

CITY OF EVERLY, 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 | \$7.70989 | \$159,424 | \$0 | \$159,424 | |
| 2026-27 | \$5.13073 | \$162,613 | \$3,897 | \$166,510 | 4.4% |
| 2027-28 | \$5.23816 | \$169,840 | \$3,978 | \$173,818 | 4.4% |
| 2028-29 | \$5.07683 | \$177,294 | \$3,856 | \$181,150 | 4.2% |
| 2029-30 | \$5.17878 | \$184,773 | \$3,933 | \$188,706 | 4.2% |
| 2030-31 | \$5.01817 | \$192,481 | \$3,811 | \$196,292 | 4.0% |
| 2031-32 | \$5.11753 | \$200,164 | \$3,887 | \$204,050 | 4.0% |
| 2032-33 | \$4.96137 | \$208,131 | \$3,768 | \$211,900 | 3.8% |
| 2033-34 | \$5.05119 | \$215,721 | \$3,836 | \$219,558 | 3.6% |
| 2034-35 | \$4.89926 | \$223,949 | \$3,721 | \$227,670 | 3.7% |
| 2035-36 | \$4.98066 | \$231,438 | \$3,783 | \$235,221 | 3.3% |

| 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 | \$38,396,541 | \$20,677,911 | \$0 | \$20,677,911 |
| 2026-27 | \$33,649,747 | \$32,453,404 | \$0 | \$32,453,404 |
| 2027-28 | \$34,379,389 | \$33,183,046 | \$0 | \$33,183,046 |
| 2028-29 | \$36,878,099 | \$35,681,756 | \$0 | \$35,681,756 |
| 2029-30 | \$37,634,741 | \$36,438,398 | \$0 | \$36,438,398 |
| 2030-31 | \$40,312,548 | \$39,116,205 | \$0 | \$39,116,205 |
| 2031-32 | \$41,069,190 | \$39,872,847 | \$0 | \$39,872,847 |
| 2032-33 | \$43,906,221 | \$42,709,878 | \$0 | \$42,709,878 |
| 2033-34 | \$44,662,863 | \$43,466,520 | \$0 | \$43,466,520 |
| 2034-35 | \$47,666,583 | \$46,470,240 | \$0 | \$46,470,240 |
| 2035-36 | \$48,423,225 | \$47,226,882 | \$0 | \$47,226,882 |

| TAXABLE VALUATION BY PROPERTY CLASS (%) | | | | | | |
|---|-------------------|------------|-----------------|------------|------------|-------|
| Fiscal Year | Gross Residential | Exemptions | Net Residential | Commercial | Industrial | G&E |
| 2025-26 | 60.72% | -2.09% | 58.63% | 33.99% | 5.05% | 0.54% |
| 2026-27 | 88.95% | -29.86% | 59.09% | 34.76% | 3.83% | 0.34% |
| 2027-28 | 87.03% | -29.28% | 57.76% | 36.25% | 3.75% | 0.34% |
| 2028-29 | 84.21% | -27.27% | 56.94% | 37.49% | 3.52% | 0.31% |
| 2029-30 | 82.50% | -26.70% | 55.80% | 38.76% | 3.45% | 0.31% |
| 2030-31 | 79.96% | -24.84% | 55.12% | 39.82% | 3.24% | 0.28% |
| 2031-32 | 78.47% | -24.37% | 54.10% | 40.94% | 3.18% | 0.28% |
| 2032-33 | 76.22% | -22.73% | 53.49% | 41.88% | 3.00% | 0.26% |
| 2033-34 | 74.92% | -22.33% | 52.59% | 42.87% | 2.95% | 0.26% |
| 2034-35 | 72.91% | -20.87% | 52.04% | 43.71% | 2.78% | 0.24% |
| 2035-36 | 71.77% | -20.54% | 51.23% | 44.59% | 2.74% | 0.24% |

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 EVERLY, 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 | \$20,677,911 | \$7.70989 | \$159,424 |
| 2026-27 | \$32,453,404 | \$5.13073 | \$166,510 |
| 2027-28 | \$33,183,046 | \$5.23816 | \$173,818 |
