

CITY OF GEORGE, 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	\$8.51944	\$296,426	\$0	\$296,426	
2026-27	\$4.91587	\$302,354	\$2,556	\$304,910	2.9%
2027-28	\$4.95743	\$306,633	\$2,578	\$309,211	1.4%
2028-29	\$4.82175	\$315,395	\$2,507	\$317,902	2.8%
2029-30	\$4.86008	\$319,883	\$2,527	\$322,410	1.4%
2030-31	\$4.72429	\$328,858	\$2,456	\$331,314	2.8%
2031-32	\$4.75958	\$333,254	\$2,475	\$335,729	1.3%
2032-33	\$4.62821	\$342,444	\$2,406	\$344,850	2.7%
2033-34	\$4.66073	\$346,749	\$2,423	\$349,173	1.3%
2034-35	\$4.53357	\$356,156	\$2,357	\$358,513	2.7%
2035-36	\$4.56357	\$360,372	\$2,373	\$362,745	1.2%

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	\$80,139,567	\$34,794,023	\$2,164,115	\$36,958,138
2026-27	\$71,687,045	\$62,025,653	\$2,461,669	\$64,487,322
2027-28	\$72,053,536	\$62,373,214	\$2,480,599	\$64,853,813
2028-29	\$75,753,131	\$65,930,796	\$2,622,612	\$68,553,408
2029-30	\$76,179,622	\$66,338,357	\$2,641,542	\$68,979,899
2030-31	\$80,121,314	\$70,129,989	\$2,791,603	\$72,921,591
2031-32	\$80,547,806	\$70,537,550	\$2,810,533	\$73,348,083
2032-33	\$84,679,191	\$74,510,425	\$2,969,043	\$77,479,468
2033-34	\$85,105,682	\$74,917,986	\$2,987,973	\$77,905,959
2034-35	\$89,434,678	\$79,079,600	\$3,155,355	\$82,234,955
2035-36	\$89,861,169	\$79,487,161	\$3,174,285	\$82,661,446

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	79.32%	-2.34%	76.98%	19.75%	0.95%	2.32%
2026-27	105.25%	-26.09%	79.16%	18.31%	0.99%	1.33%
2027-28	105.44%	-26.21%	79.22%	18.24%	0.99%	1.32%
2028-29	104.47%	-25.04%	79.43%	18.15%	0.96%	1.25%
2029-30	104.56%	-25.05%	79.51%	18.08%	0.97%	1.25%
2030-31	103.56%	-23.84%	79.72%	17.99%	0.94%	1.18%
2031-32	103.65%	-23.85%	79.79%	17.92%	0.95%	1.17%
2032-33	102.70%	-22.72%	79.98%	17.84%	0.92%	1.11%
2033-34	102.78%	-22.74%	80.04%	17.77%	0.92%	1.10%
2034-35	101.88%	-21.67%	80.21%	17.71%	0.89%	1.04%
2035-36	101.97%	-21.70%	80.27%	17.65%	0.90%	1.04%

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 GEORGE, 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	\$34,794,023	\$8.51944	\$296,426
2026-27	\$62,025,653	\$4.91587	\$304,910
2027-28	\$62,373,214	\$4.95743	\$309,211
2028-29	\$65,930,796	\$4.82175	\$317,902
2029-30	\$66,338,357	\$4.86008	\$322,410
2030-31	\$70,129,989	\$4.72429	\$331,314
2031-32	\$70,537,550	\$4.75958	\$335,729
2032-33	\$74,510,425	\$4.62821	\$344,850
2033-34	\$74,917,986	\$4.66073	\$349,173
2034-35	\$79,079,600	\$4.53357	\$358,513
2035-36	\$79,487,161	\$4.56357	\$362,745

CITY OF GEORGE, 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	\$34,794,023	\$8.51944	\$296,426
2026-27	\$35,568,239	\$8.51944	\$303,021
2027-28	\$36,413,376	\$8.51944	\$310,222
2028-29	\$37,839,159	\$8.10000	\$306,497
2029-30	\$38,748,973	\$8.10000	\$313,867
2030-31	\$40,252,845	\$8.10000	\$326,048
2031-32	\$41,210,707	\$8.10000	\$333,807
2032-33	\$42,796,733	\$8.10000	\$346,654
2033-34	\$43,805,294	\$8.10000	\$354,823
2034-35	\$45,477,834	\$8.10000	\$368,370
2035-36	\$46,539,644	\$8.10000	\$376,971

