

CITY OF ELY, 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	\$7.86408	\$1,029,470	\$0	\$1,029,470	
2026-27	\$3.94708	\$1,050,059	\$12,218	\$1,062,277	3.2%
2027-28	\$3.99301	\$1,070,688	\$12,360	\$1,083,048	2.0%
2028-29	\$3.91012	\$1,104,709	\$12,103	\$1,116,813	3.1%
2029-30	\$3.95296	\$1,125,415	\$12,236	\$1,137,651	1.9%
2030-31	\$3.86959	\$1,160,405	\$11,978	\$1,172,383	3.1%
2031-32	\$3.90953	\$1,180,890	\$12,102	\$1,192,991	1.8%
2032-33	\$3.82683	\$1,216,852	\$11,846	\$1,228,697	3.0%
2033-34	\$3.86408	\$1,237,106	\$11,961	\$1,249,067	1.7%
2034-35	\$3.78215	\$1,274,048	\$11,707	\$1,285,755	2.9%
2035-36	\$3.81690	\$1,294,060	\$11,815	\$1,305,875	1.6%

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	\$276,996,228	\$130,907,850	\$830,098	\$131,737,948
2026-27	\$274,786,359	\$269,129,734	\$3,183,710	\$272,313,444
2027-28	\$278,019,581	\$271,235,956	\$4,310,710	\$275,546,666
2028-29	\$293,690,891	\$285,621,081	\$5,596,895	\$291,217,976
2029-30	\$296,994,114	\$287,797,303	\$6,723,895	\$294,521,199
2030-31	\$313,577,001	\$302,973,346	\$8,130,740	\$311,104,086
2031-32	\$316,880,224	\$305,149,569	\$9,257,740	\$314,407,309
2032-33	\$334,338,668	\$321,074,476	\$10,791,277	\$331,865,753
2033-34	\$337,641,890	\$323,250,698	\$11,918,277	\$335,168,975
2034-35	\$356,011,246	\$339,953,490	\$13,584,841	\$353,538,331
2035-36	\$359,314,468	\$342,129,712	\$14,711,841	\$356,841,553

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	96.14%	-0.88%	95.26%	4.38%	0.13%	0.23%
2026-27	108.40%	-12.16%	96.24%	3.36%	0.10%	0.11%
2027-28	108.63%	-12.38%	96.25%	3.35%	0.10%	0.11%
2028-29	108.32%	-12.05%	96.27%	3.36%	0.09%	0.10%
2029-30	108.51%	-12.23%	96.28%	3.35%	0.09%	0.10%
2030-31	108.16%	-11.87%	96.30%	3.36%	0.09%	0.10%
2031-32	108.34%	-12.04%	96.31%	3.35%	0.09%	0.09%
2032-33	108.00%	-11.68%	96.32%	3.36%	0.08%	0.09%
2033-34	108.17%	-11.84%	96.33%	3.35%	0.08%	0.09%
2034-35	107.82%	-11.48%	96.34%	3.36%	0.08%	0.08%
2035-36	107.98%	-11.63%	96.35%	3.36%	0.08%	0.08%

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 ELY, 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	\$130,907,850	\$7.86408	\$1,029,470
2026-27	\$269,129,734	\$3.94708	\$1,062,277
2027-28	\$271,235,956	\$3.99301	\$1,083,048
2028-29	\$285,621,081	\$3.91012	\$1,116,813
2029-30	\$287,797,303	\$3.95296	\$1,137,651
2030-31	\$302,973,346	\$3.86959	\$1,172,383
2031-32	\$305,149,569	\$3.90953	\$1,192,991
2032-33	\$321,074,476	\$3.82683	\$1,228,697
2033-34	\$323,250,698	\$3.86408	\$1,249,067
2034-35	\$339,953,490	\$3.78215	\$1,285,755
2035-36	\$342,129,712	\$3.81690	\$1,305,875

CITY OF ELY, 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	\$130,907,850	\$7.86408	\$1,029,470
2026-27	\$131,939,876	\$7.86408	\$1,037,586
2027-28	\$134,351,713	\$7.86408	\$1,056,553
2028-29	\$139,257,955	\$7.86408	\$1,095,136
2029-30	\$143,043,404	\$7.86408	\$1,124,905
2030-31	\$148,192,653	\$7.86408	\$1,165,399
2031-32	\$152,237,240	\$7.86408	\$1,197,206
2032-33	\$157,642,711	\$7.86408	\$1,239,715
2033-34	\$161,960,629	\$7.86408	\$1,273,671
2034-35	\$167,636,635	\$7.86408	\$1,318,308
2035-36	\$172,241,749	\$7.86408	\$1,354,523