| 2028-29 | \$35,681,756 | \$5.07683 | \$181,150 |
| 2029-30 | \$36,438,398 | \$5.17878 | \$188,706 |
| 2030-31 | \$39,116,205 | \$5.01817 | \$196,292 |
| 2031-32 | \$39,872,847 | \$5.11753 | \$204,050 |
| 2032-33 | \$42,709,878 | \$4.96137 | \$211,900 |
| 2033-34 | \$43,466,520 | \$5.05119 | \$219,558 |
| 2034-35 | \$46,470,240 | \$4.89926 | \$227,670 |
| 2035-36 | \$47,226,882 | \$4.98066 | \$235,221 |

CITY OF EVERLY, 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 | \$20,677,911 | \$7.70989 | \$159,424 |
| 2026-27 | \$22,069,411 | \$7.48533 | \$165,197 |
| 2027-28 | \$22,903,904 | \$7.41122 | \$169,746 |
| 2028-29 | \$24,311,691 | \$7.41122 | \$180,179 |
| 2029-30 | \$25,160,666 | \$7.41122 | \$186,471 |
| 2030-31 | \$26,667,326 | \$7.41122 | \$197,637 |
| 2031-32 | \$27,531,498 | \$7.41122 | \$204,042 |
| 2032-33 | \$29,142,005 | \$7.41122 | \$215,978 |
| 2033-34 | \$30,022,223 | \$7.41122 | \$222,501 |
| 2034-35 | \$31,741,835 | \$7.41122 | \$235,246 |
| 2035-36 | \$32,638,894 | \$7.41122 | \$241,894 |

| 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 | \$10,383,993 | (\$2.35460) | \$1,313 |
| 2027-28 | \$10,279,142 | (\$2.17306) | \$4,072 |
| 2028-29 | \$11,370,065 | (\$2.33439) | \$971 |
| 2029-30 | \$11,277,733 | (\$2.23244) | \$2,235 |
| 2030-31 | \$12,448,879 | (\$2.39305) | -\$1,346 |
| 2031-32 | \$12,341,349 | (\$2.29369) | \$9 |
| 2032-33 | \$13,567,873 | (\$2.44985) | -\$4,078 |
| 2033-34 | \$13,444,297 | (\$2.36003) | -\$2,944 |
| 2034-35 | \$14,728,405 | (\$2.51196) | -\$7,576 |
| 2035-36 | \$14,587,988 | (\$2.43056) | -\$6,673 |

CITY OF EVERLY, 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 | \$183 | \$310 | \$50,000 | \$51,515 | \$183 | \$259 | \$50,000 | \$58,947 | \$165 | \$45 | \$141 | \$45 | \$183 | \$296 |
| \$100,000 | \$123,480 | \$366 | \$620 | \$100,000 | \$103,030 | \$366 | \$517 | \$100,000 | \$117,894 | \$348 | \$341 | \$324 | \$341 | \$366 | \$592 |
| \$150,000 | \$185,220 | \$549 | \$929 | \$150,000 | \$154,545 | \$549 | \$776 | \$150,000 | \$176,842 | \$531 | \$637 | \$507 | \$637 | \$549 | \$887 |
| \$200,000 | \$246,960 | \$895 | \$1,239 | \$200,000 | \$206,060 | \$895 | \$1,034 | \$200,000 | \$235,789 | \$714 | \$932 | \$690 | \$932 | \$731 | \$1,183 |
| \$250,000 | \$308,700 | \$1,242 | \$1,549 | \$250,000 | \$257,575 | \$1,242 | \$1,293 | \$250,000 | \$294,736 | \$896 | \$1,228 | \$873 | \$1,228 | \$914 | \$1,479 |
| \$300,000 | \$370,440 | \$1,589 | \$1,859 | \$300,000 | \$309,090 | \$1,589 | \$1,551 | \$300,000 | \$353,683 | \$1,079 | \$1,524 | \$1,056 | \$1,524 | \$1,097 | \$1,775 |
| \$400,000 | \$493,920 | \$2,283 | \$2,479 | \$400,000 | \$412,120 | \$2,283 | \$2,068 | \$400,000 | \$471,578 | \$1,445 | \$2,116 | \$1,421 | \$2,116 | \$1,463 | \$2,366 |
