

CITY OF GARBER, 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	\$8.01980	\$14,776	\$0	\$14,776	
2026-27	\$5.26496	\$15,071	\$423	\$15,494	4.9%
2027-28	\$5.40485	\$15,804	\$434	\$16,238	4.8%
2028-29	\$5.23263	\$16,562	\$420	\$16,982	4.6%
2029-30	\$5.36530	\$17,317	\$431	\$17,748	4.5%
2030-31	\$5.19675	\$18,103	\$417	\$18,520	4.3%
2031-32	\$5.31647	\$18,852	\$427	\$19,278	4.1%
2032-33	\$5.15310	\$19,664	\$414	\$20,077	4.1%
2033-34	\$5.26148	\$20,406	\$422	\$20,828	3.7%
2034-35	\$5.10303	\$21,245	\$410	\$21,654	4.0%
2035-36	\$5.20140	\$21,979	\$417	\$22,396	3.4%

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	\$4,226,665	\$1,842,418	\$0	\$1,842,418
2026-27	\$3,246,204	\$2,942,831	\$0	\$2,942,831
2027-28	\$3,307,623	\$3,004,250	\$0	\$3,004,250
2028-29	\$3,548,819	\$3,245,446	\$0	\$3,245,446
2029-30	\$3,611,238	\$3,307,865	\$0	\$3,307,865
2030-31	\$3,867,080	\$3,563,707	\$0	\$3,563,707
2031-32	\$3,929,499	\$3,626,126	\$0	\$3,626,126
2032-33	\$4,199,535	\$3,896,162	\$0	\$3,896,162
2033-34	\$4,261,954	\$3,958,581	\$0	\$3,958,581
2034-35	\$4,546,753	\$4,243,380	\$0	\$4,243,380
2035-36	\$4,609,172	\$4,305,799	\$0	\$4,305,799

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	100.31%	-4.10%	96.21%	1.60%	0.00%	2.19%
2026-27	147.04%	-52.20%	94.84%	2.36%	0.00%	1.37%
2027-28	146.71%	-51.75%	94.96%	2.31%	0.00%	1.34%
2028-29	143.71%	-48.40%	95.31%	2.25%	0.00%	1.24%
2029-30	143.43%	-48.02%	95.41%	2.21%	0.00%	1.22%
2030-31	140.71%	-45.00%	95.70%	2.15%	0.00%	1.13%
2031-32	140.50%	-44.71%	95.78%	2.11%	0.00%	1.11%
2032-33	138.05%	-42.02%	96.03%	2.07%	0.00%	1.04%
2033-34	137.90%	-41.80%	96.10%	2.03%	0.00%	1.02%
2034-35	135.68%	-39.37%	96.31%	1.99%	0.00%	0.95%
2035-36	135.58%	-39.21%	96.37%	1.96%	0.00%	0.94%

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 GARBER, 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	\$1,842,418	\$8.01980	\$14,776
2026-27	\$2,942,831	\$5.26496	\$15,494
2027-28	\$3,004,250	\$5.40485	\$16,238
2028-29	\$3,245,446	\$5.23263	\$16,982
2029-30	\$3,307,865	\$5.36530	\$17,748
2030-31	\$3,563,707	\$5.19675	\$18,520
2031-32	\$3,626,126	\$5.31647	\$19,278
2032-33	\$3,896,162	\$5.15310	\$20,077
2033-34	\$3,958,581	\$5.26148	\$20,828
2034-35	\$4,243,380	\$5.10303	\$21,654
2035-36	\$4,305,799	\$5.20140	\$22,396

CITY OF GARBER, 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	\$1,842,418	\$8.01980	\$14,776
2026-27	\$1,876,513	\$8.01980	\$15,049
2027-28	\$1,952,710	\$7.86255	\$15,353
2028-29	\$2,048,256	\$7.86255	\$16,105
2029-30	\$2,128,550	\$7.86255	\$16,736
2030-31	\$2,229,821	\$7.86255	\$17,532
2031-32	\$2,314,422	\$7.86255	\$18,197
2032-33	\$2,421,723	\$7.86255	\$19,041
2033-34	\$2,510,866	\$7.86255	\$19,742
2034-35	\$2,624,525	\$7.86255	\$20,635
2035-36	\$2,718,441	\$7.86255	\$21,374

