

CITY OF ELLIOTT, 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	\$8.17573	\$48,988	\$0	\$48,988	
2026-27	\$5.27613	\$49,968	\$477	\$50,445	3.0%
2027-28	\$5.32654	\$50,750	\$482	\$51,232	1.6%
2028-29	\$5.14924	\$52,257	\$466	\$52,723	2.9%
2029-30	\$5.19515	\$53,089	\$470	\$53,559	1.6%
2030-31	\$5.01978	\$54,630	\$454	\$55,084	2.8%
2031-32	\$5.06151	\$55,440	\$458	\$55,898	1.5%
2032-33	\$4.89453	\$57,016	\$443	\$57,459	2.8%
2033-34	\$4.93255	\$57,806	\$446	\$58,252	1.4%
2034-35	\$4.77329	\$59,418	\$432	\$59,849	2.7%
2035-36	\$4.80799	\$60,188	\$435	\$60,623	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	\$13,164,358	\$5,991,851	\$0	\$5,991,851
2026-27	\$10,274,362	\$9,560,961	\$0	\$9,560,961
2027-28	\$10,331,735	\$9,618,334	\$0	\$9,618,334
2028-29	\$10,952,385	\$10,238,984	\$0	\$10,238,984
2029-30	\$11,022,759	\$10,309,358	\$0	\$10,309,358
2030-31	\$11,686,794	\$10,973,393	\$0	\$10,973,393
2031-32	\$11,757,168	\$11,043,767	\$0	\$11,043,767
2032-33	\$12,452,835	\$11,739,434	\$0	\$11,739,434
2033-34	\$12,523,208	\$11,809,807	\$0	\$11,809,807
2034-35	\$13,251,805	\$12,538,404	\$0	\$12,538,404
2035-36	\$13,322,179	\$12,608,778	\$0	\$12,608,778

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	89.77%	-2.01%	87.76%	10.05%	0.00%	2.19%
2026-27	130.23%	-44.91%	85.32%	12.89%	0.00%	1.37%
2027-28	130.39%	-44.99%	85.40%	12.81%	0.00%	1.36%
2028-29	128.27%	-42.56%	85.71%	12.64%	0.00%	1.28%
2029-30	128.27%	-42.47%	85.81%	12.55%	0.00%	1.27%
2030-31	126.16%	-40.06%	86.10%	12.38%	0.00%	1.19%
2031-32	126.17%	-39.99%	86.18%	12.30%	0.00%	1.19%
2032-33	124.21%	-37.77%	86.44%	12.15%	0.00%	1.12%
2033-34	124.24%	-37.72%	86.52%	12.08%	0.00%	1.11%
2034-35	122.42%	-35.67%	86.75%	11.95%	0.00%	1.04%
2035-36	122.46%	-35.63%	86.83%	11.88%	0.00%	1.04%

**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 ELLIOTT, 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	\$5,991,851	\$8.17573	\$48,988
2026-27	\$9,560,961	\$5.27613	\$50,445
2027-28	\$9,618,334	\$5.32654	\$51,232
2028-29	\$10,238,984	\$5.14924	\$52,723
2029-30	\$10,309,358	\$5.19515	\$53,559
2030-31	\$10,973,393	\$5.01978	\$55,084
2031-32	\$11,043,767	\$5.06151	\$55,898
2032-33	\$11,739,434	\$4.89453	\$57,459
2033-34	\$11,809,807	\$4.93255	\$58,252
2034-35	\$12,538,404	\$4.77329	\$59,849
2035-36	\$12,608,778	\$4.80799	\$60,623

## CITY OF ELLIOTT, 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	\$5,991,851	\$8.17573	\$48,988
2026-27	\$6,090,959	\$8.17573	\$49,798
2027-28	\$6,247,918	\$8.17573	\$51,081
2028-29	\$6,488,268	\$8.10000	\$52,555
2029-30	\$6,653,563	\$8.10000	\$53,894
2030-31	\$6,907,230	\$8.10000	\$55,949
2031-32	\$7,081,281	\$8.10000	\$57,358
2032-33	\$7,348,960	\$8.10000	\$59,527
2033-34	\$7,532,249	\$8.10000	\$61,011
2034-35	\$7,814,687	\$8.10000	\$63,299
2035-36	\$8,007,679	\$8.10000	\$64,862

