

CITY OF ELK RUN HEIGHTS, 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	\$8.12621	\$437,205	\$0	\$437,205	
2026-27	\$4.77281	\$445,949	\$5,937	\$451,886	3.4%
2027-28	\$4.83635	\$457,369	\$6,016	\$463,385	2.5%
2028-29	\$4.70685	\$472,653	\$5,855	\$478,507	3.3%
2029-30	\$4.76515	\$484,161	\$5,927	\$490,089	2.4%
2030-31	\$4.63625	\$499,890	\$5,767	\$505,657	3.2%
2031-32	\$4.68974	\$511,223	\$5,834	\$517,056	2.3%
2032-33	\$4.56401	\$527,397	\$5,677	\$533,074	3.1%
2033-34	\$4.61314	\$538,549	\$5,738	\$544,287	2.1%
2034-35	\$4.49047	\$555,172	\$5,586	\$560,758	3.0%
2035-36	\$4.53565	\$566,140	\$5,642	\$571,782	2.0%

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	\$104,061,277	\$53,801,876	\$189,540	\$53,991,416
2026-27	\$95,903,004	\$94,679,365	\$242,451	\$94,921,816
2027-28	\$97,051,696	\$95,812,974	\$257,534	\$96,070,508
2028-29	\$102,927,864	\$101,661,936	\$284,739	\$101,946,676
2029-30	\$104,129,556	\$102,848,546	\$299,822	\$103,148,368
2030-31	\$110,376,332	\$109,066,002	\$329,142	\$109,395,144
2031-32	\$111,578,024	\$110,252,611	\$344,225	\$110,596,836
2032-33	\$118,156,531	\$116,799,578	\$375,765	\$117,175,343
2033-34	\$119,358,223	\$117,986,187	\$390,848	\$118,377,035
2034-35	\$126,283,218	\$124,877,311	\$424,720	\$125,302,030
2035-36	\$127,484,911	\$126,063,920	\$439,803	\$126,503,723

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	77.31%	-1.92%	75.39%	20.16%	3.60%	0.50%
2026-27	101.33%	-21.35%	79.98%	16.78%	2.45%	0.28%
2027-28	100.39%	-21.21%	79.18%	17.62%	2.42%	0.28%
2028-29	98.64%	-20.08%	78.56%	18.42%	2.30%	0.26%
2029-30	97.74%	-19.90%	77.84%	19.18%	2.28%	0.26%
2030-31	96.08%	-18.80%	77.28%	19.90%	2.17%	0.25%
2031-32	95.27%	-18.65%	76.62%	20.59%	2.14%	0.24%
2032-33	93.74%	-17.64%	76.10%	21.26%	2.04%	0.23%
2033-34	93.00%	-17.51%	75.50%	21.89%	2.02%	0.23%
2034-35	91.58%	-16.58%	75.01%	22.51%	1.93%	0.21%
2035-36	90.92%	-16.46%	74.45%	23.09%	1.91%	0.21%

**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 ELK RUN HEIGHTS, 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	\$53,801,876	\$8.12621	\$437,205
2026-27	\$94,679,365	\$4.77281	\$451,886
2027-28	\$95,812,974	\$4.83635	\$463,385
2028-29	\$101,661,936	\$4.70685	\$478,507
2029-30	\$102,848,546	\$4.76515	\$490,089
2030-31	\$109,066,002	\$4.63625	\$505,657
2031-32	\$110,252,611	\$4.68974	\$517,056
2032-33	\$116,799,578	\$4.56401	\$533,074
2033-34	\$117,986,187	\$4.61314	\$544,287
2034-35	\$124,877,311	\$4.49047	\$560,758
2035-36	\$126,063,920	\$4.53565	\$571,782

CITY OF ELK RUN HEIGHTS, 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	\$53,801,876	\$8.12621	\$437,205
2026-27	\$55,924,218	\$8.04575	\$449,952
2027-28	\$57,728,511	\$7.96609	\$459,871
2028-29	\$60,626,295	\$7.96609	\$482,955
2029-30	\$62,499,215	\$7.96609	\$497,874
2030-31	\$65,586,776	\$7.96609	\$522,470
2031-32	\$67,515,906	\$7.96609	\$537,838
2032-33	\$70,802,876	\$7.96609	\$564,022
2033-34	\$72,791,340	\$7.96609	\$579,862
2034-35	\$76,287,959	\$7.96609	\$607,717
2035-36	\$78,338,713	\$7.96609	\$624,053

