

CITY OF GENEVA, 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	\$8.10000	\$15,847	\$0	\$15,847	
2026-27	\$6.38042	\$16,164	\$103	\$16,267	2.6%
2027-28	\$6.43903	\$16,348	\$104	\$16,452	1.1%
2028-29	\$6.15173	\$16,781	\$99	\$16,880	2.6%
2029-30	\$6.19056	\$16,965	\$100	\$17,064	1.1%
2030-31	\$5.91007	\$17,406	\$95	\$17,501	2.6%
2031-32	\$5.94681	\$17,588	\$96	\$17,684	1.0%
2032-33	\$5.68765	\$18,038	\$92	\$18,129	2.5%
2033-34	\$5.72251	\$18,220	\$92	\$18,312	1.0%
2034-35	\$5.48206	\$18,678	\$88	\$18,767	2.5%
2035-36	\$5.51523	\$18,860	\$89	\$18,949	1.0%

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	\$4,891,267	\$1,956,481	\$0	\$1,956,481
2026-27	\$3,323,721	\$2,549,546	\$0	\$2,549,546
2027-28	\$3,329,243	\$2,555,068	\$0	\$2,555,068
2028-29	\$3,518,157	\$2,743,982	\$0	\$2,743,982
2029-30	\$3,530,679	\$2,756,504	\$0	\$2,756,504
2030-31	\$3,735,347	\$2,961,172	\$0	\$2,961,172
2031-32	\$3,747,869	\$2,973,694	\$0	\$2,973,694
2032-33	\$3,961,649	\$3,187,474	\$0	\$3,187,474
2033-34	\$3,974,171	\$3,199,996	\$0	\$3,199,996
2034-35	\$4,197,434	\$3,423,259	\$0	\$3,423,259
2035-36	\$4,209,956	\$3,435,781	\$0	\$3,435,781

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	93.97%	-5.42%	88.55%	5.68%	0.00%	5.78%
2026-27	166.34%	-81.57%	84.77%	10.28%	0.00%	4.43%
2027-28	166.61%	-81.81%	84.80%	10.26%	0.00%	4.42%
2028-29	161.93%	-76.53%	85.40%	10.03%	0.00%	4.12%
2029-30	161.78%	-76.31%	85.47%	9.99%	0.00%	4.10%
2030-31	157.17%	-71.13%	86.04%	9.76%	0.00%	3.82%
2031-32	157.05%	-70.95%	86.10%	9.72%	0.00%	3.80%
2032-33	152.88%	-66.28%	86.60%	9.52%	0.00%	3.54%
2033-34	152.78%	-66.13%	86.65%	9.49%	0.00%	3.53%
2034-35	149.00%	-61.90%	87.10%	9.31%	0.00%	3.30%
2035-36	148.93%	-61.78%	87.15%	9.28%	0.00%	3.29%

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 GENEVA, 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	\$1,956,481	\$8.10000	\$15,847
2026-27	\$2,549,546	\$6.38042	\$16,267
2027-28	\$2,555,068	\$6.43903	\$16,452
2028-29	\$2,743,982	\$6.15173	\$16,880
2029-30	\$2,756,504	\$6.19056	\$17,064
2030-31	\$2,961,172	\$5.91007	\$17,501
2031-32	\$2,973,694	\$5.94681	\$17,684
2032-33	\$3,187,474	\$5.68765	\$18,129
2033-34	\$3,199,996	\$5.72251	\$18,312
2034-35	\$3,423,259	\$5.48206	\$18,767
2035-36	\$3,435,781	\$5.51523	\$18,949

CITY OF GENEVA, 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	\$1,956,481	\$8.10000	\$15,847
2026-27	\$1,972,535	\$8.10000	\$15,978
2027-28	\$2,019,469	\$8.10000	\$16,358
2028-29	\$2,089,401	\$8.10000	\$16,924
2029-30	\$2,138,812	\$8.10000	\$17,324
2030-31	\$2,212,533	\$8.10000	\$17,922
2031-32	\$2,264,545	\$8.10000	\$18,343
2032-33	\$2,342,253	\$8.10000	\$18,972
2033-34	\$2,397,010	\$8.10000	\$19,416
2034-35	\$2,478,917	\$8.10000	\$20,079
2035-36	\$2,536,556	\$8.10000	\$20,546

