,697	\$22,091,009	\$10,782,251	\$32,873,260
2029-30	\$34,714,890	\$22,165,527	\$10,885,927	\$33,051,453
2030-31	\$36,766,074	\$23,573,922	\$11,528,715	\$35,102,637
2031-32	\$36,944,267	\$23,648,439	\$11,632,391	\$35,280,830
2032-33	\$39,091,986	\$25,116,046	\$12,312,503	\$37,428,549
2033-34	\$39,270,179	\$25,190,563	\$12,416,179	\$37,606,742
2034-35	\$41,518,461	\$26,719,544	\$13,135,480	\$39,855,024
2035-36	\$41,696,654	\$26,794,061	\$13,239,156	\$40,033,217

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	83.76%	-3.48%	80.28%	17.65%	0.00%	2.07%
2026-27	118.29%	-40.19%	78.09%	20.34%	0.00%	1.27%
2027-28	118.47%	-40.29%	78.18%	20.26%	0.00%	1.26%
2028-29	116.70%	-38.19%	78.51%	20.04%	0.00%	1.19%
2029-30	116.75%	-38.13%	78.62%	19.94%	0.00%	1.18%
2030-31	114.96%	-36.03%	78.93%	19.72%	0.00%	1.11%
2031-32	115.02%	-35.99%	79.03%	19.63%	0.00%	1.11%
2032-33	113.36%	-34.05%	79.31%	19.44%	0.00%	1.04%
2033-34	113.42%	-34.02%	79.40%	19.35%	0.00%	1.04%
2034-35	111.87%	-32.22%	79.65%	19.18%	0.00%	0.98%
2035-36	111.93%	-32.20%	79.74%	19.11%	0.00%	0.98%

**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 EXIRA, 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	\$10,010,707	\$8.50500	\$85,141
2026-27	\$20,739,218	\$4.21272	\$87,369
2027-28	\$20,776,736	\$4.25163	\$88,335
2028-29	\$22,091,009	\$4.10178	\$90,612
2029-30	\$22,165,527	\$4.13165	\$91,580
2030-31	\$23,573,922	\$3.98355	\$93,908
2031-32	\$23,648,439	\$4.01198	\$94,877
2032-33	\$25,116,046	\$3.87230	\$97,257
2033-34	\$25,190,563	\$3.89943	\$98,229
2034-35	\$26,719,544	\$3.76738	\$100,663
2035-36	\$26,794,061	\$3.79332	\$101,638

CITY OF EXIRA, 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	\$10,010,707	\$8.50500	\$85,141
2026-27	\$9,311,844	\$8.50500	\$79,197
2027-28	\$9,548,143	\$8.50500	\$81,207
2028-29	\$9,715,724	\$8.10000	\$78,697
2029-30	\$10,079,121	\$8.10000	\$81,641
2030-31	\$10,253,386	\$8.10000	\$83,052
2031-32	\$10,641,382	\$8.10000	\$86,195
2032-33	\$10,822,747	\$8.10000	\$87,664
2033-34	\$11,236,701	\$8.10000	\$91,017
2034-35	\$11,425,650	\$8.10000	\$92,548
2035-36	\$11,866,864	\$8.10000	\$96,122

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	\$11,427,374	(\$4.29228)	\$8,171
2027-28	\$11,228,593	(\$4.25337)	\$7,128
2028-29	\$12,375,286	(\$3.99822)	\$11,915
2029-30	\$12,086,406	(\$3.96835)	\$9,939
2030-31	\$13,320,536	(\$4.11645)	\$10,855
2031-32	\$13,007,057	(\$4.08802)	\$8,682
2032-33	\$14,293,299	(\$4.22770)	\$9,593
2033-34	\$13,953,862	(\$4.20057)	\$7,212
2034-35	\$15,293,894	(\$4.33262)	\$8,115