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	\$38,755,147	(\$3.27294)	\$1,934
2027-28	\$38,084,463	(\$3.12974)	\$3,514
2028-29	\$41,035,641	(\$3.25924)	-\$4,447
2029-30	\$40,349,330	(\$3.20094)	-\$7,786
2030-31	\$43,479,226	(\$3.32984)	-\$16,813
2031-32	\$42,736,705	(\$3.27635)	-\$20,782
2032-33	\$45,996,702	(\$3.40208)	-\$30,948
2033-34	\$45,194,847	(\$3.35295)	-\$35,576
2034-35	\$48,589,351	(\$3.47562)	-\$46,959
2035-36	\$47,725,207	(\$3.43044)	-\$52,272

CITY OF ELK RUN HEIGHTS, 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	\$193	\$286	\$50,000	\$51,515	\$193	\$239	\$50,000	\$58,947	\$174	\$41	\$149	\$41	\$193	\$273
\$100,000	\$123,480	\$385	\$572	\$100,000	\$103,030	\$385	\$478	\$100,000	\$117,894	\$367	\$315	\$342	\$315	\$385	\$547
\$150,000	\$185,220	\$578	\$859	\$150,000	\$154,545	\$578	\$717	\$150,000	\$176,842	\$559	\$588	\$534	\$588	\$578	\$820
\$200,000	\$246,960	\$944	\$1,145	\$200,000	\$206,060	\$944	\$955	\$200,000	\$235,789	\$752	\$861	\$727	\$861	\$771	\$1,093
\$250,000	\$308,700	\$1,310	\$1,431	\$250,000	\$257,575	\$1,310	\$1,194	\$250,000	\$294,736	\$945	\$1,135	\$920	\$1,135	\$964	\$1,366
\$300,000	\$370,440	\$1,675	\$1,717	\$300,000	\$309,090	\$1,675	\$1,433	\$300,000	\$353,683	\$1,138	\$1,408	\$1,113	\$1,408	\$1,156	\$1,640
\$400,000	\$493,920	\$2,407	\$2,290	\$400,000	\$412,120	\$2,407	\$1,911	\$400,000	\$471,578	\$1,523	\$1,955	\$1,498	\$1,955	\$1,542	\$2,186
\$500,000	\$617,400	\$3,138	\$2,862	\$500,000	\$515,151	\$3,138	\$2,388	\$500,000	\$589,472	\$1,909	\$2,501	\$1,883	\$2,501	\$1,927	\$2,733
\$600,000	\$740,880	\$3,869	\$3,435	\$600,000	\$618,181	\$3,869	\$2,866	\$600,000	\$707,366	\$2,294	\$3,048	\$2,269	\$3,048	\$2,313	\$3,280
\$700,000	\$864,360	\$4,601	\$4,007	\$700,000	\$721,211	\$4,601	\$3,344	\$700,000	\$825,261	\$2,679	\$3,594	\$2,654	\$3,594	\$2,698	\$3,826
\$800,000	\$987,840	\$5,332	\$4,580	\$800,000	\$824,241	\$5,332	\$3,821	\$800,000	\$943,155	\$3,065	\$4,141	\$3,040	\$4,141	\$3,084	\$4,373
\$900,000	\$1,111,320	\$6,063	\$5,152	\$900,000	\$927,271	\$6,063	\$4,299	\$900,000	\$1,061,050	\$3,450	\$4,687	\$3,425	\$4,687	\$3,469	\$4,919
\$1,000,000	\$1,234,800	\$6,795	\$5,725	\$1,000,000	\$1,030,301	\$6,795	\$4,777	\$1,000,000	\$1,178,944	\$3,836	\$5,234	\$3,811	\$5,234	\$3,854	\$5,466
\$2,000,000	\$2,469,600	\$14,108	\$11,450	\$2,000,000	\$2,060,602	\$14,108	\$9,553	\$2,000,000	\$2,357,888	\$7,690	\$10,700	\$7,665	\$10,700	\$7,709	\$10,932
\$3,000,000	\$3,704,400	\$21,422	\$17,175	\$3,000,000	\$3,090,903	\$21,422	\$14,330	\$3,000,000	\$3,536,832	\$11,544	\$16,166	\$11,519	\$16,166	\$11,563	\$16,398