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	\$577,011	(\$1.71958)	\$290
2027-28	\$535,600	(\$1.66097)	\$94
2028-29	\$654,581	(\$1.94827)	-\$44
2029-30	\$617,692	(\$1.90944)	-\$260
2030-31	\$748,639	(\$2.18993)	-\$421
2031-32	\$709,149	(\$2.15319)	-\$659
2032-33	\$845,221	(\$2.41235)	-\$843
2033-34	\$802,986	(\$2.37749)	-\$1,104
2034-35	\$944,342	(\$2.61794)	-\$1,313
2035-36	\$899,225	(\$2.58477)	-\$1,597

CITY OF GENEVA, 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	\$192	\$365	\$50,000	\$51,515	\$192	\$304	\$50,000	\$58,947	\$173	\$53	\$148	\$53	\$192	\$348
\$100,000	\$123,480	\$384	\$730	\$100,000	\$103,030	\$384	\$609	\$100,000	\$117,894	\$366	\$401	\$341	\$401	\$384	\$697
\$150,000	\$185,220	\$576	\$1,095	\$150,000	\$154,545	\$576	\$913	\$150,000	\$176,842	\$558	\$750	\$533	\$750	\$576	\$1,045
\$200,000	\$246,960	\$941	\$1,460	\$200,000	\$206,060	\$941	\$1,218	\$200,000	\$235,789	\$750	\$1,098	\$725	\$1,098	\$768	\$1,394
\$250,000	\$308,700	\$1,305	\$1,824	\$250,000	\$257,575	\$1,305	\$1,522	\$250,000	\$294,736	\$942	\$1,446	\$917	\$1,446	\$960	\$1,742
\$300,000	\$370,440	\$1,670	\$2,189	\$300,000	\$309,090	\$1,670	\$1,827	\$300,000	\$353,683	\$1,134	\$1,795	\$1,109	\$1,795	\$1,153	\$2,090
\$400,000	\$493,920	\$2,399	\$2,919	\$400,000	\$412,120	\$2,399	\$2,436	\$400,000	\$471,578	\$1,518	\$2,492	\$1,493	\$2,492	\$1,537	\$2,787
\$500,000	\$617,400	\$3,128	\$3,649	\$500,000	\$515,151	\$3,128	\$3,045	\$500,000	\$589,472	\$1,902	\$3,188	\$1,877	\$3,188	\$1,921	\$3,484
\$600,000	\$740,880	\$3,857	\$4,379	\$600,000	\$618,181	\$3,857	\$3,653	\$600,000	\$707,366	\$2,287	\$3,885	\$2,262	\$3,885	\$2,305	\$4,181
\$700,000	\$864,360	\$4,586	\$5,108	\$700,000	\$721,211	\$4,586	\$4,262	\$700,000	\$825,261	\$2,671	\$4,582	\$2,646	\$4,582	\$2,689	\$4,877
\$800,000	\$987,840	\$5,315	\$5,838	\$800,000	\$824,241	\$5,315	\$4,871	\$800,000	\$943,155	\$3,055	\$5,279	\$3,030	\$5,279	\$3,074	\$5,574
\$900,000	\$1,111,320	\$6,044	\$6,568	\$900,000	\$927,271	\$6,044	\$5,480	\$900,000	\$1,061,050	\$3,439	\$5,975	\$3,414	\$5,975	\$3,458	\$6,271
\$1,000,000	\$1,234,800	\$6,773	\$7,298	\$1,000,000	\$1,030,301	\$6,773	\$6,089	\$1,000,000	\$1,178,944	\$3,823	\$6,672	\$3,798	\$6,672	\$3,842	\$6,968
\$2,000,000	\$2,469,600	\$14,063	\$14,596	\$2,000,000	\$2,060,602	\$14,063	\$12,178	\$2,000,000	\$2,357,888	\$7,665	\$13,640	\$7,640	\$13,640	\$7,684	\$13,935
\$3,000,000	\$3,704,400	\$21,353	\$21,893	\$3,000,000	\$3,090,903	\$21,353	\$18,267	\$3,000,000	\$3,536,832	\$11,507	\$20,607	\$11,482	\$20,607	\$11,526	\$20,903