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	\$3,470,002	(\$2.89960)	\$647
2027-28	\$3,370,417	(\$2.84919)	\$151
2028-29	\$3,750,716	(\$2.95076)	\$168
2029-30	\$3,655,794	(\$2.90485)	-\$335
2030-31	\$4,066,163	(\$3.08022)	-\$865
2031-32	\$3,962,486	(\$3.03849)	-\$1,460
2032-33	\$4,390,474	(\$3.20547)	-\$2,068
2033-34	\$4,277,559	(\$3.16745)	-\$2,759
2034-35	\$4,723,717	(\$3.32671)	-\$3,450
2035-36	\$4,601,099	(\$3.29201)	-\$4,239

CITY OF ELLIOTT, 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	\$194	\$310	\$50,000	\$51,515	\$194	\$259	\$50,000	\$58,947	\$175	\$45	\$150	\$45	\$194	\$296
\$100,000	\$123,480	\$388	\$620	\$100,000	\$103,030	\$388	\$517	\$100,000	\$117,894	\$369	\$341	\$344	\$341	\$388	\$592
\$150,000	\$185,220	\$582	\$930	\$150,000	\$154,545	\$582	\$776	\$150,000	\$176,842	\$563	\$637	\$538	\$637	\$582	\$888
\$200,000	\$246,960	\$950	\$1,240	\$200,000	\$206,060	\$950	\$1,034	\$200,000	\$235,789	\$757	\$933	\$732	\$933	\$776	\$1,184
\$250,000	\$308,700	\$1,317	\$1,550	\$250,000	\$257,575	\$1,317	\$1,293	\$250,000	\$294,736	\$951	\$1,229	\$925	\$1,229	\$969	\$1,480
\$300,000	\$370,440	\$1,685	\$1,860	\$300,000	\$309,090	\$1,685	\$1,552	\$300,000	\$353,683	\$1,145	\$1,524	\$1,119	\$1,524	\$1,163	\$1,775
\$400,000	\$493,920	\$2,421	\$2,479	\$400,000	\$412,120	\$2,421	\$2,069	\$400,000	\$471,578	\$1,532	\$2,116	\$1,507	\$2,116	\$1,551	\$2,367
\$500,000	\$617,400	\$3,157	\$3,099	\$500,000	\$515,151	\$3,157	\$2,586	\$500,000	\$589,472	\$1,920	\$2,708	\$1,895	\$2,708	\$1,939	\$2,959
\$600,000	\$740,880	\$3,893	\$3,719	\$600,000	\$618,181	\$3,893	\$3,103	\$600,000	\$707,366	\$2,308	\$3,300	\$2,283	\$3,300	\$2,327	\$3,551
\$700,000	\$864,360	\$4,629	\$4,339	\$700,000	\$721,211	\$4,629	\$3,620	\$700,000	\$825,261	\$2,696	\$3,892	\$2,671	\$3,892	\$2,715	\$4,143
\$800,000	\$987,840	\$5,364	\$4,959	\$800,000	\$824,241	\$5,364	\$4,138	\$800,000	\$943,155	\$3,083	\$4,483	\$3,058	\$4,483	\$3,102	\$4,734
\$900,000	\$1,111,320	\$6,100	\$5,579	\$900,000	\$927,271	\$6,100	\$4,655	\$900,000	\$1,061,050	\$3,471	\$5,075	\$3,446	\$5,075	\$3,490	\$5,326
\$1,000,000	\$1,234,800	\$6,836	\$6,198	\$1,000,000	\$1,030,301	\$6,836	\$5,172	\$1,000,000	\$1,178,944	\$3,859	\$5,667	\$3,834	\$5,667	\$3,878	\$5,918
\$2,000,000	\$2,469,600	\$14,194	\$12,397	\$2,000,000	\$2,060,602	\$14,194	\$10,344	\$2,000,000	\$2,357,888	\$7,737	\$11,585	\$7,712	\$11,585	\$7,756	\$11,836
\$3,000,000	\$3,704,400	\$21,552	\$18,595	\$3,000,000	\$3,090,903	\$21,552	\$15,516	\$3,000,000	\$3,536,832	\$11,615	\$17,503	\$11,590	\$17,503	\$11,634	\$17,754
