

CITY OF ESSEX, 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	\$8.42079	\$162,605	\$0	\$162,605	
2026-27	\$5.32610	\$165,857	\$3,606	\$169,463	4.2%
2027-28	\$5.44189	\$172,110	\$3,684	\$175,794	3.7%
2028-29	\$5.29992	\$179,310	\$3,588	\$182,898	4.0%
2029-30	\$5.40597	\$185,745	\$3,660	\$189,404	3.6%
2030-31	\$5.25975	\$193,192	\$3,561	\$196,753	3.9%
2031-32	\$5.35669	\$199,573	\$3,626	\$203,200	3.3%
2032-33	\$5.21306	\$207,264	\$3,529	\$210,793	3.7%
2033-34	\$5.30182	\$213,584	\$3,589	\$217,173	3.0%
2034-35	\$5.16083	\$221,517	\$3,494	\$225,010	3.6%
2035-36	\$5.24222	\$227,770	\$3,549	\$231,319	2.8%

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	\$40,411,481	\$19,309,950	\$0	\$19,309,950
2026-27	\$34,154,631	\$31,817,406	\$0	\$31,817,406
2027-28	\$34,641,155	\$32,303,930	\$0	\$32,303,930
2028-29	\$36,846,863	\$34,509,638	\$0	\$34,509,638
2029-30	\$37,373,388	\$35,036,163	\$0	\$35,036,163
2030-31	\$39,744,518	\$37,407,293	\$0	\$37,407,293
2031-32	\$40,271,042	\$37,933,817	\$0	\$37,933,817
2032-33	\$42,772,736	\$40,435,511	\$0	\$40,435,511
2033-34	\$43,299,261	\$40,962,036	\$0	\$40,962,036
2034-35	\$45,936,873	\$43,599,648	\$0	\$43,599,648
2035-36	\$46,463,397	\$44,126,172	\$0	\$44,126,172

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	79.73%	-3.12%	76.61%	15.08%	0.00%	1.57%
2026-27	113.33%	-35.30%	78.03%	15.70%	0.00%	0.95%
2027-28	113.72%	-35.36%	78.36%	15.47%	0.00%	0.94%
2028-29	112.67%	-33.62%	79.05%	15.20%	0.00%	0.88%
2029-30	112.91%	-33.54%	79.37%	14.97%	0.00%	0.86%
2030-31	111.79%	-31.78%	80.01%	14.72%	0.00%	0.81%
2031-32	112.02%	-31.74%	80.28%	14.52%	0.00%	0.80%
2032-33	110.97%	-30.12%	80.85%	14.30%	0.00%	0.75%
2033-34	111.20%	-30.10%	81.10%	14.12%	0.00%	0.74%
2034-35	110.20%	-28.60%	81.60%	13.93%	0.00%	0.69%
2035-36	110.42%	-28.60%	81.82%	13.76%	0.00%	0.69%

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 ESSEX, 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	\$19,309,950	\$8.42079	\$162,605
2026-27	\$31,817,406	\$5.32610	\$169,463
2027-28	\$32,303,930	\$5.44189	\$175,794
2028-29	\$34,509,638	\$5.29992	\$182,898
2029-30	\$35,036,163	\$5.40597	\$189,404
2030-31	\$37,407,293	\$5.25975	\$196,753
2031-32	\$37,933,817	\$5.35669	\$203,200
2032-33	\$40,435,511	\$5.21306	\$210,793
2033-34	\$40,962,036	\$5.30182	\$217,173
2034-35	\$43,599,648	\$5.16083	\$225,010
2035-36	\$44,126,172	\$5.24222	\$231,319

CITY OF ESSEX, 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	\$19,309,950	\$8.42079	\$162,605
2026-27	\$19,924,447	\$8.33742	\$166,118
2027-28	\$20,563,028	\$8.25487	\$169,745
2028-29	\$21,512,232	\$8.10000	\$174,249
2029-30	\$22,185,160	\$8.10000	\$179,700
2030-31	\$23,189,805	\$8.10000	\$187,837
2031-32	\$23,898,832	\$8.10000	\$193,581
2032-33	\$24,961,852	\$8.10000	\$202,191
2033-34	\$25,708,949	\$8.10000	\$208,242
2034-35	\$26,833,480	\$8.10000	\$217,351
2035-36	\$27,620,586	\$8.10000	\$223,727

