

CITY OF ELGIN, 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	\$8.20592	\$140,476	\$0	\$140,476	
2026-27	\$4.91762	\$143,286	\$1,399	\$144,685	3.0%
2027-28	\$4.96564	\$145,633	\$1,413	\$147,045	1.6%
2028-29	\$4.80986	\$149,986	\$1,368	\$151,355	2.9%
2029-30	\$4.85374	\$152,470	\$1,381	\$153,851	1.6%
2030-31	\$4.69865	\$156,928	\$1,337	\$158,265	2.9%
2031-32	\$4.73867	\$159,355	\$1,348	\$160,703	1.5%
2032-33	\$4.59027	\$163,917	\$1,306	\$165,223	2.8%
2033-34	\$4.62684	\$166,286	\$1,316	\$167,603	1.4%
2034-35	\$4.48465	\$170,955	\$1,276	\$172,230	2.8%
2035-36	\$4.51812	\$173,269	\$1,285	\$174,554	1.3%

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	\$38,003,269	\$17,118,883	\$0	\$17,118,883
2026-27	\$31,042,480	\$29,421,677	\$0	\$29,421,677
2027-28	\$31,233,377	\$29,612,574	\$0	\$29,612,574
2028-29	\$33,088,382	\$31,467,579	\$0	\$31,467,579
2029-30	\$33,318,278	\$31,697,475	\$0	\$31,697,475
2030-31	\$35,303,924	\$33,683,121	\$0	\$33,683,121
2031-32	\$35,533,820	\$33,913,017	\$0	\$33,913,017
2032-33	\$37,614,888	\$35,994,085	\$0	\$35,994,085
2033-34	\$37,844,785	\$36,223,982	\$0	\$36,223,982
2034-35	\$40,025,213	\$38,404,410	\$0	\$38,404,410
2035-36	\$40,255,110	\$38,634,307	\$0	\$38,634,307

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	94.71%	-4.29%	90.42%	8.11%	0.00%	1.47%
2026-27	127.47%	-39.05%	88.42%	10.34%	0.00%	0.86%
2027-28	127.48%	-39.11%	88.37%	10.41%	0.00%	0.85%
2028-29	125.55%	-37.09%	88.46%	10.41%	0.00%	0.80%
2029-30	125.41%	-36.99%	88.42%	10.45%	0.00%	0.80%
2030-31	123.47%	-34.95%	88.51%	10.44%	0.00%	0.75%
2031-32	123.35%	-34.88%	88.48%	10.49%	0.00%	0.74%
2032-33	121.55%	-33.00%	88.56%	10.48%	0.00%	0.70%
2033-34	121.46%	-32.94%	88.52%	10.52%	0.00%	0.70%
2034-35	119.79%	-31.20%	88.59%	10.52%	0.00%	0.66%
2035-36	119.71%	-31.15%	88.56%	10.56%	0.00%	0.65%

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 ELGIN, 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	\$17,118,883	\$8.20592	\$140,476
2026-27	\$29,421,677	\$4.91762	\$144,685
2027-28	\$29,612,574	\$4.96564	\$147,045
2028-29	\$31,467,579	\$4.80986	\$151,355
2029-30	\$31,697,475	\$4.85374	\$153,851
2030-31	\$33,683,121	\$4.69865	\$158,265
2031-32	\$33,913,017	\$4.73867	\$160,703
2032-33	\$35,994,085	\$4.59027	\$165,223
2033-34	\$36,223,982	\$4.62684	\$167,603
2034-35	\$38,404,410	\$4.48465	\$172,230
2035-36	\$38,634,307	\$4.51812	\$174,554

CITY OF ELGIN, 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	\$17,118,883	\$8.20592	\$140,476
2026-27	\$17,374,642	\$8.20592	\$142,575
2027-28	\$17,855,599	\$8.12467	\$145,071
2028-29	\$18,565,625	\$8.10000	\$150,382
2029-30	\$19,071,030	\$8.10000	\$154,475
2030-31	\$19,821,201	\$8.10000	\$160,552
2031-32	\$20,352,282	\$8.10000	\$164,853
2032-33	\$21,144,690	\$8.10000	\$171,272
2033-34	\$21,702,865	\$8.10000	\$175,793
2034-35	\$22,539,758	\$8.10000	\$182,572
2035-36	\$23,126,388	\$8.10000	\$187,324

