

CITY OF ELKPORT, 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	\$7.34416	\$5,326	\$0	\$5,326	
2026-27	\$4.34653	\$5,433	\$0	\$5,433	2.0%
2027-28	\$4.36826	\$5,460	\$0	\$5,460	0.5%
2028-29	\$4.23521	\$5,569	\$0	\$5,569	2.0%
2029-30	\$4.25639	\$5,597	\$0	\$5,597	0.5%
2030-31	\$4.12852	\$5,709	\$0	\$5,709	2.0%
2031-32	\$4.14916	\$5,737	\$0	\$5,737	0.5%
2032-33	\$4.02613	\$5,852	\$0	\$5,852	2.0%
2033-34	\$4.04626	\$5,881	\$0	\$5,881	0.5%
2034-35	\$3.92777	\$5,999	\$0	\$5,999	2.0%
2035-36	\$3.94741	\$6,029	\$0	\$6,029	0.5%

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	\$1,648,730	\$725,225	\$0	\$725,225
2026-27	\$1,484,504	\$1,249,892	\$0	\$1,249,892
2027-28	\$1,484,504	\$1,249,892	\$0	\$1,249,892
2028-29	\$1,549,553	\$1,314,941	\$0	\$1,314,941
2029-30	\$1,549,553	\$1,314,941	\$0	\$1,314,941
2030-31	\$1,617,395	\$1,382,783	\$0	\$1,382,783
2031-32	\$1,617,395	\$1,382,783	\$0	\$1,382,783
2032-33	\$1,688,150	\$1,453,538	\$0	\$1,453,538
2033-34	\$1,688,150	\$1,453,538	\$0	\$1,453,538
2034-35	\$1,761,946	\$1,527,334	\$0	\$1,527,334
2035-36	\$1,761,946	\$1,527,334	\$0	\$1,527,334

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	68.99%	-1.79%	67.20%	28.40%	0.00%	4.41%
2026-27	91.99%	-25.04%	66.95%	30.49%	0.00%	2.56%
2027-28	91.99%	-25.04%	66.95%	30.49%	0.00%	2.56%
2028-29	90.94%	-23.80%	67.14%	30.43%	0.00%	2.43%
2029-30	90.94%	-23.80%	67.14%	30.43%	0.00%	2.43%
2030-31	89.94%	-22.64%	67.30%	30.39%	0.00%	2.31%
2031-32	89.94%	-22.64%	67.30%	30.39%	0.00%	2.31%
2032-33	88.98%	-21.53%	67.45%	30.35%	0.00%	2.20%
2033-34	88.98%	-21.53%	67.45%	30.35%	0.00%	2.20%
2034-35	88.07%	-20.49%	67.58%	30.33%	0.00%	2.09%
2035-36	88.07%	-20.49%	67.58%	30.33%	0.00%	2.09%

**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 ELKPORT, 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	\$725,225	\$7.34416	\$5,326
2026-27	\$1,249,892	\$4.34653	\$5,433
2027-28	\$1,249,892	\$4.36826	\$5,460
2028-29	\$1,314,941	\$4.23521	\$5,569
2029-30	\$1,314,941	\$4.25639	\$5,597
2030-31	\$1,382,783	\$4.12852	\$5,709
2031-32	\$1,382,783	\$4.14916	\$5,737
2032-33	\$1,453,538	\$4.02613	\$5,852
2033-34	\$1,453,538	\$4.04626	\$5,881
2034-35	\$1,527,334	\$3.92777	\$5,999
2035-36	\$1,527,334	\$3.94741	\$6,029

## CITY OF ELKPORT, 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	\$725,225	\$7.34416	\$5,326
2026-27	\$748,781	\$7.27144	\$5,445
2027-28	\$759,569	\$7.27144	\$5,523
2028-29	\$786,400	\$7.27144	\$5,718
2029-30	\$797,753	\$7.27144	\$5,801
2030-31	\$825,961	\$7.27144	\$6,006
2031-32	\$837,906	\$7.27144	\$6,093
2032-33	\$867,560	\$7.27144	\$6,308
2033-34	\$880,131	\$7.27144	\$6,400
2034-35	\$911,307	\$7.27144	\$6,627
2035-36	\$924,533	\$7.27144	\$6,723