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	\$11,892,958	(\$3.01132)	\$3,344
2027-28	\$11,740,902	(\$2.81298)	\$6,049
2028-29	\$12,997,406	(\$2.80008)	\$8,649
2029-30	\$12,851,003	(\$2.69403)	\$9,705
2030-31	\$14,217,488	(\$2.84025)	\$8,916
2031-32	\$14,034,985	(\$2.74331)	\$9,619
2032-33	\$15,473,659	(\$2.88694)	\$8,602
2033-34	\$15,253,087	(\$2.79818)	\$8,931
2034-35	\$16,766,168	(\$2.93917)	\$7,659
2035-36	\$16,505,586	(\$2.85778)	\$7,592

CITY OF ESSEX, 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	\$200	\$325	\$50,000	\$51,515	\$200	\$271	\$50,000	\$58,947	\$180	\$47	\$154	\$47	\$200	\$310
\$100,000	\$123,480	\$399	\$649	\$100,000	\$103,030	\$399	\$542	\$100,000	\$117,894	\$380	\$357	\$354	\$357	\$399	\$620
\$150,000	\$185,220	\$599	\$974	\$150,000	\$154,545	\$599	\$813	\$150,000	\$176,842	\$580	\$667	\$554	\$667	\$599	\$930
\$200,000	\$246,960	\$978	\$1,299	\$200,000	\$206,060	\$978	\$1,084	\$200,000	\$235,789	\$779	\$977	\$753	\$977	\$799	\$1,240
\$250,000	\$308,700	\$1,357	\$1,624	\$250,000	\$257,575	\$1,357	\$1,355	\$250,000	\$294,736	\$979	\$1,287	\$953	\$1,287	\$999	\$1,550
\$300,000	\$370,440	\$1,736	\$1,948	\$300,000	\$309,090	\$1,736	\$1,626	\$300,000	\$353,683	\$1,179	\$1,597	\$1,153	\$1,597	\$1,198	\$1,860
\$400,000	\$493,920	\$2,494	\$2,598	\$400,000	\$412,120	\$2,494	\$2,168	\$400,000	\$471,578	\$1,578	\$2,217	\$1,552	\$2,217	\$1,598	\$2,480
\$500,000	\$617,400	\$3,252	\$3,247	\$500,000	\$515,151	\$3,252	\$2,710	\$500,000	\$589,472	\$1,978	\$2,837	\$1,952	\$2,837	\$1,997	\$3,100
\$600,000	\$740,880	\$4,010	\$3,897	\$600,000	\$618,181	\$4,010	\$3,251	\$600,000	\$707,366	\$2,377	\$3,458	\$2,351	\$3,458	\$2,396	\$3,721
\$700,000	\$864,360	\$4,767	\$4,546	\$700,000	\$721,211	\$4,767	\$3,793	\$700,000	\$825,261	\$2,777	\$4,078	\$2,751	\$4,078	\$2,796	\$4,341
\$800,000	\$987,840	\$5,525	\$5,196	\$800,000	\$824,241	\$5,525	\$4,335	\$800,000	\$943,155	\$3,176	\$4,698	\$3,150	\$4,698	\$3,195	\$4,961
\$900,000	\$1,111,320	\$6,283	\$5,845	\$900,000	\$927,271	\$6,283	\$4,877	\$900,000	\$1,061,050	\$3,575	\$5,318	\$3,549	\$5,318	\$3,595	\$5,581
\$1,000,000	\$1,234,800	\$7,041	\$6,495	\$1,000,000	\$1,030,301	\$7,041	\$5,419	\$1,000,000	\$1,178,944	\$3,975	\$5,938	\$3,949	\$5,938	\$3,994	\$6,201
\$2,000,000	\$2,469,600	\$14,620	\$12,989	\$2,000,000	\$2,060,602	\$14,620	\$10,838	\$2,000,000	\$2,357,888	\$7,969	\$12,139	\$7,943	\$12,139	\$7,988	\$12,402
\$3,000,000	\$3,704,400	\$22,198	\$19,484	\$3,000,000	\$3,090,903	\$22,198	\$16,257	\$3,000,000	\$3,536,832	\$11,963	\$18,340	\$11,937	\$18,340	\$11,982	\$18,603