2035-36	\$14,927,197	(\$4.30668)	\$5,517

CITY OF EXIRA, 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	\$202	\$246	\$50,000	\$51,515	\$202	\$205	\$50,000	\$58,947	\$182	\$36	\$156	\$36	\$202	\$235
\$100,000	\$123,480	\$403	\$492	\$100,000	\$103,030	\$403	\$410	\$100,000	\$117,894	\$384	\$270	\$358	\$270	\$403	\$470
\$150,000	\$185,220	\$605	\$738	\$150,000	\$154,545	\$605	\$616	\$150,000	\$176,842	\$586	\$505	\$559	\$505	\$605	\$704
\$200,000	\$246,960	\$988	\$984	\$200,000	\$206,060	\$988	\$821	\$200,000	\$235,789	\$787	\$740	\$761	\$740	\$807	\$939
\$250,000	\$308,700	\$1,371	\$1,230	\$250,000	\$257,575	\$1,371	\$1,026	\$250,000	\$294,736	\$989	\$975	\$963	\$975	\$1,009	\$1,174
\$300,000	\$370,440	\$1,753	\$1,476	\$300,000	\$309,090	\$1,753	\$1,231	\$300,000	\$353,683	\$1,191	\$1,210	\$1,164	\$1,210	\$1,210	\$1,409
\$400,000	\$493,920	\$2,519	\$1,968	\$400,000	\$412,120	\$2,519	\$1,642	\$400,000	\$471,578	\$1,594	\$1,679	\$1,568	\$1,679	\$1,614	\$1,879
\$500,000	\$617,400	\$3,284	\$2,459	\$500,000	\$515,151	\$3,284	\$2,052	\$500,000	\$589,472	\$1,997	\$2,149	\$1,971	\$2,149	\$2,017	\$2,348
\$600,000	\$740,880	\$4,050	\$2,951	\$600,000	\$618,181	\$4,050	\$2,463	\$600,000	\$707,366	\$2,401	\$2,619	\$2,375	\$2,619	\$2,420	\$2,818
\$700,000	\$864,360	\$4,815	\$3,443	\$700,000	\$721,211	\$4,815	\$2,873	\$700,000	\$825,261	\$2,804	\$3,088	\$2,778	\$3,088	\$2,824	\$3,287
\$800,000	\$987,840	\$5,581	\$3,935	\$800,000	\$824,241	\$5,581	\$3,283	\$800,000	\$943,155	\$3,208	\$3,558	\$3,181	\$3,558	\$3,227	\$3,757
\$900,000	\$1,111,320	\$6,346	\$4,427	\$900,000	\$927,271	\$6,346	\$3,694	\$900,000	\$1,061,050	\$3,611	\$4,028	\$3,585	\$4,028	\$3,631	\$4,227
\$1,000,000	\$1,234,800	\$7,111	\$4,919	\$1,000,000	\$1,030,301	\$7,111	\$4,104	\$1,000,000	\$1,178,944	\$4,014	\$4,497	\$3,988	\$4,497	\$4,034	\$4,696
\$2,000,000	\$2,469,600	\$14,766	\$9,838	\$2,000,000	\$2,060,602	\$14,766	\$8,209	\$2,000,000	\$2,357,888	\$8,049	\$9,194	\$8,022	\$9,194	\$8,068	\$9,393
\$3,000,000	\$3,704,400	\$22,420	\$14,757	\$3,000,000	\$3,090,903	\$22,420	\$12,313	\$3,000,000	\$3,536,832	\$12,083	\$13,890	\$12,056	\$13,890	\$12,102	\$14,089
\$4,000,000	\$4,939,200	\$30,075	\$19,676	\$4,000,000	\$4,121,204	\$30,075	\$16,417	\$4,000,000	\$4,715,776	\$16,117	\$18,586	\$16,090	\$18,586	\$16,136	\$18,786
\$5,000,000	\$6,174,000	\$37,729	\$24,594	\$5,000,000	\$5,151,505	\$37,729	\$20,521	\$5,000,000	\$5,894,720	\$20,151	\$23,283	\$20,125	\$23,283	\$20,170	\$23,482