\$4,000,000	\$4,939,200	\$28,735	\$22,899	\$4,000,000	\$4,121,204	\$28,735	\$19,107	\$4,000,000	\$4,715,776	\$15,399	\$21,632	\$15,374	\$21,632	\$15,418	\$21,864
\$5,000,000	\$6,174,000	\$36,049	\$28,624	\$5,000,000	\$5,151,505	\$36,049	\$23,884	\$5,000,000	\$5,894,720	\$19,253	\$27,098	\$19,228	\$27,098	\$19,272	\$27,329
\$6,000,000	\$7,408,800	\$43,363	\$34,349	\$6,000,000	\$6,181,806	\$43,363	\$28,660	\$6,000,000	\$7,073,664	\$23,108	\$32,563	\$23,083	\$32,563	\$23,126	\$32,795
\$7,000,000	\$8,643,600	\$50,676	\$40,074	\$7,000,000	\$7,212,107	\$50,676	\$33,437	\$7,000,000	\$8,252,608	\$26,962	\$38,029	\$26,937	\$38,029	\$26,981	\$38,261
\$8,000,000	\$9,878,400	\$57,990	\$45,799	\$8,000,000	\$8,242,408	\$57,990	\$38,214	\$8,000,000	\$9,431,552	\$30,816	\$43,495	\$30,791	\$43,495	\$30,835	\$43,727
\$9,000,000	\$11,113,200	\$65,303	\$51,524	\$9,000,000	\$9,272,709	\$65,303	\$42,991	\$9,000,000	\$10,610,496	\$34,671	\$48,961	\$34,646	\$48,961	\$34,690	\$49,193
\$10,000,000	\$12,348,000	\$72,617	\$57,248	\$10,000,000	\$10,303,010	\$72,617	\$47,767	\$10,000,000	\$11,789,440	\$38,525	\$54,427	\$38,500	\$54,427	\$38,544	\$54,659
\$15,000,000	\$18,522,000	\$109,185	\$85,873	\$15,000,000	\$15,454,515	\$109,185	\$71,651	\$15,000,000	\$17,684,160	\$57,797	\$81,756	\$57,772	\$81,756	\$57,816	\$81,988
\$20,000,000	\$24,696,000	\$145,753	\$114,497	\$20,000,000	\$20,606,020	\$145,753	\$95,535	\$20,000,000	\$23,578,880	\$77,069	\$109,086	\$77,044	\$109,086	\$77,088	\$109,318
\$25,000,000	\$30,870,000	\$182,321	\$143,121	\$25,000,000	\$25,757,525	\$182,321	\$119,418	\$25,000,000	\$29,473,600	\$96,341	\$136,415	\$96,316	\$136,415	\$96,360	\$136,647
\$30,000,000	\$37,044,000	\$218,889	\$171,745	\$30,000,000	\$30,909,030	\$218,889	\$143,302	\$30,000,000	\$35,368,320	\$115,613	\$163,745	\$115,588	\$163,745	\$115,632	\$163,976
\$35,000,000	\$43,218,000	\$255,457	\$200,369	\$35,000,000	\$36,060,535	\$255,457	\$167,186	\$35,000,000	\$41,263,040	\$134,885	\$191,074	\$134,860	\$191,074	\$134,904	\$191,306
\$40,000,000	\$49,392,000	\$292,025	\$228,994	\$40,000,000	\$41,212,040	\$292,025	\$191,069	\$40,000,000	\$47,157,760	\$154,157	\$218,403	\$154,132	\$218,403	\$154,176	\$218,635
\$45,000,000	\$55,566,000	\$328,593	\$257,618	\$45,000,000	\$46,363,545	\$328,593	\$214,953	\$45,000,000	\$53,052,480	\$173,429	\$245,733	\$173,404	\$245,733	\$173,448	\$245,965
\$50,000,000	\$61,740,000	\$365,161	\$286,242	\$50,000,000	\$51,515,050	\$365,161	\$238,837	\$50,000,000	\$58,947,200	\$192,701	\$273,062	\$192,676	\$273,062	\$192,720	\$273,294