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	\$26,457,413	(\$3.60357)	\$1,889
2027-28	\$25,959,838	(\$3.56201)	-\$1,011
2028-29	\$28,091,637	(\$3.27825)	\$11,405
2029-30	\$27,589,384	(\$3.23992)	\$8,543
2030-31	\$29,877,144	(\$3.37571)	\$5,266
2031-32	\$29,326,842	(\$3.34042)	\$1,922
2032-33	\$31,713,692	(\$3.47179)	-\$1,804
2033-34	\$31,112,692	(\$3.43927)	-\$5,650
2034-35	\$33,601,765	(\$3.56643)	-\$9,858
2035-36	\$32,947,517	(\$3.53643)	-\$14,226

CITY OF GEORGE, 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	\$202	\$292	\$50,000	\$51,515	\$202	\$243	\$50,000	\$58,947	\$182	\$42	\$156	\$42	\$202	\$278
\$100,000	\$123,480	\$404	\$583	\$100,000	\$103,030	\$404	\$487	\$100,000	\$117,894	\$384	\$321	\$358	\$321	\$404	\$557
\$150,000	\$185,220	\$606	\$875	\$150,000	\$154,545	\$606	\$730	\$150,000	\$176,842	\$587	\$599	\$560	\$599	\$606	\$835
\$200,000	\$246,960	\$990	\$1,167	\$200,000	\$206,060	\$990	\$973	\$200,000	\$235,789	\$789	\$878	\$762	\$878	\$808	\$1,114
\$250,000	\$308,700	\$1,373	\$1,458	\$250,000	\$257,575	\$1,373	\$1,217	\$250,000	\$294,736	\$991	\$1,156	\$964	\$1,156	\$1,010	\$1,392
\$300,000	\$370,440	\$1,756	\$1,750	\$300,000	\$309,090	\$1,756	\$1,460	\$300,000	\$353,683	\$1,193	\$1,435	\$1,166	\$1,435	\$1,212	\$1,671
\$400,000	\$493,920	\$2,523	\$2,333	\$400,000	\$412,120	\$2,523	\$1,947	\$400,000	\$471,578	\$1,597	\$1,992	\$1,570	\$1,992	\$1,616	\$2,228
\$500,000	\$617,400	\$3,290	\$2,917	\$500,000	\$515,151	\$3,290	\$2,434	\$500,000	\$589,472	\$2,001	\$2,549	\$1,975	\$2,549	\$2,020	\$2,785
\$600,000	\$740,880	\$4,057	\$3,500	\$600,000	\$618,181	\$4,057	\$2,920	\$600,000	\$707,366	\$2,405	\$3,106	\$2,379	\$3,106	\$2,425	\$3,342
\$700,000	\$864,360	\$4,823	\$4,083	\$700,000	\$721,211	\$4,823	\$3,407	\$700,000	\$825,261	\$2,809	\$3,663	\$2,783	\$3,663	\$2,829	\$3,899
\$800,000	\$987,840	\$5,590	\$4,667	\$800,000	\$824,241	\$5,590	\$3,894	\$800,000	\$943,155	\$3,213	\$4,220	\$3,187	\$4,220	\$3,233	\$4,456
\$900,000	\$1,111,320	\$6,357	\$5,250	\$900,000	\$927,271	\$6,357	\$4,381	\$900,000	\$1,061,050	\$3,617	\$4,776	\$3,591	\$4,776	\$3,637	\$5,013
\$1,000,000	\$1,234,800	\$7,124	\$5,834	\$1,000,000	\$1,030,301	\$7,124	\$4,867	\$1,000,000	\$1,178,944	\$4,021	\$5,333	\$3,995	\$5,333	\$4,041	\$5,570
\$2,000,000	\$2,469,600	\$14,791	\$11,667	\$2,000,000	\$2,060,602	\$14,791	\$9,735	\$2,000,000	\$2,357,888	\$8,062	\$10,903	\$8,036	\$10,903	\$8,082	\$11,139
\$3,000,000	\$3,704,400	\$22,458	\$17,501	\$3,000,000	\$3,090,903	\$22,458	\$14,602	\$3,000,000	\$3,536,832	\$12,103	\$16,473	\$12,077	\$16,473	\$12,123	\$16,709