\$6,000,000	\$7,408,800	\$45,384	\$29,513	\$6,000,000	\$6,181,806	\$45,384	\$24,626	\$6,000,000	\$7,073,664	\$24,185	\$27,979	\$24,159	\$27,979	\$24,204	\$28,178
\$7,000,000	\$8,643,600	\$53,038	\$34,432	\$7,000,000	\$7,212,107	\$53,038	\$28,730	\$7,000,000	\$8,252,608	\$28,219	\$32,675	\$28,193	\$32,675	\$28,238	\$32,875
\$8,000,000	\$9,878,400	\$60,693	\$39,351	\$8,000,000	\$8,242,408	\$60,693	\$32,834	\$8,000,000	\$9,431,552	\$32,253	\$37,372	\$32,227	\$37,372	\$32,272	\$37,571
\$9,000,000	\$11,113,200	\$68,347	\$44,270	\$9,000,000	\$9,272,709	\$68,347	\$36,938	\$9,000,000	\$10,610,496	\$36,287	\$42,068	\$36,261	\$42,068	\$36,307	\$42,267
\$10,000,000	\$12,348,000	\$76,002	\$49,189	\$10,000,000	\$10,303,010	\$76,002	\$41,043	\$10,000,000	\$11,789,440	\$40,321	\$46,765	\$40,295	\$46,765	\$40,341	\$46,964
\$15,000,000	\$18,522,000	\$114,274	\$73,783	\$15,000,000	\$15,454,515	\$114,274	\$61,564	\$15,000,000	\$17,684,160	\$60,491	\$70,247	\$60,465	\$70,247	\$60,511	\$70,446
\$20,000,000	\$24,696,000	\$152,547	\$98,378	\$20,000,000	\$20,606,020	\$152,547	\$82,085	\$20,000,000	\$23,578,880	\$80,662	\$93,728	\$80,635	\$93,728	\$80,681	\$93,928
\$25,000,000	\$30,870,000	\$190,819	\$122,972	\$25,000,000	\$25,757,525	\$190,819	\$102,606	\$25,000,000	\$29,473,600	\$100,832	\$117,210	\$100,806	\$117,210	\$100,851	\$117,410
\$30,000,000	\$37,044,000	\$229,092	\$147,567	\$30,000,000	\$30,909,030	\$229,092	\$123,128	\$30,000,000	\$35,368,320	\$121,002	\$140,692	\$120,976	\$140,692	\$121,022	\$140,891
\$35,000,000	\$43,218,000	\$267,364	\$172,161	\$35,000,000	\$36,060,535	\$267,364	\$143,649	\$35,000,000	\$41,263,040	\$141,172	\$164,174	\$141,146	\$164,174	\$141,192	\$164,373
\$40,000,000	\$49,392,000	\$305,637	\$196,756	\$40,000,000	\$41,212,040	\$305,637	\$164,170	\$40,000,000	\$47,157,760	\$161,343	\$187,656	\$161,317	\$187,656	\$161,362	\$187,855
\$45,000,000	\$55,566,000	\$343,909	\$221,350	\$45,000,000	\$46,363,545	\$343,909	\$184,691	\$45,000,000	\$53,052,480	\$181,513	\$211,138	\$181,487	\$211,138	\$181,533	\$211,337
\$50,000,000	\$61,740,000	\$382,182	\$245,944	\$50,000,000	\$51,515,050	\$382,182	\$205,213	\$50,000,000	\$58,947,200	\$201,683	\$234,620	\$201,657	\$234,620	\$201,703	\$234,819

CITY OF EXIRA, 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	\$44	21.93%	\$4	1.74%	(\$146)	(80.43%)	(\$120)	(77.14%)	\$33	16.42%
\$100,000	\$88	21.93%	\$7	1.74%	(\$113)	(29.54%)	(\$87)	(24.37%)	\$66	16.42%
\$150,000	\$133	21.93%	\$11	1.74%	(\$80)	(13.71%)	(\$54)	(9.66%)	\$99	16.42%