\$4,000,000	\$4,939,200	\$28,911	\$24,794	\$4,000,000	\$4,121,204	\$28,911	\$20,688	\$4,000,000	\$4,715,776	\$15,493	\$23,421	\$15,468	\$23,421	\$15,512	\$23,672
\$5,000,000	\$6,174,000	\$36,269	\$30,992	\$5,000,000	\$5,151,505	\$36,269	\$25,859	\$5,000,000	\$5,894,720	\$19,371	\$29,339	\$19,345	\$29,339	\$19,389	\$29,590
\$6,000,000	\$7,408,800	\$43,627	\$37,191	\$6,000,000	\$6,181,806	\$43,627	\$31,031	\$6,000,000	\$7,073,664	\$23,248	\$35,257	\$23,223	\$35,257	\$23,267	\$35,508
\$7,000,000	\$8,643,600	\$50,985	\$43,389	\$7,000,000	\$7,212,107	\$50,985	\$36,203	\$7,000,000	\$8,252,608	\$27,126	\$41,175	\$27,101	\$41,175	\$27,145	\$41,426
\$8,000,000	\$9,878,400	\$58,343	\$49,587	\$8,000,000	\$8,242,408	\$58,343	\$41,375	\$8,000,000	\$9,431,552	\$31,004	\$47,093	\$30,979	\$47,093	\$31,023	\$47,344
\$9,000,000	\$11,113,200	\$65,701	\$55,786	\$9,000,000	\$9,272,709	\$65,701	\$46,547	\$9,000,000	\$10,610,496	\$34,882	\$53,011	\$34,857	\$53,011	\$34,901	\$53,262
\$10,000,000	\$12,348,000	\$73,060	\$61,984	\$10,000,000	\$10,303,010	\$73,060	\$51,719	\$10,000,000	\$11,789,440	\$38,760	\$58,929	\$38,735	\$58,929	\$38,779	\$59,180
\$15,000,000	\$18,522,000	\$109,850	\$92,976	\$15,000,000	\$15,454,515	\$109,850	\$77,578	\$15,000,000	\$17,684,160	\$58,149	\$88,520	\$58,124	\$88,520	\$58,168	\$88,771
\$20,000,000	\$24,696,000	\$146,641	\$123,968	\$20,000,000	\$20,606,020	\$146,641	\$103,438	\$20,000,000	\$23,578,880	\$77,539	\$118,110	\$77,514	\$118,110	\$77,558	\$118,361
\$25,000,000	\$30,870,000	\$183,432	\$154,961	\$25,000,000	\$25,757,525	\$183,432	\$129,297	\$25,000,000	\$29,473,600	\$96,928	\$147,700	\$96,903	\$147,700	\$96,947	\$147,951
\$30,000,000	\$37,044,000	\$220,223	\$185,953	\$30,000,000	\$30,909,030	\$220,223	\$155,157	\$30,000,000	\$35,368,320	\$116,318	\$177,290	\$116,292	\$177,290	\$116,336	\$177,541
\$35,000,000	\$43,218,000	\$257,014	\$216,945	\$35,000,000	\$36,060,535	\$257,014	\$181,016	\$35,000,000	\$41,263,040	\$135,707	\$206,880	\$135,682	\$206,880	\$135,726	\$207,131
\$40,000,000	\$49,392,000	\$293,804	\$247,937	\$40,000,000	\$41,212,040	\$293,804	\$206,875	\$40,000,000	\$47,157,760	\$155,096	\$236,471	\$155,071	\$236,471	\$155,115	\$236,722
\$45,000,000	\$55,566,000	\$330,595	\$278,929	\$45,000,000	\$46,363,545	\$330,595	\$232,735	\$45,000,000	\$53,052,480	\$174,486	\$266,061	\$174,461	\$266,061	\$174,505	\$266,312
\$50,000,000	\$61,740,000	\$367,386	\$309,921	\$50,000,000	\$51,515,050	\$367,386	\$258,594	\$50,000,000	\$58,947,200	\$193,875	\$295,651	\$193,850	\$295,651	\$193,894	\$295,902