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	\$1,066,318	(\$2.75484)	\$445
2027-28	\$1,051,540	(\$2.45770)	\$884
2028-29	\$1,197,190	(\$2.62992)	\$878
2029-30	\$1,179,315	(\$2.49725)	\$1,012
2030-31	\$1,333,886	(\$2.66580)	\$988
2031-32	\$1,311,704	(\$2.54608)	\$1,081
2032-33	\$1,474,439	(\$2.70945)	\$1,036
2033-34	\$1,447,714	(\$2.60107)	\$1,086
2034-35	\$1,618,855	(\$2.75952)	\$1,019
2035-36	\$1,587,357	(\$2.66115)	\$1,022

CITY OF GARBER, 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	\$190	\$321	\$50,000	\$51,515	\$190	\$268	\$50,000	\$58,947	\$172	\$46	\$147	\$46	\$190	\$306
\$100,000	\$123,480	\$380	\$642	\$100,000	\$103,030	\$380	\$535	\$100,000	\$117,894	\$362	\$353	\$337	\$353	\$380	\$613
\$150,000	\$185,220	\$571	\$963	\$150,000	\$154,545	\$571	\$803	\$150,000	\$176,842	\$552	\$659	\$527	\$659	\$571	\$919
\$200,000	\$246,960	\$931	\$1,283	\$200,000	\$206,060	\$931	\$1,071	\$200,000	\$235,789	\$742	\$965	\$718	\$965	\$761	\$1,225
\$250,000	\$308,700	\$1,292	\$1,604	\$250,000	\$257,575	\$1,292	\$1,339	\$250,000	\$294,736	\$933	\$1,272	\$908	\$1,272	\$951	\$1,532
\$300,000	\$370,440	\$1,653	\$1,925	\$300,000	\$309,090	\$1,653	\$1,606	\$300,000	\$353,683	\$1,123	\$1,578	\$1,098	\$1,578	\$1,141	\$1,838
\$400,000	\$493,920	\$2,375	\$2,567	\$400,000	\$412,120	\$2,375	\$2,142	\$400,000	\$471,578	\$1,503	\$2,191	\$1,478	\$2,191	\$1,522	\$2,451
\$500,000	\$617,400	\$3,097	\$3,208	\$500,000	\$515,151	\$3,097	\$2,677	\$500,000	\$589,472	\$1,884	\$2,804	\$1,859	\$2,804	\$1,902	\$3,063
\$600,000	\$740,880	\$3,819	\$3,850	\$600,000	\$618,181	\$3,819	\$3,213	\$600,000	\$707,366	\$2,264	\$3,416	\$2,239	\$3,416	\$2,282	\$3,676
\$700,000	\$864,360	\$4,540	\$4,492	\$700,000	\$721,211	\$4,540	\$3,748	\$700,000	\$825,261	\$2,644	\$4,029	\$2,620	\$4,029	\$2,663	\$4,289
\$800,000	\$987,840	\$5,262	\$5,134	\$800,000	\$824,241	\$5,262	\$4,283	\$800,000	\$943,155	\$3,025	\$4,642	\$3,000	\$4,642	\$3,043	\$4,901
\$900,000	\$1,111,320	\$5,984	\$5,775	\$900,000	\$927,271	\$5,984	\$4,819	\$900,000	\$1,061,050	\$3,405	\$5,254	\$3,380	\$5,254	\$3,424	\$5,514
\$1,000,000	\$1,234,800	\$6,706	\$6,417	\$1,000,000	\$1,030,301	\$6,706	\$5,354	\$1,000,000	\$1,178,944	\$3,785	\$5,867	\$3,761	\$5,867	\$3,804	\$6,127
\$2,000,000	\$2,469,600	\$13,924	\$12,834	\$2,000,000	\$2,060,602	\$13,924	\$10,708	\$2,000,000	\$2,357,888	\$7,589	\$11,994	\$7,565	\$11,994	\$7,608	\$12,253
\$3,000,000	\$3,704,400	\$21,141	\$19,251	\$3,000,000	\$3,090,903	\$21,141	\$16,063	\$3,000,000	\$3,536,832	\$11,393	\$18,120	\$11,369	\$18,120	\$11,412	\$18,380