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	\$501,112	(\$2.92491)	-\$12
2027-28	\$490,323	(\$2.90318)	-\$63
2028-29	\$528,541	(\$3.03623)	-\$149
2029-30	\$517,188	(\$3.01505)	-\$204
2030-31	\$556,822	(\$3.14292)	-\$297
2031-32	\$544,877	(\$3.12228)	-\$355
2032-33	\$585,978	(\$3.24531)	-\$456
2033-34	\$573,408	(\$3.22518)	-\$518
2034-35	\$616,027	(\$3.34367)	-\$627
2035-36	\$602,801	(\$3.32403)	-\$694

CITY OF ELKPORT, 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	\$174	\$255	\$50,000	\$51,515	\$174	\$213	\$50,000	\$58,947	\$157	\$37	\$135	\$37	\$174	\$243
\$100,000	\$123,480	\$348	\$510	\$100,000	\$103,030	\$348	\$425	\$100,000	\$117,894	\$331	\$280	\$309	\$280	\$348	\$487
\$150,000	\$185,220	\$523	\$765	\$150,000	\$154,545	\$523	\$638	\$150,000	\$176,842	\$506	\$524	\$483	\$524	\$523	\$730
\$200,000	\$246,960	\$853	\$1,020	\$200,000	\$206,060	\$853	\$851	\$200,000	\$235,789	\$680	\$767	\$657	\$767	\$697	\$973
\$250,000	\$308,700	\$1,183	\$1,274	\$250,000	\$257,575	\$1,183	\$1,063	\$250,000	\$294,736	\$854	\$1,010	\$831	\$1,010	\$871	\$1,217
\$300,000	\$370,440	\$1,514	\$1,529	\$300,000	\$309,090	\$1,514	\$1,276	\$300,000	\$353,683	\$1,028	\$1,254	\$1,005	\$1,254	\$1,045	\$1,460
\$400,000	\$493,920	\$2,175	\$2,039	\$400,000	\$412,120	\$2,175	\$1,701	\$400,000	\$471,578	\$1,376	\$1,740	\$1,354	\$1,740	\$1,393	\$1,947
\$500,000	\$617,400	\$2,836	\$2,549	\$500,000	\$515,151	\$2,836	\$2,127	\$500,000	\$589,472	\$1,725	\$2,227	\$1,702	\$2,227	\$1,742	\$2,434
\$600,000	\$740,880	\$3,497	\$3,059	\$600,000	\$618,181	\$3,497	\$2,552	\$600,000	\$707,366	\$2,073	\$2,714	\$2,051	\$2,714	\$2,090	\$2,920
\$700,000	\$864,360	\$4,158	\$3,569	\$700,000	\$721,211	\$4,158	\$2,978	\$700,000	\$825,261	\$2,422	\$3,201	\$2,399	\$3,201	\$2,438	\$3,407
\$800,000	\$987,840	\$4,819	\$4,078	\$800,000	\$824,241	\$4,819	\$3,403	\$800,000	\$943,155	\$2,770	\$3,687	\$2,747	\$3,687	\$2,787	\$3,894
\$900,000	\$1,111,320	\$5,480	\$4,588	\$900,000	\$927,271	\$5,480	\$3,828	\$900,000	\$1,061,050	\$3,118	\$4,174	\$3,096	\$4,174	\$3,135	\$4,381
\$1,000,000	\$1,234,800	\$6,141	\$5,098	\$1,000,000	\$1,030,301	\$6,141	\$4,254	\$1,000,000	\$1,178,944	\$3,467	\$4,661	\$3,444	\$4,661	\$3,483	\$4,867
\$2,000,000	\$2,469,600	\$12,751	\$10,196	\$2,000,000	\$2,060,602	\$12,751	\$8,507	\$2,000,000	\$2,357,888	\$6,950	\$9,528	\$6,927	\$9,528	\$6,967	\$9,735
\$3,000,000	\$3,704,400	\$19,360	\$15,294	\$3,000,000	\$3,090,903	\$19,360	\$12,761	\$3,000,000	\$3,536,832	\$10,433	\$14,395	\$10,411	\$14,395	\$10,450	\$14,602