\$4,000,000	\$4,939,200	\$28,643	\$29,191	\$4,000,000	\$4,121,204	\$28,643	\$24,357	\$4,000,000	\$4,715,776	\$15,349	\$27,575	\$15,324	\$27,575	\$15,368	\$27,871
\$5,000,000	\$6,174,000	\$35,933	\$36,489	\$5,000,000	\$5,151,505	\$35,933	\$30,446	\$5,000,000	\$5,894,720	\$19,191	\$34,543	\$19,166	\$34,543	\$19,210	\$34,838
\$6,000,000	\$7,408,800	\$43,223	\$43,787	\$6,000,000	\$6,181,806	\$43,223	\$36,535	\$6,000,000	\$7,073,664	\$23,033	\$41,510	\$23,008	\$41,510	\$23,052	\$41,806
\$7,000,000	\$8,643,600	\$50,513	\$51,084	\$7,000,000	\$7,212,107	\$50,513	\$42,624	\$7,000,000	\$8,252,608	\$26,875	\$48,478	\$26,850	\$48,478	\$26,894	\$48,773
\$8,000,000	\$9,878,400	\$57,803	\$58,382	\$8,000,000	\$8,242,408	\$57,803	\$48,713	\$8,000,000	\$9,431,552	\$30,717	\$55,446	\$30,692	\$55,446	\$30,736	\$55,741
\$9,000,000	\$11,113,200	\$65,093	\$65,680	\$9,000,000	\$9,272,709	\$65,093	\$54,802	\$9,000,000	\$10,610,496	\$34,559	\$62,413	\$34,534	\$62,413	\$34,578	\$62,709
\$10,000,000	\$12,348,000	\$72,383	\$72,978	\$10,000,000	\$10,303,010	\$72,383	\$60,892	\$10,000,000	\$11,789,440	\$38,401	\$69,381	\$38,376	\$69,381	\$38,420	\$69,676
\$15,000,000	\$18,522,000	\$108,833	\$109,466	\$15,000,000	\$15,454,515	\$108,833	\$91,337	\$15,000,000	\$17,684,160	\$57,611	\$104,219	\$57,586	\$104,219	\$57,629	\$104,515
\$20,000,000	\$24,696,000	\$145,283	\$145,955	\$20,000,000	\$20,606,020	\$145,283	\$121,783	\$20,000,000	\$23,578,880	\$76,821	\$139,057	\$76,796	\$139,057	\$76,839	\$139,353
\$25,000,000	\$30,870,000	\$181,733	\$182,444	\$25,000,000	\$25,757,525	\$181,733	\$152,229	\$25,000,000	\$29,473,600	\$96,030	\$173,896	\$96,005	\$173,896	\$96,049	\$174,191
\$30,000,000	\$37,044,000	\$218,183	\$218,933	\$30,000,000	\$30,909,030	\$218,183	\$182,675	\$30,000,000	\$35,368,320	\$115,240	\$208,734	\$115,215	\$208,734	\$115,259	\$209,029
\$35,000,000	\$43,218,000	\$254,633	\$255,421	\$35,000,000	\$36,060,535	\$254,633	\$213,120	\$35,000,000	\$41,263,040	\$134,450	\$243,572	\$134,425	\$243,572	\$134,469	\$243,867
\$40,000,000	\$49,392,000	\$291,083	\$291,910	\$40,000,000	\$41,212,040	\$291,083	\$243,566	\$40,000,000	\$47,157,760	\$153,660	\$278,410	\$153,635	\$278,410	\$153,678	\$278,706
\$45,000,000	\$55,566,000	\$327,533	\$328,399	\$45,000,000	\$46,363,545	\$327,533	\$274,012	\$45,000,000	\$53,052,480	\$172,870	\$313,248	\$172,845	\$313,248	\$172,888	\$313,544
\$50,000,000	\$61,740,000	\$363,983	\$364,888	\$50,000,000	\$51,515,050	\$363,983	\$304,458	\$50,000,000	\$58,947,200	\$192,079	\$348,087	\$192,054	\$348,087	\$192,098	\$348,382