\$4,000,000	\$4,939,200	\$28,359	\$25,668	\$4,000,000	\$4,121,204	\$28,359	\$21,417	\$4,000,000	\$4,715,776	\$15,197	\$24,247	\$15,173	\$24,247	\$15,216	\$24,507
\$5,000,000	\$6,174,000	\$35,577	\$32,085	\$5,000,000	\$5,151,505	\$35,577	\$26,771	\$5,000,000	\$5,894,720	\$19,001	\$30,374	\$18,976	\$30,374	\$19,020	\$30,633
\$6,000,000	\$7,408,800	\$42,795	\$38,502	\$6,000,000	\$6,181,806	\$42,795	\$32,125	\$6,000,000	\$7,073,664	\$22,805	\$36,500	\$22,780	\$36,500	\$22,824	\$36,760
\$7,000,000	\$8,643,600	\$50,013	\$44,919	\$7,000,000	\$7,212,107	\$50,013	\$37,480	\$7,000,000	\$8,252,608	\$26,609	\$42,627	\$26,584	\$42,627	\$26,627	\$42,887
\$8,000,000	\$9,878,400	\$57,230	\$51,336	\$8,000,000	\$8,242,408	\$57,230	\$42,834	\$8,000,000	\$9,431,552	\$30,413	\$48,754	\$30,388	\$48,754	\$30,431	\$49,013
\$9,000,000	\$11,113,200	\$64,448	\$57,753	\$9,000,000	\$9,272,709	\$64,448	\$48,188	\$9,000,000	\$10,610,496	\$34,217	\$54,880	\$34,192	\$54,880	\$34,235	\$55,140
\$10,000,000	\$12,348,000	\$71,666	\$64,169	\$10,000,000	\$10,303,010	\$71,666	\$53,542	\$10,000,000	\$11,789,440	\$38,021	\$61,007	\$37,996	\$61,007	\$38,039	\$61,267
\$15,000,000	\$18,522,000	\$107,755	\$96,254	\$15,000,000	\$15,454,515	\$107,755	\$80,313	\$15,000,000	\$17,684,160	\$57,040	\$91,640	\$57,016	\$91,640	\$57,059	\$91,900
\$20,000,000	\$24,696,000	\$143,844	\$128,339	\$20,000,000	\$20,606,020	\$143,844	\$107,084	\$20,000,000	\$23,578,880	\$76,060	\$122,274	\$76,035	\$122,274	\$76,078	\$122,534
\$25,000,000	\$30,870,000	\$179,933	\$160,424	\$25,000,000	\$25,757,525	\$179,933	\$133,855	\$25,000,000	\$29,473,600	\$95,080	\$152,907	\$95,055	\$152,907	\$95,098	\$153,167
\$30,000,000	\$37,044,000	\$216,023	\$192,508	\$30,000,000	\$30,909,030	\$216,023	\$160,627	\$30,000,000	\$35,368,320	\$114,099	\$183,540	\$114,074	\$183,540	\$114,118	\$183,800
\$35,000,000	\$43,218,000	\$252,112	\$224,593	\$35,000,000	\$36,060,535	\$252,112	\$187,398	\$35,000,000	\$41,263,040	\$133,119	\$214,174	\$133,094	\$214,174	\$133,137	\$214,434
\$40,000,000	\$49,392,000	\$288,201	\$256,678	\$40,000,000	\$41,212,040	\$288,201	\$214,169	\$40,000,000	\$47,157,760	\$152,138	\$244,807	\$152,114	\$244,807	\$152,157	\$245,067
\$45,000,000	\$55,566,000	\$324,290	\$288,763	\$45,000,000	\$46,363,545	\$324,290	\$240,940	\$45,000,000	\$53,052,480	\$171,158	\$275,441	\$171,133	\$275,441	\$171,176	\$275,700
\$50,000,000	\$61,740,000	\$360,379	\$320,847	\$50,000,000	\$51,515,050	\$360,379	\$267,711	\$50,000,000	\$58,947,200	\$190,178	\$306,074	\$190,153	\$306,074	\$190,196	\$306,334