| \$500,000 | \$617,400 | \$2,977 | \$3,098 | \$500,000 | \$515,151 | \$2,977 | \$2,585 | \$500,000 | \$589,472 | \$1,811 | \$2,707 | \$1,787 | \$2,707 | \$1,828 | \$2,958 |
| \$600,000 | \$740,880 | \$3,671 | \$3,718 | \$600,000 | \$618,181 | \$3,671 | \$3,102 | \$600,000 | \$707,366 | \$2,176 | \$3,299 | \$2,153 | \$3,299 | \$2,194 | \$3,550 |
| \$700,000 | \$864,360 | \$4,365 | \$4,338 | \$700,000 | \$721,211 | \$4,365 | \$3,619 | \$700,000 | \$825,261 | \$2,542 | \$3,890 | \$2,518 | \$3,890 | \$2,560 | \$4,141 |
| \$800,000 | \$987,840 | \$5,059 | \$4,957 | \$800,000 | \$824,241 | \$5,059 | \$4,136 | \$800,000 | \$943,155 | \$2,908 | \$4,482 | \$2,884 | \$4,482 | \$2,926 | \$4,733 |
| \$900,000 | \$1,111,320 | \$5,753 | \$5,577 | \$900,000 | \$927,271 | \$5,753 | \$4,653 | \$900,000 | \$1,061,050 | \$3,273 | \$5,074 | \$3,250 | \$5,074 | \$3,291 | \$5,325 |
| \$1,000,000 | \$1,234,800 | \$6,447 | \$6,196 | \$1,000,000 | \$1,030,301 | \$6,447 | \$5,170 | \$1,000,000 | \$1,178,944 | \$3,639 | \$5,665 | \$3,615 | \$5,665 | \$3,657 | \$5,916 |
| \$2,000,000 | \$2,469,600 | \$13,386 | \$12,393 | \$2,000,000 | \$2,060,602 | \$13,386 | \$10,340 | \$2,000,000 | \$2,357,888 | \$7,296 | \$11,581 | \$7,272 | \$11,581 | \$7,314 | \$11,832 |
| \$3,000,000 | \$3,704,400 | \$20,324 | \$18,589 | \$3,000,000 | \$3,090,903 | \$20,324 | \$15,511 | \$3,000,000 | \$3,536,832 | \$10,953 | \$17,498 | \$10,929 | \$17,498 | \$10,971 | \$17,748 |
| \$4,000,000 | \$4,939,200 | \$27,263 | \$24,786 | \$4,000,000 | \$4,121,204 | \$27,263 | \$20,681 | \$4,000,000 | \$4,715,776 | \$14,610 | \$23,414 | \$14,586 | \$23,414 | \$14,628 | \$23,665 |
| \$5,000,000 | \$6,174,000 | \$34,202 | \$30,982 | \$5,000,000 | \$5,151,505 | \$34,202 | \$25,851 | \$5,000,000 | \$5,894,720 | \$18,267 | \$29,330 | \$18,243 | \$29,330 | \$18,285 | \$29,581 |
| \$6,000,000 | \$7,408,800 | \$41,141 | \$37,179 | \$6,000,000 | \$6,181,806 | \$41,141 | \$31,021 | \$6,000,000 | \$7,073,664 | \$21,924 | \$35,246 | \$21,900 | \$35,246 | \$21,942 | \$35,497 |
| \$7,000,000 | \$8,643,600 | \$48,080 | \$43,375 | \$7,000,000 | \$7,212,107 | \$48,080 | \$36,192 | \$7,000,000 | \$8,252,608 | \$25,581 | \$41,162 | \$25,557 | \$41,162 | \$25,598 | \$41,413 |
| \$8,000,000 | \$9,878,400 | \$55,019 | \$49,571 | \$8,000,000 | \$8,242,408 | \$55,019 | \$41,362 | \$8,000,000 | \$9,431,552 | \$29,238 | \$47,078 | \$29,214 | \$47,078 | \$29,255 | \$47,329 |
| \$9,000,000 | \$11,113,200 | \$61,958 | \$55,768 | \$9,000,000 | \$9,272,709 | \$61,958 | \$46,532 | \$9,000,000 | \$10,610,496 | \$32,895 | \$52,994 | \$32,871 | \$52,994 | \$32,912 | \$53,245 |