CITY OF GENEVA, 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	\$173	89.95%	\$112	58.49%	(\$121)	(69.52%)	(\$96)	(64.39%)	\$156	81.36%
\$100,000	\$346	89.95%	\$225	58.49%	\$36	9.77%	\$61	17.81%	\$313	81.36%
\$150,000	\$518	89.95%	\$337	58.49%	\$192	34.43%	\$217	40.73%	\$469	81.36%
\$200,000	\$519	55.14%	\$277	29.45%	\$348	46.45%	\$373	51.50%	\$625	81.36%
\$250,000	\$519	39.77%	\$217	16.62%	\$505	53.57%	\$530	57.75%	\$781	81.36%
\$300,000	\$520	31.11%	\$157	9.40%	\$661	58.28%	\$686	61.84%	\$938	81.36%
\$400,000	\$520	21.69%	\$37	1.54%	\$973	64.12%	\$998	66.86%	\$1,250	81.36%
\$500,000	\$521	16.66%	(\$83)	(2.66%)	\$1,286	67.60%	\$1,311	69.83%	\$1,563	81.36%
\$600,000	\$522	13.53%	(\$203)	(5.27%)	\$1,599	69.91%	\$1,624	71.79%	\$1,875	81.36%
\$700,000	\$523	11.40%	(\$323)	(7.05%)	\$1,911	71.56%	\$1,936	73.18%	\$2,188	81.36%
\$800,000	\$523	9.85%	(\$443)	(8.34%)	\$2,224	72.79%	\$2,249	74.21%	\$2,501	81.36%
\$900,000	\$524	8.67%	(\$564)	(9.32%)	\$2,536	73.75%	\$2,561	75.02%	\$2,813	81.36%
\$1,000,000	\$525	7.75%	(\$684)	(10.09%)	\$2,849	74.51%	\$2,874	75.66%	\$3,126	81.36%
\$2,000,000	\$533	3.79%	(\$1,884)	(13.40%)	\$5,974	77.94%	\$5,999	78.52%	\$6,251	81.36%
\$3,000,000	\$540	2.53%	(\$3,085)	(14.45%)	\$9,100	79.08%	\$9,125	79.47%	\$9,377	81.36%
\$4,000,000	\$548	1.91%	(\$4,286)	(14.96%)	\$12,226	79.65%	\$12,251	79.94%	\$12,503	81.36%
\$5,000,000	\$556	1.55%	(\$5,487)	(15.27%)	\$15,352	79.99%	\$15,377	80.23%	\$15,628	81.36%
\$6,000,000	\$564	1.30%	(\$6,688)	(15.47%)	\$18,477	80.22%	\$18,502	80.42%	\$18,754	81.36%
\$7,000,000	\$571	1.13%	(\$7,889)	(15.62%)	\$21,603	80.38%	\$21,628	80.55%	\$21,880	81.36%
\$8,000,000	\$579	1.00%	(\$9,090)	(15.73%)	\$24,729	80.50%	\$24,754	80.65%	\$25,005	81.36%
\$9,000,000	\$587	0.90%	(\$10,290)	(15.81%)	\$27,854	80.60%	\$27,879	80.73%	\$28,131	81.36%
\$10,000,000	\$595	0.82%	(\$11,491)	(15.88%)	\$30,980	80.67%	\$31,005	80.79%	\$31,257	81.36%
\$15,000,000	\$634	0.58%	(\$17,496)	(16.08%)	\$46,608	80.90%	\$46,633	80.98%	\$46,885	81.36%
\$20,000,000	\$672	0.46%	(\$23,500)	(16.18%)	\$62,237	81.02%	\$62,262	81.07%	\$62,514	81.36%
\$25,000,000	\$711	0.39%	(\$29,504)	(16.23%)	\$77,865	81.08%	\$77,890	81.13%	\$78,142	81.36%
\$30,000,000	\$750	0.34%	(\$35,508)	(16.27%)	\$93,494	81.13%	\$93,519	81.17%	\$93,770	81.36%
\$35,000,000	\$789	0.31%	(\$41,513)	(16.30%)	\$109,122	81.16%	\$109,147	81.20%	\$109,399	81.36%
\$40,000,000	\$827	0.28%	(\$47,517)	(16.32%)	\$124,750	81.19%	\$124,775	81.22%	\$125,027	81.36%
\$45,000,000	\$866	0.26%	(\$53,521)	(16.34%)	\$140,379	81.21%	\$140,404	81.23%	\$140,656	81.36%
\$50,000,000	\$905	0.25%	(\$59,525)	(16.35%)	\$156,007	81.22%	\$156,032	81.24%	\$156,284	81.36%