\$4,000,000	\$4,939,200	\$25,970	\$20,392	\$4,000,000	\$4,121,204	\$25,970	\$17,014	\$4,000,000	\$4,715,776	\$13,917	\$19,263	\$13,894	\$19,263	\$13,934	\$19,469
\$5,000,000	\$6,174,000	\$32,580	\$25,489	\$5,000,000	\$5,151,505	\$32,580	\$21,268	\$5,000,000	\$5,894,720	\$17,400	\$24,130	\$17,378	\$24,130	\$17,417	\$24,336
\$6,000,000	\$7,408,800	\$39,189	\$30,587	\$6,000,000	\$6,181,806	\$39,189	\$25,522	\$6,000,000	\$7,073,664	\$20,884	\$28,997	\$20,861	\$28,997	\$20,901	\$29,204
\$7,000,000	\$8,643,600	\$45,799	\$35,685	\$7,000,000	\$7,212,107	\$45,799	\$29,775	\$7,000,000	\$8,252,608	\$24,367	\$33,865	\$24,345	\$33,865	\$24,384	\$34,071
\$8,000,000	\$9,878,400	\$52,409	\$40,783	\$8,000,000	\$8,242,408	\$52,409	\$34,029	\$8,000,000	\$9,431,552	\$27,851	\$38,732	\$27,828	\$38,732	\$27,868	\$38,938
\$9,000,000	\$11,113,200	\$59,019	\$45,881	\$9,000,000	\$9,272,709	\$59,019	\$38,283	\$9,000,000	\$10,610,496	\$31,334	\$43,599	\$31,312	\$43,599	\$31,351	\$43,806
\$10,000,000	\$12,348,000	\$65,628	\$50,979	\$10,000,000	\$10,303,010	\$65,628	\$42,536	\$10,000,000	\$11,789,440	\$34,818	\$48,467	\$34,795	\$48,467	\$34,835	\$48,673
\$15,000,000	\$18,522,000	\$98,677	\$76,468	\$15,000,000	\$15,454,515	\$98,677	\$63,804	\$15,000,000	\$17,684,160	\$52,235	\$72,803	\$52,212	\$72,803	\$52,252	\$73,009
\$20,000,000	\$24,696,000	\$131,726	\$101,958	\$20,000,000	\$20,606,020	\$131,726	\$85,072	\$20,000,000	\$23,578,880	\$69,652	\$97,139	\$69,629	\$97,139	\$69,669	\$97,346
\$25,000,000	\$30,870,000	\$164,775	\$127,447	\$25,000,000	\$25,757,525	\$164,775	\$106,340	\$25,000,000	\$29,473,600	\$87,069	\$121,476	\$87,047	\$121,476	\$87,086	\$121,682
\$30,000,000	\$37,044,000	\$197,823	\$152,937	\$30,000,000	\$30,909,030	\$197,823	\$127,609	\$30,000,000	\$35,368,320	\$104,487	\$145,812	\$104,464	\$145,812	\$104,504	\$146,019
\$35,000,000	\$43,218,000	\$230,872	\$178,426	\$35,000,000	\$36,060,535	\$230,872	\$148,877	\$35,000,000	\$41,263,040	\$121,904	\$170,149	\$121,881	\$170,149	\$121,921	\$170,355
\$40,000,000	\$49,392,000	\$263,921	\$203,916	\$40,000,000	\$41,212,040	\$263,921	\$170,145	\$40,000,000	\$47,157,760	\$139,321	\$194,485	\$139,298	\$194,485	\$139,338	\$194,692
\$45,000,000	\$55,566,000	\$296,969	\$229,405	\$45,000,000	\$46,363,545	\$296,969	\$191,413	\$45,000,000	\$53,052,480	\$156,738	\$218,822	\$156,716	\$218,822	\$156,755	\$219,028
\$50,000,000	\$61,740,000	\$330,018	\$254,895	\$50,000,000	\$51,515,050	\$330,018	\$212,681	\$50,000,000	\$58,947,200	\$174,156	\$243,158	\$174,133	\$243,158	\$174,173	\$243,365