| \$10,000,000 | \$12,348,000 | \$68,897 | \$61,964 | \$10,000,000 | \$10,303,010 | \$68,897 | \$51,702 | \$10,000,000 | \$11,789,440 | \$36,552 | \$58,911 | \$36,528 | \$58,911 | \$36,569 | \$59,161 |
| \$15,000,000 | \$18,522,000 | \$103,591 | \$92,947 | \$15,000,000 | \$15,454,515 | \$103,591 | \$77,553 | \$15,000,000 | \$17,684,160 | \$54,836 | \$88,491 | \$54,812 | \$88,491 | \$54,854 | \$88,742 |
| \$20,000,000 | \$24,696,000 | \$138,286 | \$123,929 | \$20,000,000 | \$20,606,020 | \$138,286 | \$103,405 | \$20,000,000 | \$23,578,880 | \$73,121 | \$118,072 | \$73,097 | \$118,072 | \$73,139 | \$118,323 |
| \$25,000,000 | \$30,870,000 | \$172,980 | \$154,911 | \$25,000,000 | \$25,757,525 | \$172,980 | \$129,256 | \$25,000,000 | \$29,473,600 | \$91,405 | \$147,653 | \$91,382 | \$147,653 | \$91,423 | \$147,904 |
| \$30,000,000 | \$37,044,000 | \$207,675 | \$185,893 | \$30,000,000 | \$30,909,030 | \$207,675 | \$155,107 | \$30,000,000 | \$35,368,320 | \$109,690 | \$177,233 | \$109,666 | \$177,233 | \$109,708 | \$177,484 |
| \$35,000,000 | \$43,218,000 | \$242,369 | \$216,875 | \$35,000,000 | \$36,060,535 | \$242,369 | \$180,958 | \$35,000,000 | \$41,263,040 | \$127,975 | \$206,814 | \$127,951 | \$206,814 | \$127,992 | \$207,065 |
| \$40,000,000 | \$49,392,000 | \$277,064 | \$247,857 | \$40,000,000 | \$41,212,040 | \$277,064 | \$206,809 | \$40,000,000 | \$47,157,760 | \$146,259 | \$236,395 | \$146,236 | \$236,395 | \$146,277 | \$236,646 |
| \$45,000,000 | \$55,566,000 | \$311,758 | \$278,840 | \$45,000,000 | \$46,363,545 | \$311,758 | \$232,660 | \$45,000,000 | \$53,052,480 | \$164,544 | \$265,975 | \$164,520 | \$265,975 | \$164,562 | \$266,226 |
| \$50,000,000 | \$61,740,000 | \$346,453 | \$309,822 | \$50,000,000 | \$51,515,050 | \$346,453 | \$258,511 | \$50,000,000 | \$58,947,200 | \$182,829 | \$295,556 | \$182,805 | \$295,556 | \$182,846 | \$295,807 |

CITY OF EVERLY, 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 | \$127 | 69.44% | \$76 | 41.38% | (\$120) | (72.81%) | (\$96) | (68.23%) | \$113 | 61.78% |
| \$100,000 | \$254 | 69.44% | \$151 | 41.38% | (\$7) | (2.08%) | \$17 | 5.10% | \$226 | 61.78% |
| \$150,000 | \$381 | 69.44% | \$227 | 41.38% | \$106 | 19.92% | \$129 | 25.54% | \$339 | 61.78% |
| \$200,000 | \$344 | 38.39% | \$139 | 15.47% | \$219 | 30.64% | \$242 | 35.14% | \$452 | 61.78% |
| \$250,000 | \$307 | 24.68% | \$50 | 4.03% | \$332 | 36.99% | \$355 | 40.72% | \$565 | 61.78% |
| \$300,000 | \$270 | 16.96% | (\$38) | (2.41%) | \$445 | 41.19% | \$468 | 44.37% | \$678 | 61.78% |
| \$400,000 | \$195 | 8.55% | (\$215) | (9.42%) | \$671 | 46.40% | \$694 | 48.85% | \$904 | 61.78% |