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	\$12,047,035	(\$3.28830)	\$2,110
2027-28	\$11,756,975	(\$3.15903)	\$1,974
2028-29	\$12,901,954	(\$3.29014)	\$973
2029-30	\$12,626,445	(\$3.24626)	-\$624
2030-31	\$13,861,920	(\$3.40135)	-\$2,287
2031-32	\$13,560,735	(\$3.36133)	-\$4,151
2032-33	\$14,849,395	(\$3.50973)	-\$6,049
2033-34	\$14,521,117	(\$3.47316)	-\$8,191
2034-35	\$15,864,652	(\$3.61535)	-\$10,342
2035-36	\$15,507,919	(\$3.58188)	-\$12,769

CITY OF ELGIN, 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	\$195	\$290	\$50,000	\$51,515	\$195	\$242	\$50,000	\$58,947	\$176	\$42	\$150	\$42	\$195	\$277
\$100,000	\$123,480	\$389	\$580	\$100,000	\$103,030	\$389	\$484	\$100,000	\$117,894	\$370	\$319	\$345	\$319	\$389	\$554
\$150,000	\$185,220	\$584	\$870	\$150,000	\$154,545	\$584	\$726	\$150,000	\$176,842	\$565	\$596	\$540	\$596	\$584	\$831
\$200,000	\$246,960	\$953	\$1,160	\$200,000	\$206,060	\$953	\$968	\$200,000	\$235,789	\$760	\$873	\$734	\$873	\$778	\$1,108
\$250,000	\$308,700	\$1,322	\$1,450	\$250,000	\$257,575	\$1,322	\$1,210	\$250,000	\$294,736	\$954	\$1,150	\$929	\$1,150	\$973	\$1,385
\$300,000	\$370,440	\$1,692	\$1,741	\$300,000	\$309,090	\$1,692	\$1,452	\$300,000	\$353,683	\$1,149	\$1,427	\$1,123	\$1,427	\$1,168	\$1,662
\$400,000	\$493,920	\$2,430	\$2,321	\$400,000	\$412,120	\$2,430	\$1,936	\$400,000	\$471,578	\$1,538	\$1,981	\$1,513	\$1,981	\$1,557	\$2,216
\$500,000	\$617,400	\$3,169	\$2,901	\$500,000	\$515,151	\$3,169	\$2,421	\$500,000	\$589,472	\$1,927	\$2,535	\$1,902	\$2,535	\$1,946	\$2,770
\$600,000	\$740,880	\$3,907	\$3,481	\$600,000	\$618,181	\$3,907	\$2,905	\$600,000	\$707,366	\$2,316	\$3,089	\$2,291	\$3,089	\$2,335	\$3,324
\$700,000	\$864,360	\$4,646	\$4,061	\$700,000	\$721,211	\$4,646	\$3,389	\$700,000	\$825,261	\$2,706	\$3,643	\$2,680	\$3,643	\$2,725	\$3,878
\$800,000	\$987,840	\$5,384	\$4,642	\$800,000	\$824,241	\$5,384	\$3,873	\$800,000	\$943,155	\$3,095	\$4,197	\$3,070	\$4,197	\$3,114	\$4,432
\$900,000	\$1,111,320	\$6,123	\$5,222	\$900,000	\$927,271	\$6,123	\$4,357	\$900,000	\$1,061,050	\$3,484	\$4,751	\$3,459	\$4,751	\$3,503	\$4,986
\$1,000,000	\$1,234,800	\$6,861	\$5,802	\$1,000,000	\$1,030,301	\$6,861	\$4,841	\$1,000,000	\$1,178,944	\$3,873	\$5,305	\$3,848	\$5,305	\$3,892	\$5,539
\$2,000,000	\$2,469,600	\$14,247	\$11,604	\$2,000,000	\$2,060,602	\$14,247	\$9,682	\$2,000,000	\$2,357,888	\$7,766	\$10,844	\$7,740	\$10,844	\$7,784	\$11,079
\$3,000,000	\$3,704,400	\$21,632	\$17,406	\$3,000,000	\$3,090,903	\$21,632	\$14,523	\$3,000,000	\$3,536,832	\$11,658	\$16,383	\$11,632	\$16,383	\$11,677	\$16,618