\$4,000,000	\$4,939,200	\$29,777	\$25,979	\$4,000,000	\$4,121,204	\$29,777	\$21,677	\$4,000,000	\$4,715,776	\$15,957	\$24,541	\$15,931	\$24,541	\$15,976	\$24,804
\$5,000,000	\$6,174,000	\$37,356	\$32,474	\$5,000,000	\$5,151,505	\$37,356	\$27,096	\$5,000,000	\$5,894,720	\$19,951	\$30,742	\$19,925	\$30,742	\$19,971	\$31,005
\$6,000,000	\$7,408,800	\$44,935	\$38,968	\$6,000,000	\$6,181,806	\$44,935	\$32,515	\$6,000,000	\$7,073,664	\$23,945	\$36,943	\$23,919	\$36,943	\$23,965	\$37,206
\$7,000,000	\$8,643,600	\$52,513	\$45,463	\$7,000,000	\$7,212,107	\$52,513	\$37,934	\$7,000,000	\$8,252,608	\$27,939	\$43,144	\$27,913	\$43,144	\$27,959	\$43,407
\$8,000,000	\$9,878,400	\$60,092	\$51,958	\$8,000,000	\$8,242,408	\$60,092	\$43,353	\$8,000,000	\$9,431,552	\$31,934	\$49,345	\$31,908	\$49,345	\$31,953	\$49,608
\$9,000,000	\$11,113,200	\$67,671	\$58,453	\$9,000,000	\$9,272,709	\$67,671	\$48,772	\$9,000,000	\$10,610,496	\$35,928	\$55,546	\$35,902	\$55,546	\$35,947	\$55,809
\$10,000,000	\$12,348,000	\$75,249	\$64,947	\$10,000,000	\$10,303,010	\$75,249	\$54,191	\$10,000,000	\$11,789,440	\$39,922	\$61,747	\$39,896	\$61,747	\$39,941	\$62,010
\$15,000,000	\$18,522,000	\$113,143	\$97,421	\$15,000,000	\$15,454,515	\$113,143	\$81,287	\$15,000,000	\$17,684,160	\$59,892	\$92,751	\$59,866	\$92,751	\$59,912	\$93,014
\$20,000,000	\$24,696,000	\$151,037	\$129,895	\$20,000,000	\$20,606,020	\$151,037	\$108,383	\$20,000,000	\$23,578,880	\$79,863	\$123,756	\$79,837	\$123,756	\$79,882	\$124,019
\$25,000,000	\$30,870,000	\$188,930	\$162,368	\$25,000,000	\$25,757,525	\$188,930	\$135,478	\$25,000,000	\$29,473,600	\$99,834	\$154,761	\$99,808	\$154,761	\$99,853	\$155,024
\$30,000,000	\$37,044,000	\$226,824	\$194,842	\$30,000,000	\$30,909,030	\$226,824	\$162,574	\$30,000,000	\$35,368,320	\$119,804	\$185,766	\$119,778	\$185,766	\$119,823	\$186,029
\$35,000,000	\$43,218,000	\$264,717	\$227,316	\$35,000,000	\$36,060,535	\$264,717	\$189,669	\$35,000,000	\$41,263,040	\$139,775	\$216,770	\$139,749	\$216,770	\$139,794	\$217,033
\$40,000,000	\$49,392,000	\$302,611	\$259,790	\$40,000,000	\$41,212,040	\$302,611	\$216,765	\$40,000,000	\$47,157,760	\$159,745	\$247,775	\$159,719	\$247,775	\$159,765	\$248,038
\$45,000,000	\$55,566,000	\$340,504	\$292,263	\$45,000,000	\$46,363,545	\$340,504	\$243,861	\$45,000,000	\$53,052,480	\$179,716	\$278,780	\$179,690	\$278,780	\$179,735	\$279,043
\$50,000,000	\$61,740,000	\$378,398	\$324,737	\$50,000,000	\$51,515,050	\$378,398	\$270,956	\$50,000,000	\$58,947,200	\$199,686	\$309,785	\$199,660	\$309,785	\$199,706	\$310,048