| \$500,000 | \$121 | 4.07% | (\$392) | (13.17%) | \$896 | 49.51% | \$920 | 51.50% | \$1,130 | 61.78% |
| \$600,000 | \$47 | 1.28% | (\$569) | (15.50%) | \$1,122 | 51.57% | \$1,146 | 53.24% | \$1,356 | 61.78% |
| \$700,000 | (\$27) | (0.63%) | (\$746) | (17.09%) | \$1,348 | 53.04% | \$1,372 | 54.48% | \$1,581 | 61.78% |
| \$800,000 | (\$102) | (2.01%) | (\$923) | (18.24%) | \$1,574 | 54.14% | \$1,598 | 55.41% | \$1,807 | 61.78% |
| \$900,000 | (\$176) | (3.06%) | (\$1,100) | (19.11%) | \$1,800 | 54.99% | \$1,824 | 56.12% | \$2,033 | 61.78% |
| \$1,000,000 | (\$250) | (3.88%) | (\$1,276) | (19.80%) | \$2,026 | 55.67% | \$2,050 | 56.70% | \$2,259 | 61.78% |
| \$2,000,000 | (\$993) | (7.42%) | (\$3,045) | (22.75%) | \$4,285 | 58.73% | \$4,309 | 59.25% | \$4,518 | 61.78% |
| \$3,000,000 | (\$1,735) | (8.54%) | (\$4,814) | (23.68%) | \$6,544 | 59.75% | \$6,568 | 60.10% | \$6,778 | 61.78% |
| \$4,000,000 | (\$2,478) | (9.09%) | (\$6,582) | (24.14%) | \$8,804 | 60.26% | \$8,827 | 60.52% | \$9,037 | 61.78% |
| \$5,000,000 | (\$3,220) | (9.41%) | (\$8,351) | (24.42%) | \$11,063 | 60.56% | \$11,087 | 60.77% | \$11,296 | 61.78% |
| \$6,000,000 | (\$3,963) | (9.63%) | (\$10,120) | (24.60%) | \$13,322 | 60.77% | \$13,346 | 60.94% | \$13,555 | 61.78% |
| \$7,000,000 | (\$4,705) | (9.79%) | (\$11,888) | (24.73%) | \$15,581 | 60.91% | \$15,605 | 61.06% | \$15,815 | 61.78% |
| \$8,000,000 | (\$5,447) | (9.90%) | (\$13,657) | (24.82%) | \$17,841 | 61.02% | \$17,864 | 61.15% | \$18,074 | 61.78% |
| \$9,000,000 | (\$6,190) | (9.99%) | (\$15,426) | (24.90%) | \$20,100 | 61.10% | \$20,124 | 61.22% | \$20,333 | 61.78% |
| \$10,000,000 | (\$6,932) | (10.06%) | (\$17,194) | (24.96%) | \$22,359 | 61.17% | \$22,383 | 61.28% | \$22,592 | 61.78% |
| \$15,000,000 | (\$10,645) | (10.28%) | (\$26,038) | (25.14%) | \$33,655 | 61.37% | \$33,679 | 61.44% | \$33,888 | 61.78% |
| \$20,000,000 | (\$14,357) | (10.38%) | (\$34,881) | (25.22%) | \$44,951 | 61.48% | \$44,975 | 61.53% | \$45,184 | 61.78% |
| \$25,000,000 | (\$18,069) | (10.45%) | (\$43,725) | (25.28%) | \$56,247 | 61.54% | \$56,271 | 61.58% | \$56,480 | 61.78% |
| \$30,000,000 | (\$21,782) | (10.49%) | (\$52,568) | (25.31%) | \$67,543 | 61.58% | \$67,567 | 61.61% | \$67,776 | 61.78% |
| \$35,000,000 | (\$25,494) | (10.52%) | (\$61,411) | (25.34%) | \$78,839 | 61.61% | \$78,863 | 61.64% | \$79,073 | 61.78% |
| \$40,000,000 | (\$29,206) | (10.54%) | (\$70,255) | (25.36%) | \$90,135 | 61.63% | \$90,159 | 61.65% | \$90,369 | 61.78% |
| \$45,000,000 | (\$32,919) | (10.56%) | (\$79,098) | (25.37%) | \$101,432 | 61.64% | \$101,455 | 61.67% | \$101,665 | 61.78% |
| \$50,000,000 | (\$36,631) | (10.57%) | (\$87,942) | (25.38%) | \$112,728 | 61.66% | \$112,751 | 61.68% | \$112,961 | 61.78% |