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	\$137,189,858	(\$3.91700)	\$24,691
2027-28	\$136,884,243	(\$3.87107)	\$26,495
2028-29	\$146,363,126	(\$3.95396)	\$21,677
2029-30	\$144,753,899	(\$3.91112)	\$12,746
2030-31	\$154,780,694	(\$3.99449)	\$6,984
2031-32	\$152,912,329	(\$3.95455)	-\$4,214
2032-33	\$163,431,765	(\$4.03725)	-\$11,017
2033-34	\$161,290,069	(\$4.00000)	-\$24,605
2034-35	\$172,316,855	(\$4.08193)	-\$32,553
2035-36	\$169,887,963	(\$4.04718)	-\$48,648

CITY OF ELY, 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	\$187	\$239	\$50,000	\$51,515	\$187	\$199	\$50,000	\$58,947	\$168	\$35	\$144	\$35	\$187	\$228
\$100,000	\$123,480	\$373	\$478	\$100,000	\$103,030	\$373	\$399	\$100,000	\$117,894	\$355	\$263	\$331	\$263	\$373	\$456
\$150,000	\$185,220	\$560	\$717	\$150,000	\$154,545	\$560	\$598	\$150,000	\$176,842	\$541	\$491	\$517	\$491	\$560	\$684
\$200,000	\$246,960	\$913	\$956	\$200,000	\$206,060	\$913	\$797	\$200,000	\$235,789	\$728	\$719	\$704	\$719	\$746	\$912
\$250,000	\$308,700	\$1,267	\$1,195	\$250,000	\$257,575	\$1,267	\$997	\$250,000	\$294,736	\$914	\$947	\$890	\$947	\$933	\$1,141
\$300,000	\$370,440	\$1,621	\$1,433	\$300,000	\$309,090	\$1,621	\$1,196	\$300,000	\$353,683	\$1,101	\$1,175	\$1,077	\$1,175	\$1,119	\$1,369
\$400,000	\$493,920	\$2,329	\$1,911	\$400,000	\$412,120	\$2,329	\$1,595	\$400,000	\$471,578	\$1,474	\$1,631	\$1,450	\$1,631	\$1,492	\$1,825
\$500,000	\$617,400	\$3,037	\$2,389	\$500,000	\$515,151	\$3,037	\$1,993	\$500,000	\$589,472	\$1,847	\$2,088	\$1,823	\$2,088	\$1,865	\$2,281
\$600,000	\$740,880	\$3,744	\$2,867	\$600,000	\$618,181	\$3,744	\$2,392	\$600,000	\$707,366	\$2,220	\$2,544	\$2,196	\$2,544	\$2,238	\$2,737
\$700,000	\$864,360	\$4,452	\$3,345	\$700,000	\$721,211	\$4,452	\$2,791	\$700,000	\$825,261	\$2,593	\$3,000	\$2,569	\$3,000	\$2,611	\$3,193
\$800,000	\$987,840	\$5,160	\$3,823	\$800,000	\$824,241	\$5,160	\$3,189	\$800,000	\$943,155	\$2,966	\$3,456	\$2,942	\$3,456	\$2,984	\$3,650
\$900,000	\$1,111,320	\$5,868	\$4,300	\$900,000	\$927,271	\$5,868	\$3,588	\$900,000	\$1,061,050	\$3,339	\$3,912	\$3,315	\$3,912	\$3,357	\$4,106
\$1,000,000	\$1,234,800	\$6,576	\$4,778	\$1,000,000	\$1,030,301	\$6,576	\$3,987	\$1,000,000	\$1,178,944	\$3,712	\$4,369	\$3,688	\$4,369	\$3,730	\$4,562
\$2,000,000	\$2,469,600	\$13,653	\$9,556	\$2,000,000	\$2,060,602	\$13,653	\$7,974	\$2,000,000	\$2,357,888	\$7,442	\$8,931	\$7,418	\$8,931	\$7,460	\$9,124
\$3,000,000	\$3,704,400	\$20,731	\$14,335	\$3,000,000	\$3,090,903	\$20,731	\$11,961	\$3,000,000	\$3,536,832	\$11,172	\$13,493	\$11,148	\$13,493	\$11,190	\$13,686