\$4,000,000	\$4,939,200	\$29,017	\$23,208	\$4,000,000	\$4,121,204	\$29,017	\$19,364	\$4,000,000	\$4,715,776	\$15,550	\$21,923	\$15,525	\$21,923	\$15,569	\$22,158
\$5,000,000	\$6,174,000	\$36,403	\$29,009	\$5,000,000	\$5,151,505	\$36,403	\$24,205	\$5,000,000	\$5,894,720	\$19,442	\$27,462	\$19,417	\$27,462	\$19,461	\$27,697
\$6,000,000	\$7,408,800	\$43,788	\$34,811	\$6,000,000	\$6,181,806	\$43,788	\$29,046	\$6,000,000	\$7,073,664	\$23,334	\$33,002	\$23,309	\$33,002	\$23,353	\$33,237
\$7,000,000	\$8,643,600	\$51,173	\$40,613	\$7,000,000	\$7,212,107	\$51,173	\$33,887	\$7,000,000	\$8,252,608	\$27,227	\$38,541	\$27,201	\$38,541	\$27,245	\$38,776
\$8,000,000	\$9,878,400	\$58,559	\$46,415	\$8,000,000	\$8,242,408	\$58,559	\$38,728	\$8,000,000	\$9,431,552	\$31,119	\$44,081	\$31,093	\$44,081	\$31,138	\$44,316
\$9,000,000	\$11,113,200	\$65,944	\$52,217	\$9,000,000	\$9,272,709	\$65,944	\$43,569	\$9,000,000	\$10,610,496	\$35,011	\$49,620	\$34,986	\$49,620	\$35,030	\$49,855
\$10,000,000	\$12,348,000	\$73,329	\$58,019	\$10,000,000	\$10,303,010	\$73,329	\$48,410	\$10,000,000	\$11,789,440	\$38,903	\$55,160	\$38,878	\$55,160	\$38,922	\$55,394
\$15,000,000	\$18,522,000	\$110,256	\$87,028	\$15,000,000	\$15,454,515	\$110,256	\$72,615	\$15,000,000	\$17,684,160	\$58,364	\$82,857	\$58,339	\$82,857	\$58,383	\$83,092
\$20,000,000	\$24,696,000	\$147,183	\$116,038	\$20,000,000	\$20,606,020	\$147,183	\$96,820	\$20,000,000	\$23,578,880	\$77,825	\$110,554	\$77,800	\$110,554	\$77,844	\$110,789
\$25,000,000	\$30,870,000	\$184,109	\$145,047	\$25,000,000	\$25,757,525	\$184,109	\$121,026	\$25,000,000	\$29,473,600	\$97,286	\$138,251	\$97,261	\$138,251	\$97,305	\$138,486
\$30,000,000	\$37,044,000	\$221,036	\$174,057	\$30,000,000	\$30,909,030	\$221,036	\$145,231	\$30,000,000	\$35,368,320	\$116,747	\$165,948	\$116,722	\$165,948	\$116,766	\$166,183
\$35,000,000	\$43,218,000	\$257,963	\$203,066	\$35,000,000	\$36,060,535	\$257,963	\$169,436	\$35,000,000	\$41,263,040	\$136,208	\$193,646	\$136,183	\$193,646	\$136,227	\$193,881
\$40,000,000	\$49,392,000	\$294,889	\$232,076	\$40,000,000	\$41,212,040	\$294,889	\$193,641	\$40,000,000	\$47,157,760	\$155,669	\$221,343	\$155,644	\$221,343	\$155,688	\$221,578
\$45,000,000	\$55,566,000	\$331,816	\$261,085	\$45,000,000	\$46,363,545	\$331,816	\$217,846	\$45,000,000	\$53,052,480	\$175,130	\$249,040	\$175,105	\$249,040	\$175,149	\$249,275
\$50,000,000	\$61,740,000	\$368,742	\$290,095	\$50,000,000	\$51,515,050	\$368,742	\$242,051	\$50,000,000	\$58,947,200	\$194,591	\$276,737	\$194,566	\$276,737	\$194,610	\$276,972