\$4,000,000	\$4,939,200	\$30,126	\$23,334	\$4,000,000	\$4,121,204	\$30,126	\$19,470	\$4,000,000	\$4,715,776	\$16,144	\$22,042	\$16,118	\$22,042	\$16,164	\$22,279
\$5,000,000	\$6,174,000	\$37,793	\$29,168	\$5,000,000	\$5,151,505	\$37,793	\$24,337	\$5,000,000	\$5,894,720	\$20,185	\$27,612	\$20,159	\$27,612	\$20,205	\$27,848
\$6,000,000	\$7,408,800	\$45,461	\$35,001	\$6,000,000	\$6,181,806	\$45,461	\$29,205	\$6,000,000	\$7,073,664	\$24,226	\$33,182	\$24,200	\$33,182	\$24,245	\$33,418
\$7,000,000	\$8,643,600	\$53,128	\$40,835	\$7,000,000	\$7,212,107	\$53,128	\$34,072	\$7,000,000	\$8,252,608	\$28,267	\$38,751	\$28,240	\$38,751	\$28,286	\$38,988
\$8,000,000	\$9,878,400	\$60,796	\$46,668	\$8,000,000	\$8,242,408	\$60,796	\$38,940	\$8,000,000	\$9,431,552	\$32,308	\$44,321	\$32,281	\$44,321	\$32,327	\$44,557
\$9,000,000	\$11,113,200	\$68,463	\$52,502	\$9,000,000	\$9,272,709	\$68,463	\$43,807	\$9,000,000	\$10,610,496	\$36,349	\$49,891	\$36,322	\$49,891	\$36,368	\$50,127
\$10,000,000	\$12,348,000	\$76,131	\$58,336	\$10,000,000	\$10,303,010	\$76,131	\$48,674	\$10,000,000	\$11,789,440	\$40,389	\$55,461	\$40,363	\$55,461	\$40,409	\$55,697
\$15,000,000	\$18,522,000	\$114,468	\$87,503	\$15,000,000	\$15,454,515	\$114,468	\$73,012	\$15,000,000	\$17,684,160	\$60,594	\$83,309	\$60,568	\$83,309	\$60,614	\$83,545
\$20,000,000	\$24,696,000	\$152,806	\$116,671	\$20,000,000	\$20,606,020	\$152,806	\$97,349	\$20,000,000	\$23,578,880	\$80,799	\$111,157	\$80,772	\$111,157	\$80,818	\$111,393
\$25,000,000	\$30,870,000	\$191,143	\$145,839	\$25,000,000	\$25,757,525	\$191,143	\$121,686	\$25,000,000	\$29,473,600	\$101,003	\$139,006	\$100,977	\$139,006	\$101,023	\$139,242
\$30,000,000	\$37,044,000	\$229,481	\$175,007	\$30,000,000	\$30,909,030	\$229,481	\$146,023	\$30,000,000	\$35,368,320	\$121,208	\$166,854	\$121,181	\$166,854	\$121,227	\$167,090
\$35,000,000	\$43,218,000	\$267,818	\$204,174	\$35,000,000	\$36,060,535	\$267,818	\$170,360	\$35,000,000	\$41,263,040	\$141,412	\$194,702	\$141,386	\$194,702	\$141,432	\$194,939
\$40,000,000	\$49,392,000	\$306,156	\$233,342	\$40,000,000	\$41,212,040	\$306,156	\$194,698	\$40,000,000	\$47,157,760	\$161,617	\$222,551	\$161,590	\$222,551	\$161,636	\$222,787
\$45,000,000	\$55,566,000	\$344,493	\$262,510	\$45,000,000	\$46,363,545	\$344,493	\$219,035	\$45,000,000	\$53,052,480	\$181,821	\$250,399	\$181,795	\$250,399	\$181,841	\$250,635
\$50,000,000	\$61,740,000	\$382,831	\$291,678	\$50,000,000	\$51,515,050	\$382,831	\$243,372	\$50,000,000	\$58,947,200	\$202,026	\$278,247	\$201,999	\$278,247	\$202,045	\$278,484