\$200,000	(\$4)	(0.41%)	(\$167)	(16.90%)	(\$47)	(5.99%)	(\$21)	(2.75%)	\$132	16.42%
\$250,000	(\$141)	(10.28%)	(\$344)	(25.14%)	(\$14)	(1.42%)	\$12	1.27%	\$166	16.42%
\$300,000	(\$278)	(15.83%)	(\$522)	(29.77%)	\$19	1.60%	\$45	3.89%	\$199	16.42%
\$400,000	(\$551)	(21.88%)	(\$877)	(34.82%)	\$85	5.35%	\$112	7.11%	\$265	16.42%
\$500,000	(\$825)	(25.11%)	(\$1,232)	(37.51%)	\$152	7.59%	\$178	9.02%	\$331	16.42%
\$600,000	(\$1,098)	(27.12%)	(\$1,587)	(39.19%)	\$218	9.07%	\$244	10.28%	\$397	16.42%
\$700,000	(\$1,372)	(28.49%)	(\$1,942)	(40.33%)	\$284	10.13%	\$310	11.17%	\$464	16.42%
\$800,000	(\$1,645)	(29.49%)	(\$2,297)	(41.16%)	\$350	10.92%	\$376	11.83%	\$530	16.42%
\$900,000	(\$1,919)	(30.24%)	(\$2,652)	(41.79%)	\$416	11.53%	\$443	12.35%	\$596	16.42%
\$1,000,000	(\$2,193)	(30.83%)	(\$3,007)	(42.29%)	\$483	12.02%	\$509	12.76%	\$662	16.42%
\$2,000,000	(\$4,928)	(33.38%)	(\$6,557)	(44.41%)	\$1,145	14.23%	\$1,171	14.60%	\$1,325	16.42%
\$3,000,000	(\$7,664)	(34.18%)	(\$10,108)	(45.08%)	\$1,807	14.96%	\$1,834	15.21%	\$1,987	16.42%
\$4,000,000	(\$10,399)	(34.58%)	(\$13,658)	(45.41%)	\$2,470	15.32%	\$2,496	15.51%	\$2,649	16.42%
\$5,000,000	(\$13,135)	(34.81%)	(\$17,208)	(45.61%)	\$3,132	15.54%	\$3,158	15.69%	\$3,312	16.42%
\$6,000,000	(\$15,871)	(34.97%)	(\$20,758)	(45.74%)	\$3,794	15.69%	\$3,821	15.81%	\$3,974	16.42%
\$7,000,000	(\$18,606)	(35.08%)	(\$24,309)	(45.83%)	\$4,457	15.79%	\$4,483	15.90%	\$4,636	16.42%
\$8,000,000	(\$21,342)	(35.16%)	(\$27,859)	(45.90%)	\$5,119	15.87%	\$5,145	15.97%	\$5,299	16.42%
\$9,000,000	(\$24,077)	(35.23%)	(\$31,409)	(45.96%)	\$5,781	15.93%	\$5,808	16.02%	\$5,961	16.42%
\$10,000,000	(\$26,813)	(35.28%)	(\$34,959)	(46.00%)	\$6,444	15.98%	\$6,470	16.06%	\$6,623	16.42%
\$15,000,000	(\$40,491)	(35.43%)	(\$52,711)	(46.13%)	\$9,755	16.13%	\$9,781	16.18%	\$9,935	16.42%
\$20,000,000	(\$54,169)	(35.51%)	(\$70,462)	(46.19%)	\$13,067	16.20%	\$13,093	16.24%	\$13,246	16.42%
\$25,000,000	(\$67,847)	(35.56%)	(\$88,213)	(46.23%)	\$16,379	16.24%	\$16,405	16.27%	\$16,558	16.42%
\$30,000,000	(\$81,525)	(35.59%)	(\$105,964)	(46.25%)	\$19,690	16.27%	\$19,716	16.30%	\$19,870	16.42%
\$35,000,000	(\$95,203)	(35.61%)	(\$123,715)	(46.27%)	\$23,002	16.29%	\$23,028	16.31%	\$23,181	16.42%
\$40,000,000	(\$108,881)	(35.62%)	(\$141,467)	(46.29%)	\$26,313	16.31%	\$26,340	16.33%	\$26,493	16.42%
\$45,000,000	(\$122,559)	(35.64%)	(\$159,218)	(46.30%)	\$29,625	16.32%	\$29,651	16.34%	\$29,805	16.42%
\$50,000,000	(\$136,238)	(35.65%)	(\$176,969)	(46.30%)	\$32,937	16.33%	\$32,963	16.35%	\$33,116	16.42%