CITY OF ELK RUN HEIGHTS, 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	\$94	48.53%	\$46	23.93%	(\$133)	(76.16%)	(\$107)	(72.15%)	\$81	41.81%
\$100,000	\$187	48.53%	\$92	23.93%	(\$52)	(14.17%)	(\$27)	(7.88%)	\$161	41.81%
\$150,000	\$281	48.53%	\$138	23.93%	\$29	5.11%	\$54	10.04%	\$242	41.81%
\$200,000	\$201	21.31%	\$12	1.22%	\$109	14.51%	\$134	18.46%	\$322	41.81%
\$250,000	\$122	9.29%	(\$115)	(8.81%)	\$190	20.08%	\$215	23.35%	\$403	41.81%
\$300,000	\$42	2.52%	(\$242)	(14.46%)	\$270	23.76%	\$295	26.55%	\$483	41.81%
\$400,000	(\$117)	(4.85%)	(\$496)	(20.60%)	\$431	28.33%	\$457	30.48%	\$645	41.81%
\$500,000	(\$275)	(8.78%)	(\$750)	(23.89%)	\$593	31.05%	\$618	32.80%	\$806	41.81%
\$600,000	(\$434)	(11.23%)	(\$1,003)	(25.93%)	\$754	32.86%	\$779	34.33%	\$967	41.81%
\$700,000	(\$593)	(12.89%)	(\$1,257)	(27.32%)	\$915	34.15%	\$940	35.41%	\$1,128	41.81%
\$800,000	(\$752)	(14.11%)	(\$1,511)	(28.33%)	\$1,076	35.11%	\$1,101	36.22%	\$1,289	41.81%
\$900,000	(\$911)	(15.02%)	(\$1,764)	(29.10%)	\$1,237	35.86%	\$1,262	36.85%	\$1,450	41.81%
\$1,000,000	(\$1,070)	(15.75%)	(\$2,018)	(29.70%)	\$1,398	36.46%	\$1,423	37.35%	\$1,611	41.81%
\$2,000,000	(\$2,659)	(18.84%)	(\$4,555)	(32.28%)	\$3,010	39.14%	\$3,035	39.59%	\$3,223	41.81%
\$3,000,000	(\$4,247)	(19.83%)	(\$7,092)	(33.10%)	\$4,621	40.03%	\$4,646	40.34%	\$4,834	41.81%
\$4,000,000	(\$5,836)	(20.31%)	(\$9,629)	(33.51%)	\$6,233	40.48%	\$6,258	40.70%	\$6,446	41.81%
\$5,000,000	(\$7,425)	(20.60%)	(\$12,165)	(33.75%)	\$7,844	40.74%	\$7,869	40.93%	\$8,057	41.81%
\$6,000,000	(\$9,014)	(20.79%)	(\$14,702)	(33.91%)	\$9,456	40.92%	\$9,481	41.07%	\$9,669	41.81%
\$7,000,000	(\$10,602)	(20.92%)	(\$17,239)	(34.02%)	\$11,067	41.05%	\$11,092	41.18%	\$11,280	41.81%
\$8,000,000	(\$12,191)	(21.02%)	(\$19,776)	(34.10%)	\$12,679	41.14%	\$12,704	41.26%	\$12,892	41.81%
\$9,000,000	(\$13,780)	(21.10%)	(\$22,313)	(34.17%)	\$14,290	41.22%	\$14,315	41.32%	\$14,503	41.81%
\$10,000,000	(\$15,369)	(21.16%)	(\$24,850)	(34.22%)	\$15,902	41.28%	\$15,927	41.37%	\$16,115	41.81%
\$15,000,000	(\$23,312)	(21.35%)	(\$37,534)	(34.38%)	\$23,959	41.45%	\$23,984	41.52%	\$24,172	41.81%
\$20,000,000	(\$31,256)	(21.44%)	(\$50,218)	(34.45%)	\$32,017	41.54%	\$32,042	41.59%	\$32,230	41.81%
\$25,000,000	(\$39,200)	(21.50%)	(\$62,903)	(34.50%)	\$40,074	41.60%	\$40,099	41.63%	\$40,287	41.81%
\$30,000,000	(\$47,144)	(21.54%)	(\$75,587)	(34.53%)	\$48,132	41.63%	\$48,157	41.66%	\$48,345	41.81%
\$35,000,000	(\$55,087)	(21.56%)	(\$88,271)	(34.55%)	\$56,189	41.66%	\$56,214	41.68%	\$56,402	41.81%
\$40,000,000	(\$63,031)	(21.58%)	(\$100,955)	(34.57%)	\$64,246	41.68%	\$64,271	41.70%	\$64,460	41.81%
\$45,000,000	(\$70,975)	(21.60%)	(\$113,640)	(34.58%)	\$72,304	41.69%	\$72,329	41.71%	\$72,517	41.81%
\$50,000,000	(\$78,918)	(21.61%)	(\$126,324)	(34.59%)	\$80,361	41.70%	\$80,386	41.72%	\$80,574	41.81%