CITY OF            ELLIOTT, 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	\$116	59.84%	\$65	33.37%	(\$130)	(74.35%)	(\$105)	(70.03%)	\$102	52.61%
\$100,000	\$232	59.84%	\$129	33.37%	(\$28)	(7.63%)	(\$3)	(0.86%)	\$204	52.61%
\$150,000	\$348	59.84%	\$194	33.37%	\$74	13.12%	\$99	18.42%	\$306	52.61%
\$200,000	\$290	30.55%	\$85	8.93%	\$176	23.24%	\$201	27.48%	\$408	52.61%
\$250,000	\$232	17.62%	(\$25)	(1.86%)	\$278	29.23%	\$303	32.75%	\$510	52.61%
\$300,000	\$174	10.33%	(\$134)	(7.94%)	\$380	33.19%	\$405	36.19%	\$612	52.61%
\$400,000	\$58	2.40%	(\$352)	(14.56%)	\$584	38.10%	\$609	40.41%	\$816	52.61%
\$500,000	(\$58)	(1.83%)	(\$571)	(18.09%)	\$788	41.03%	\$813	42.91%	\$1,020	52.61%
\$600,000	(\$174)	(4.46%)	(\$790)	(20.29%)	\$992	42.98%	\$1,017	44.56%	\$1,224	52.61%
\$700,000	(\$290)	(6.26%)	(\$1,008)	(21.78%)	\$1,196	44.36%	\$1,221	45.73%	\$1,428	52.61%
\$800,000	(\$406)	(7.56%)	(\$1,227)	(22.87%)	\$1,400	45.40%	\$1,425	46.60%	\$1,632	52.61%
\$900,000	(\$522)	(8.55%)	(\$1,446)	(23.70%)	\$1,604	46.21%	\$1,629	47.28%	\$1,836	52.61%
\$1,000,000	(\$638)	(9.33%)	(\$1,664)	(24.34%)	\$1,808	46.85%	\$1,833	47.82%	\$2,040	52.61%
\$2,000,000	(\$1,797)	(12.66%)	(\$3,851)	(27.13%)	\$3,848	49.74%	\$3,873	50.23%	\$4,080	52.61%
\$3,000,000	(\$2,957)	(13.72%)	(\$6,037)	(28.01%)	\$5,888	50.70%	\$5,914	51.02%	\$6,120	52.61%
\$4,000,000	(\$4,117)	(14.24%)	(\$8,223)	(28.44%)	\$7,928	51.18%	\$7,954	51.42%	\$8,161	52.61%
\$5,000,000	(\$5,277)	(14.55%)	(\$10,409)	(28.70%)	\$9,969	51.46%	\$9,994	51.66%	\$10,201	52.61%
\$6,000,000	(\$6,436)	(14.75%)	(\$12,596)	(28.87%)	\$12,009	51.65%	\$12,034	51.82%	\$12,241	52.61%
\$7,000,000	(\$7,596)	(14.90%)	(\$14,782)	(28.99%)	\$14,049	51.79%	\$14,074	51.93%	\$14,281	52.61%
\$8,000,000	(\$8,756)	(15.01%)	(\$16,968)	(29.08%)	\$16,089	51.89%	\$16,114	52.02%	\$16,321	52.61%
\$9,000,000	(\$9,916)	(15.09%)	(\$19,154)	(29.15%)	\$18,129	51.97%	\$18,154	52.08%	\$18,361	52.61%
\$10,000,000	(\$11,075)	(15.16%)	(\$21,341)	(29.21%)	\$20,169	52.04%	\$20,195	52.14%	\$20,402	52.61%
\$15,000,000	(\$16,874)	(15.36%)	(\$32,272)	(29.38%)	\$30,370	52.23%	\$30,395	52.29%	\$30,602	52.61%
\$20,000,000	(\$22,673)	(15.46%)	(\$43,203)	(29.46%)	\$40,571	52.32%	\$40,596	52.37%	\$40,803	52.61%
\$25,000,000	(\$28,471)	(15.52%)	(\$54,135)	(29.51%)	\$50,772	52.38%	\$50,797	52.42%	\$51,004	52.61%
\$30,000,000	(\$34,270)	(15.56%)	(\$65,066)	(29.55%)	\$60,973	52.42%	\$60,998	52.45%	\$61,205	52.61%
\$35,000,000	(\$40,069)	(15.59%)	(\$75,998)	(29.57%)	\$71,173	52.45%	\$71,199	52.47%	\$71,406	52.61%
\$40,000,000	(\$45,867)	(15.61%)	(\$86,929)	(29.59%)	\$81,374	52.47%	\$81,399	52.49%	\$81,606	52.61%
\$45,000,000	(\$51,666)	(15.63%)	(\$97,860)	(29.60%)	\$91,575	52.48%	\$91,600	52.50%	\$91,807	52.61%
\$50,000,000	(\$57,465)	(15.64%)	(\$108,792)	(29.61%)	\$101,776	52.50%	\$101,801	52.52%	\$102,008	52.61%