CITY OF ELKPORT, 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	\$81	46.35%	\$39	22.11%	(\$120)	(76.51%)	(\$98)	(72.56%)	\$69	39.73%
\$100,000	\$161	46.35%	\$77	22.11%	(\$51)	(15.43%)	(\$29)	(9.23%)	\$138	39.73%
\$150,000	\$242	46.35%	\$116	22.11%	\$18	3.57%	\$41	8.42%	\$208	39.73%
\$200,000	\$167	19.53%	(\$2)	(0.27%)	\$87	12.83%	\$110	16.72%	\$277	39.73%
\$250,000	\$91	7.69%	(\$120)	(10.15%)	\$156	18.32%	\$179	21.54%	\$346	39.73%
\$300,000	\$15	1.02%	(\$238)	(15.71%)	\$226	21.94%	\$248	24.69%	\$415	39.73%
\$400,000	(\$136)	(6.24%)	(\$474)	(21.77%)	\$364	26.44%	\$387	28.56%	\$554	39.73%
\$500,000	(\$287)	(10.12%)	(\$709)	(25.00%)	\$502	29.13%	\$525	30.84%	\$692	39.73%
\$600,000	(\$438)	(12.53%)	(\$945)	(27.02%)	\$641	30.91%	\$663	32.35%	\$830	39.73%
\$700,000	(\$589)	(14.17%)	(\$1,180)	(28.39%)	\$779	32.18%	\$802	33.42%	\$969	39.73%
\$800,000	(\$741)	(15.37%)	(\$1,416)	(29.38%)	\$918	33.13%	\$940	34.22%	\$1,107	39.73%
\$900,000	(\$892)	(16.27%)	(\$1,652)	(30.14%)	\$1,056	33.86%	\$1,079	34.84%	\$1,245	39.73%
\$1,000,000	(\$1,043)	(16.98%)	(\$1,887)	(30.73%)	\$1,194	34.45%	\$1,217	35.34%	\$1,384	39.73%
\$2,000,000	(\$2,555)	(20.04%)	(\$4,243)	(33.28%)	\$2,578	37.10%	\$2,601	37.54%	\$2,768	39.73%
\$3,000,000	(\$4,067)	(21.00%)	(\$6,599)	(34.09%)	\$3,962	37.97%	\$3,985	38.27%	\$4,152	39.73%
\$4,000,000	(\$5,578)	(21.48%)	(\$8,956)	(34.48%)	\$5,346	38.41%	\$5,368	38.64%	\$5,535	39.73%
\$5,000,000	(\$7,090)	(21.76%)	(\$11,312)	(34.72%)	\$6,730	38.68%	\$6,752	38.86%	\$6,919	39.73%
\$6,000,000	(\$8,602)	(21.95%)	(\$13,668)	(34.88%)	\$8,114	38.85%	\$8,136	39.00%	\$8,303	39.73%
\$7,000,000	(\$10,114)	(22.08%)	(\$16,024)	(34.99%)	\$9,497	38.98%	\$9,520	39.11%	\$9,687	39.73%
\$8,000,000	(\$11,626)	(22.18%)	(\$18,380)	(35.07%)	\$10,881	39.07%	\$10,904	39.18%	\$11,071	39.73%
\$9,000,000	(\$13,138)	(22.26%)	(\$20,736)	(35.13%)	\$12,265	39.14%	\$12,288	39.24%	\$12,455	39.73%
\$10,000,000	(\$14,649)	(22.32%)	(\$23,092)	(35.19%)	\$13,649	39.20%	\$13,672	39.29%	\$13,838	39.73%
\$15,000,000	(\$22,209)	(22.51%)	(\$34,873)	(35.34%)	\$20,568	39.38%	\$20,591	39.44%	\$20,758	39.73%
\$20,000,000	(\$29,768)	(22.60%)	(\$46,653)	(35.42%)	\$27,487	39.46%	\$27,510	39.51%	\$27,677	39.73%
\$25,000,000	(\$37,327)	(22.65%)	(\$58,434)	(35.46%)	\$34,407	39.52%	\$34,429	39.55%	\$34,596	39.73%
\$30,000,000	(\$44,886)	(22.69%)	(\$70,215)	(35.49%)	\$41,326	39.55%	\$41,348	39.58%	\$41,515	39.73%
\$35,000,000	(\$52,446)	(22.72%)	(\$81,995)	(35.52%)	\$48,245	39.58%	\$48,268	39.60%	\$48,435	39.73%
\$40,000,000	(\$60,005)	(22.74%)	(\$93,776)	(35.53%)	\$55,164	39.60%	\$55,187	39.62%	\$55,354	39.73%
\$45,000,000	(\$67,564)	(22.75%)	(\$105,557)	(35.54%)	\$62,083	39.61%	\$62,106	39.63%	\$62,273	39.73%
\$50,000,000	(\$75,123)	(22.76%)	(\$117,337)	(35.55%)	\$69,003	39.62%	\$69,025	39.64%	\$69,192	39.73%