\$4,000,000	\$4,939,200	\$27,809	\$19,113	\$4,000,000	\$4,121,204	\$27,809	\$15,947	\$4,000,000	\$4,715,776	\$14,902	\$18,055	\$14,878	\$18,055	\$14,920	\$18,248
\$5,000,000	\$6,174,000	\$34,886	\$23,891	\$5,000,000	\$5,151,505	\$34,886	\$19,934	\$5,000,000	\$5,894,720	\$18,632	\$22,617	\$18,608	\$22,617	\$18,650	\$22,810
\$6,000,000	\$7,408,800	\$41,964	\$28,669	\$6,000,000	\$6,181,806	\$41,964	\$23,921	\$6,000,000	\$7,073,664	\$22,362	\$27,179	\$22,338	\$27,179	\$22,380	\$27,372
\$7,000,000	\$8,643,600	\$49,042	\$33,447	\$7,000,000	\$7,212,107	\$49,042	\$27,908	\$7,000,000	\$8,252,608	\$26,092	\$31,741	\$26,068	\$31,741	\$26,110	\$31,934
\$8,000,000	\$9,878,400	\$56,119	\$38,225	\$8,000,000	\$8,242,408	\$56,119	\$31,895	\$8,000,000	\$9,431,552	\$29,822	\$36,303	\$29,798	\$36,303	\$29,840	\$36,496
\$9,000,000	\$11,113,200	\$63,197	\$43,004	\$9,000,000	\$9,272,709	\$63,197	\$35,882	\$9,000,000	\$10,610,496	\$33,552	\$40,865	\$33,528	\$40,865	\$33,571	\$41,058
\$10,000,000	\$12,348,000	\$70,275	\$47,782	\$10,000,000	\$10,303,010	\$70,275	\$39,868	\$10,000,000	\$11,789,440	\$37,282	\$45,427	\$37,258	\$45,427	\$37,301	\$45,620
\$15,000,000	\$18,522,000	\$105,663	\$71,673	\$15,000,000	\$15,454,515	\$105,663	\$59,803	\$15,000,000	\$17,684,160	\$55,933	\$68,237	\$55,909	\$68,237	\$55,951	\$68,430
\$20,000,000	\$24,696,000	\$141,051	\$95,563	\$20,000,000	\$20,606,020	\$141,051	\$79,737	\$20,000,000	\$23,578,880	\$74,583	\$91,047	\$74,559	\$91,047	\$74,601	\$91,241
\$25,000,000	\$30,870,000	\$176,440	\$119,454	\$25,000,000	\$25,757,525	\$176,440	\$99,671	\$25,000,000	\$29,473,600	\$93,233	\$113,857	\$93,209	\$113,857	\$93,251	\$114,051
\$30,000,000	\$37,044,000	\$211,828	\$143,345	\$30,000,000	\$30,909,030	\$211,828	\$119,605	\$30,000,000	\$35,368,320	\$111,884	\$136,667	\$111,859	\$136,667	\$111,902	\$136,861
\$35,000,000	\$43,218,000	\$247,216	\$167,236	\$35,000,000	\$36,060,535	\$247,216	\$139,539	\$35,000,000	\$41,263,040	\$130,534	\$159,478	\$130,510	\$159,478	\$130,552	\$159,671
\$40,000,000	\$49,392,000	\$282,605	\$191,127	\$40,000,000	\$41,212,040	\$282,605	\$159,474	\$40,000,000	\$47,157,760	\$149,184	\$182,288	\$149,160	\$182,288	\$149,202	\$182,481
\$45,000,000	\$55,566,000	\$317,993	\$215,018	\$45,000,000	\$46,363,545	\$317,993	\$179,408	\$45,000,000	\$53,052,480	\$167,835	\$205,098	\$167,810	\$205,098	\$167,853	\$205,291
\$50,000,000	\$61,740,000	\$353,381	\$238,908	\$50,000,000	\$51,515,050	\$353,381	\$199,342	\$50,000,000	\$58,947,200	\$186,485	\$227,908	\$186,461	\$227,908	\$186,503	\$228,101