CITY OF ELGIN, 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	\$95	49.06%	\$47	24.38%	(\$134)	(76.08%)	(\$108)	(72.05%)	\$82	42.32%
\$100,000	\$191	49.06%	\$95	24.38%	(\$51)	(13.86%)	(\$26)	(7.54%)	\$165	42.32%
\$150,000	\$286	49.06%	\$142	24.38%	\$31	5.49%	\$56	10.44%	\$247	42.32%
\$200,000	\$207	21.75%	\$15	1.59%	\$113	14.93%	\$139	18.89%	\$329	42.32%
\$250,000	\$128	9.69%	(\$112)	(8.48%)	\$196	20.52%	\$221	23.80%	\$412	42.32%
\$300,000	\$49	2.89%	(\$239)	(14.15%)	\$278	24.21%	\$303	27.01%	\$494	42.32%
\$400,000	(\$109)	(4.50%)	(\$494)	(20.32%)	\$443	28.79%	\$468	30.95%	\$659	42.32%
\$500,000	(\$268)	(8.45%)	(\$748)	(23.61%)	\$608	31.53%	\$633	33.28%	\$824	42.32%
\$600,000	(\$426)	(10.91%)	(\$1,003)	(25.66%)	\$772	33.34%	\$798	34.81%	\$988	42.32%
\$700,000	(\$584)	(12.58%)	(\$1,257)	(27.06%)	\$937	34.63%	\$962	35.90%	\$1,153	42.32%
\$800,000	(\$743)	(13.80%)	(\$1,511)	(28.07%)	\$1,102	35.60%	\$1,127	36.72%	\$1,318	42.32%
\$900,000	(\$901)	(14.72%)	(\$1,766)	(28.84%)	\$1,266	36.35%	\$1,292	37.35%	\$1,483	42.32%
\$1,000,000	(\$1,059)	(15.44%)	(\$2,020)	(29.45%)	\$1,431	36.95%	\$1,456	37.85%	\$1,647	42.32%
\$2,000,000	(\$2,643)	(18.55%)	(\$4,565)	(32.04%)	\$3,078	39.64%	\$3,104	40.10%	\$3,294	42.32%
\$3,000,000	(\$4,226)	(19.54%)	(\$7,109)	(32.86%)	\$4,726	40.54%	\$4,751	40.84%	\$4,942	42.32%
\$4,000,000	(\$5,810)	(20.02%)	(\$9,653)	(33.27%)	\$6,373	40.98%	\$6,398	41.21%	\$6,589	42.32%
\$5,000,000	(\$7,393)	(20.31%)	(\$12,198)	(33.51%)	\$8,020	41.25%	\$8,045	41.44%	\$8,236	42.32%
\$6,000,000	(\$8,977)	(20.50%)	(\$14,742)	(33.67%)	\$9,667	41.43%	\$9,693	41.58%	\$9,883	42.32%
\$7,000,000	(\$10,560)	(20.64%)	(\$17,286)	(33.78%)	\$11,315	41.56%	\$11,340	41.69%	\$11,531	42.32%
\$8,000,000	(\$12,144)	(20.74%)	(\$19,830)	(33.86%)	\$12,962	41.65%	\$12,987	41.77%	\$13,178	42.32%
\$9,000,000	(\$13,727)	(20.82%)	(\$22,375)	(33.93%)	\$14,609	41.73%	\$14,634	41.83%	\$14,825	42.32%
\$10,000,000	(\$15,310)	(20.88%)	(\$24,919)	(33.98%)	\$16,256	41.79%	\$16,282	41.88%	\$16,472	42.32%
\$15,000,000	(\$23,228)	(21.07%)	(\$37,641)	(34.14%)	\$24,493	41.97%	\$24,518	42.03%	\$24,709	42.32%
\$20,000,000	(\$31,145)	(21.16%)	(\$50,362)	(34.22%)	\$32,729	42.05%	\$32,754	42.10%	\$32,945	42.32%
\$25,000,000	(\$39,062)	(21.22%)	(\$63,084)	(34.26%)	\$40,965	42.11%	\$40,990	42.14%	\$41,181	42.32%
\$30,000,000	(\$46,979)	(21.25%)	(\$75,805)	(34.30%)	\$49,201	42.14%	\$49,227	42.17%	\$49,417	42.32%
\$35,000,000	(\$54,896)	(21.28%)	(\$88,527)	(34.32%)	\$57,438	42.17%	\$57,463	42.20%	\$57,654	42.32%
\$40,000,000	(\$62,813)	(21.30%)	(\$101,248)	(34.33%)	\$65,674	42.19%	\$65,699	42.21%	\$65,890	42.32%
\$45,000,000	(\$70,731)	(21.32%)	(\$113,970)	(34.35%)	\$73,910	42.20%	\$73,935	42.22%	\$74,126	42.32%
\$50,000,000	(\$78,648)	(21.33%)	(\$126,691)	(34.36%)	\$82,146	42.21%	\$82,172	42.23%	\$82,362	42.32%