CITY OF GARBER, 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	\$131	68.69%	\$78	40.76%	(\$125)	(72.93%)	(\$101)	(68.37%)	\$116	61.06%
\$100,000	\$261	68.69%	\$155	40.76%	(\$9)	(2.52%)	\$16	4.63%	\$232	61.06%
\$150,000	\$392	68.69%	\$233	40.76%	\$107	19.38%	\$132	24.98%	\$348	61.06%
\$200,000	\$352	37.78%	\$139	14.96%	\$223	30.06%	\$248	34.54%	\$465	61.06%
\$250,000	\$312	24.13%	\$46	3.57%	\$339	36.38%	\$364	40.10%	\$581	61.06%
\$300,000	\$272	16.44%	(\$47)	(2.84%)	\$455	40.57%	\$480	43.73%	\$697	61.06%
\$400,000	\$192	8.07%	(\$233)	(9.83%)	\$688	45.75%	\$712	48.19%	\$929	61.06%
\$500,000	\$112	3.61%	(\$420)	(13.55%)	\$920	48.84%	\$945	50.82%	\$1,161	61.06%
\$600,000	\$32	0.83%	(\$606)	(15.87%)	\$1,152	50.90%	\$1,177	52.56%	\$1,394	61.06%
\$700,000	(\$49)	(1.07%)	(\$792)	(17.45%)	\$1,385	52.36%	\$1,409	53.80%	\$1,626	61.06%
\$800,000	(\$129)	(2.44%)	(\$979)	(18.60%)	\$1,617	53.45%	\$1,642	54.72%	\$1,858	61.06%
\$900,000	(\$209)	(3.49%)	(\$1,165)	(19.47%)	\$1,849	54.30%	\$1,874	55.43%	\$2,090	61.06%
\$1,000,000	(\$289)	(4.31%)	(\$1,352)	(20.15%)	\$2,081	54.98%	\$2,106	56.00%	\$2,323	61.06%
\$2,000,000	(\$1,090)	(7.83%)	(\$3,215)	(23.09%)	\$4,404	58.03%	\$4,429	58.55%	\$4,646	61.06%
\$3,000,000	(\$1,891)	(8.94%)	(\$5,079)	(24.02%)	\$6,727	59.04%	\$6,752	59.39%	\$6,968	61.06%
\$4,000,000	(\$2,691)	(9.49%)	(\$6,942)	(24.48%)	\$9,050	59.55%	\$9,074	59.81%	\$9,291	61.06%
\$5,000,000	(\$3,492)	(9.82%)	(\$8,806)	(24.75%)	\$11,372	59.85%	\$11,397	60.06%	\$11,614	61.06%
\$6,000,000	(\$4,293)	(10.03%)	(\$10,670)	(24.93%)	\$13,695	60.05%	\$13,720	60.23%	\$13,937	61.06%
\$7,000,000	(\$5,094)	(10.19%)	(\$12,533)	(25.06%)	\$16,018	60.20%	\$16,043	60.35%	\$16,259	61.06%
\$8,000,000	(\$5,895)	(10.30%)	(\$14,397)	(25.16%)	\$18,341	60.31%	\$18,365	60.44%	\$18,582	61.06%
\$9,000,000	(\$6,696)	(10.39%)	(\$16,260)	(25.23%)	\$20,663	60.39%	\$20,688	60.51%	\$20,905	61.06%
\$10,000,000	(\$7,497)	(10.46%)	(\$18,124)	(25.29%)	\$22,986	60.46%	\$23,011	60.56%	\$23,228	61.06%
\$15,000,000	(\$11,501)	(10.67%)	(\$27,442)	(25.47%)	\$34,600	60.66%	\$34,625	60.73%	\$34,841	61.06%
\$20,000,000	(\$15,505)	(10.78%)	(\$36,760)	(25.56%)	\$46,214	60.76%	\$46,238	60.81%	\$46,455	61.06%
\$25,000,000	(\$19,510)	(10.84%)	(\$46,078)	(25.61%)	\$57,828	60.82%	\$57,852	60.86%	\$58,069	61.06%
\$30,000,000	(\$23,514)	(10.89%)	(\$55,396)	(25.64%)	\$69,441	60.86%	\$69,466	60.90%	\$69,683	61.06%
\$35,000,000	(\$27,519)	(10.92%)	(\$64,714)	(25.67%)	\$81,055	60.89%	\$81,080	60.92%	\$81,296	61.06%
\$40,000,000	(\$31,523)	(10.94%)	(\$74,032)	(25.69%)	\$92,669	60.91%	\$92,694	60.94%	\$92,910	61.06%
\$45,000,000	(\$35,527)	(10.96%)	(\$83,350)	(25.70%)	\$104,283	60.93%	\$104,307	60.95%	\$104,524	61.06%
\$50,000,000	(\$39,532)	(10.97%)	(\$92,668)	(25.71%)	\$115,896	60.94%	\$115,921	60.96%	\$116,138	61.06%