CITY OF GEORGE, 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	\$90	44.36%	\$41	20.45%	(\$140)	(76.83%)	(\$114)	(72.94%)	\$76	37.83%
\$100,000	\$179	44.36%	\$83	20.45%	(\$64)	(16.58%)	(\$37)	(10.46%)	\$153	37.83%
\$150,000	\$269	44.36%	\$124	20.45%	\$13	2.17%	\$39	6.95%	\$229	37.83%
\$200,000	\$177	17.91%	(\$16)	(1.62%)	\$89	11.30%	\$115	15.14%	\$306	37.83%
\$250,000	\$86	6.23%	(\$156)	(11.36%)	\$166	16.71%	\$192	19.89%	\$382	37.83%
\$300,000	(\$6)	(0.35%)	(\$296)	(16.86%)	\$242	20.29%	\$268	23.00%	\$459	37.83%
\$400,000	(\$190)	(7.51%)	(\$576)	(22.83%)	\$395	24.73%	\$421	26.82%	\$612	37.83%
\$500,000	(\$373)	(11.34%)	(\$856)	(26.02%)	\$548	27.38%	\$574	29.07%	\$764	37.83%
\$600,000	(\$556)	(13.72%)	(\$1,136)	(28.01%)	\$701	29.13%	\$727	30.56%	\$917	37.83%
\$700,000	(\$740)	(15.34%)	(\$1,416)	(29.36%)	\$854	30.38%	\$880	31.62%	\$1,070	37.83%
\$800,000	(\$923)	(16.51%)	(\$1,696)	(30.34%)	\$1,006	31.32%	\$1,033	32.40%	\$1,223	37.83%
\$900,000	(\$1,107)	(17.41%)	(\$1,976)	(31.09%)	\$1,159	32.05%	\$1,186	33.01%	\$1,376	37.83%
\$1,000,000	(\$1,290)	(18.11%)	(\$2,256)	(31.67%)	\$1,312	32.63%	\$1,338	33.50%	\$1,529	37.83%
\$2,000,000	(\$3,124)	(21.12%)	(\$5,056)	(34.18%)	\$2,841	35.24%	\$2,867	35.68%	\$3,058	37.83%
\$3,000,000	(\$4,958)	(22.08%)	(\$7,856)	(34.98%)	\$4,370	36.10%	\$4,396	36.40%	\$4,586	37.83%
\$4,000,000	(\$6,792)	(22.54%)	(\$10,656)	(35.37%)	\$5,898	36.54%	\$5,925	36.76%	\$6,115	37.83%
\$5,000,000	(\$8,626)	(22.82%)	(\$13,456)	(35.60%)	\$7,427	36.80%	\$7,453	36.97%	\$7,644	37.83%
\$6,000,000	(\$10,460)	(23.01%)	(\$16,256)	(35.76%)	\$8,956	36.97%	\$8,982	37.12%	\$9,173	37.83%
\$7,000,000	(\$12,294)	(23.14%)	(\$19,056)	(35.87%)	\$10,485	37.09%	\$10,511	37.22%	\$10,701	37.83%
\$8,000,000	(\$14,128)	(23.24%)	(\$21,856)	(35.95%)	\$12,014	37.18%	\$12,040	37.30%	\$12,230	37.83%
\$9,000,000	(\$15,961)	(23.31%)	(\$24,657)	(36.01%)	\$13,542	37.26%	\$13,569	37.36%	\$13,759	37.83%
\$10,000,000	(\$17,795)	(23.37%)	(\$27,457)	(36.06%)	\$15,071	37.31%	\$15,097	37.40%	\$15,288	37.83%
\$15,000,000	(\$26,965)	(23.56%)	(\$41,457)	(36.22%)	\$22,715	37.49%	\$22,741	37.55%	\$22,931	37.83%
\$20,000,000	(\$36,135)	(23.65%)	(\$55,457)	(36.29%)	\$30,359	37.57%	\$30,385	37.62%	\$30,575	37.83%
\$25,000,000	(\$45,305)	(23.70%)	(\$69,457)	(36.34%)	\$38,003	37.63%	\$38,029	37.66%	\$38,219	37.83%
\$30,000,000	(\$54,474)	(23.74%)	(\$83,458)	(36.37%)	\$45,646	37.66%	\$45,673	37.69%	\$45,863	37.83%
\$35,000,000	(\$63,644)	(23.76%)	(\$97,458)	(36.39%)	\$53,290	37.68%	\$53,316	37.71%	\$53,507	37.83%
\$40,000,000	(\$72,814)	(23.78%)	(\$111,458)	(36.41%)	\$60,934	37.70%	\$60,960	37.73%	\$61,151	37.83%
\$45,000,000	(\$81,983)	(23.80%)	(\$125,458)	(36.42%)	\$68,578	37.72%	\$68,604	37.74%	\$68,794	37.83%
\$50,000,000	(\$91,153)	(23.81%)	(\$139,459)	(36.43%)	\$76,222	37.73%	\$76,248	37.75%	\$76,438	37.83%