CITY OF ESSEX, 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	\$125	62.61%	\$71	35.68%	(\$133)	(73.90%)	(\$107)	(69.52%)	\$110	55.25%
\$100,000	\$250	62.61%	\$143	35.68%	(\$23)	(6.03%)	\$3	0.86%	\$221	55.25%
\$150,000	\$375	62.61%	\$214	35.68%	\$87	15.08%	\$113	20.47%	\$331	55.25%
\$200,000	\$321	32.81%	\$106	10.81%	\$198	25.37%	\$224	29.69%	\$441	55.25%
\$250,000	\$267	19.65%	(\$2)	(0.16%)	\$308	31.47%	\$334	35.05%	\$552	55.25%
\$300,000	\$212	12.24%	(\$110)	(6.35%)	\$418	35.49%	\$444	38.55%	\$662	55.25%
\$400,000	\$104	4.17%	(\$326)	(13.08%)	\$639	40.49%	\$665	42.84%	\$883	55.25%
\$500,000	(\$4)	(0.13%)	(\$542)	(16.67%)	\$860	43.48%	\$886	45.38%	\$1,103	55.25%
\$600,000	(\$113)	(2.81%)	(\$758)	(18.91%)	\$1,080	45.45%	\$1,106	47.06%	\$1,324	55.25%
\$700,000	(\$221)	(4.64%)	(\$974)	(20.43%)	\$1,301	46.86%	\$1,327	48.25%	\$1,545	55.25%
\$800,000	(\$329)	(5.96%)	(\$1,190)	(21.54%)	\$1,522	47.92%	\$1,548	49.14%	\$1,765	55.25%
\$900,000	(\$438)	(6.97%)	(\$1,406)	(22.38%)	\$1,743	48.74%	\$1,768	49.83%	\$1,986	55.25%
\$1,000,000	(\$546)	(7.76%)	(\$1,622)	(23.03%)	\$1,963	49.39%	\$1,989	50.37%	\$2,207	55.25%
\$2,000,000	(\$1,630)	(11.15%)	(\$3,781)	(25.87%)	\$4,170	52.33%	\$4,196	52.83%	\$4,414	55.25%
\$3,000,000	(\$2,714)	(12.23%)	(\$5,941)	(26.76%)	\$6,377	53.31%	\$6,403	53.64%	\$6,621	55.25%
\$4,000,000	(\$3,798)	(12.76%)	(\$8,101)	(27.20%)	\$8,584	53.79%	\$8,610	54.04%	\$8,827	55.25%
\$5,000,000	(\$4,882)	(13.07%)	(\$10,260)	(27.47%)	\$10,791	54.08%	\$10,817	54.29%	\$11,034	55.25%
\$6,000,000	(\$5,966)	(13.28%)	(\$12,420)	(27.64%)	\$12,997	54.28%	\$13,023	54.45%	\$13,241	55.25%
\$7,000,000	(\$7,050)	(13.43%)	(\$14,579)	(27.76%)	\$15,204	54.42%	\$15,230	54.56%	\$15,448	55.25%
\$8,000,000	(\$8,134)	(13.54%)	(\$16,739)	(27.86%)	\$17,411	54.52%	\$17,437	54.65%	\$17,655	55.25%
\$9,000,000	(\$9,218)	(13.62%)	(\$18,899)	(27.93%)	\$19,618	54.60%	\$19,644	54.72%	\$19,862	55.25%
\$10,000,000	(\$10,302)	(13.69%)	(\$21,058)	(27.98%)	\$21,825	54.67%	\$21,851	54.77%	\$22,068	55.25%
\$15,000,000	(\$15,722)	(13.90%)	(\$31,856)	(28.16%)	\$32,859	54.86%	\$32,885	54.93%	\$33,103	55.25%
\$20,000,000	(\$21,142)	(14.00%)	(\$42,654)	(28.24%)	\$43,893	54.96%	\$43,919	55.01%	\$44,137	55.25%
\$25,000,000	(\$26,562)	(14.06%)	(\$53,452)	(28.29%)	\$54,927	55.02%	\$54,953	55.06%	\$55,171	55.25%
\$30,000,000	(\$31,982)	(14.10%)	(\$64,250)	(28.33%)	\$65,961	55.06%	\$65,987	55.09%	\$66,205	55.25%
\$35,000,000	(\$37,401)	(14.13%)	(\$75,048)	(28.35%)	\$76,996	55.09%	\$77,022	55.11%	\$77,239	55.25%
\$40,000,000	(\$42,821)	(14.15%)	(\$85,846)	(28.37%)	\$88,030	55.11%	\$88,056	55.13%	\$88,273	55.25%
\$45,000,000	(\$48,241)	(14.17%)	(\$96,644)	(28.38%)	\$99,064	55.12%	\$99,090	55.14%	\$99,308	55.25%
\$50,000,000	(\$53,661)	(14.18%)	(\$107,442)	(28.39%)	\$110,098	55.14%	\$110,124	55.16%	\$110,342	55.25%