CITY OF ELY, 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	\$52	28.10%	\$13	6.88%	(\$134)	(79.44%)	(\$110)	(75.98%)	\$42	22.30%
\$100,000	\$105	28.10%	\$26	6.88%	(\$92)	(25.98%)	(\$68)	(20.55%)	\$83	22.30%
\$150,000	\$157	28.10%	\$39	6.88%	(\$51)	(9.34%)	(\$26)	(5.09%)	\$125	22.30%
\$200,000	\$42	4.62%	(\$116)	(12.70%)	(\$9)	(1.24%)	\$15	2.17%	\$166	22.30%
\$250,000	(\$73)	(5.74%)	(\$271)	(21.35%)	\$33	3.57%	\$57	6.39%	\$208	22.30%
\$300,000	(\$188)	(11.58%)	(\$425)	(26.22%)	\$74	6.74%	\$98	9.14%	\$250	22.30%
\$400,000	(\$418)	(17.93%)	(\$734)	(31.52%)	\$157	10.68%	\$182	12.53%	\$333	22.30%
\$500,000	(\$648)	(21.33%)	(\$1,043)	(34.36%)	\$241	13.03%	\$265	14.53%	\$416	22.30%
\$600,000	(\$878)	(23.44%)	(\$1,352)	(36.12%)	\$324	14.59%	\$348	15.85%	\$499	22.30%
\$700,000	(\$1,108)	(24.88%)	(\$1,661)	(37.32%)	\$407	15.70%	\$431	16.79%	\$582	22.30%
\$800,000	(\$1,337)	(25.92%)	(\$1,971)	(38.19%)	\$490	16.53%	\$514	17.49%	\$666	22.30%
\$900,000	(\$1,567)	(26.71%)	(\$2,280)	(38.85%)	\$573	17.17%	\$598	18.03%	\$749	22.30%
\$1,000,000	(\$1,797)	(27.33%)	(\$2,589)	(39.37%)	\$657	17.69%	\$681	18.46%	\$832	22.30%
\$2,000,000	(\$4,097)	(30.01%)	(\$5,680)	(41.60%)	\$1,489	20.00%	\$1,513	20.39%	\$1,664	22.30%
\$3,000,000	(\$6,396)	(30.85%)	(\$8,770)	(42.31%)	\$2,321	20.77%	\$2,345	21.03%	\$2,496	22.30%
\$4,000,000	(\$8,696)	(31.27%)	(\$11,861)	(42.65%)	\$3,152	21.15%	\$3,177	21.35%	\$3,328	22.30%
\$5,000,000	(\$10,995)	(31.52%)	(\$14,952)	(42.86%)	\$3,984	21.38%	\$4,009	21.54%	\$4,160	22.30%
\$6,000,000	(\$13,295)	(31.68%)	(\$18,043)	(43.00%)	\$4,816	21.54%	\$4,841	21.67%	\$4,992	22.30%
\$7,000,000	(\$15,594)	(31.80%)	(\$21,134)	(43.09%)	\$5,648	21.65%	\$5,673	21.76%	\$5,824	22.30%
\$8,000,000	(\$17,894)	(31.89%)	(\$24,224)	(43.17%)	\$6,480	21.73%	\$6,505	21.83%	\$6,656	22.30%
\$9,000,000	(\$20,193)	(31.95%)	(\$27,315)	(43.22%)	\$7,312	21.79%	\$7,337	21.88%	\$7,488	22.30%
\$10,000,000	(\$22,493)	(32.01%)	(\$30,406)	(43.27%)	\$8,144	21.84%	\$8,169	21.92%	\$8,320	22.30%
\$15,000,000	(\$33,990)	(32.17%)	(\$45,860)	(43.40%)	\$12,304	22.00%	\$12,328	22.05%	\$12,480	22.30%
\$20,000,000	(\$45,488)	(32.25%)	(\$61,314)	(43.47%)	\$16,464	22.07%	\$16,488	22.11%	\$16,639	22.30%
\$25,000,000	(\$56,985)	(32.30%)	(\$76,769)	(43.51%)	\$20,624	22.12%	\$20,648	22.15%	\$20,799	22.30%
\$30,000,000	(\$68,483)	(32.33%)	(\$92,223)	(43.54%)	\$24,784	22.15%	\$24,808	22.18%	\$24,959	22.30%
\$35,000,000	(\$79,980)	(32.35%)	(\$107,677)	(43.56%)	\$28,944	22.17%	\$28,968	22.20%	\$29,119	22.30%
\$40,000,000	(\$91,478)	(32.37%)	(\$123,131)	(43.57%)	\$33,103	22.19%	\$33,128	22.21%	\$33,279	22.30%
\$45,000,000	(\$102,975)	(32.38%)	(\$138,585)	(43.58%)	\$37,263	22.20%	\$37,288	22.22%	\$37,439	22.30%
\$50,000,000	(\$114,473)	(32.39%)	(\$154,039)	(43.59%)	\$41,423	22.21%	\$41,447	22.23%	\$41,599	22.30%