

CITY OF GILBERT, 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	\$7.59996	\$530,587	\$0	\$530,587	
2026-27	\$3.96010	\$541,198	\$17,003	\$558,201	5.2%
2027-28	\$4.06729	\$569,365	\$17,463	\$586,828	5.1%
2028-29	\$3.99352	\$598,565	\$17,147	\$615,711	4.9%
2029-30	\$4.09857	\$628,026	\$17,598	\$645,623	4.9%
2030-31	\$4.02126	\$658,536	\$17,266	\$675,802	4.7%
2031-32	\$4.12493	\$689,317	\$17,711	\$707,028	4.6%
2032-33	\$4.04514	\$721,169	\$17,368	\$738,537	4.5%
2033-34	\$4.14256	\$752,400	\$17,786	\$770,186	4.3%
2034-35	\$4.06073	\$785,590	\$17,435	\$803,025	4.3%
2035-36	\$4.15085	\$816,915	\$17,822	\$834,737	3.9%

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	\$144,425,938	\$69,814,384	\$0	\$69,814,384
2026-27	\$144,351,699	\$140,956,484	\$0	\$140,956,484
2027-28	\$147,675,099	\$144,279,884	\$0	\$144,279,884
2028-29	\$157,572,846	\$154,177,631	\$0	\$154,177,631
2029-30	\$160,919,246	\$157,524,031	\$0	\$157,524,031
2030-31	\$171,452,424	\$168,057,209	\$0	\$168,057,209
2031-32	\$174,798,824	\$171,403,609	\$0	\$171,403,609
2032-33	\$185,969,228	\$182,574,013	\$0	\$182,574,013
2033-34	\$189,315,628	\$185,920,413	\$0	\$185,920,413
2034-35	\$201,149,061	\$197,753,846	\$0	\$197,753,846
2035-36	\$204,495,461	\$201,100,246	\$0	\$201,100,246

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	88.80%	-0.82%	87.98%	10.15%	0.00%	0.55%
2026-27	104.10%	-13.06%	91.04%	7.56%	0.00%	0.27%
2027-28	104.66%	-13.44%	91.22%	7.41%	0.00%	0.27%
2028-29	104.62%	-13.20%	91.42%	7.30%	0.00%	0.25%
2029-30	105.10%	-13.53%	91.57%	7.16%	0.00%	0.24%
2030-31	104.99%	-13.24%	91.75%	7.07%	0.00%	0.23%
2031-32	105.43%	-13.54%	91.89%	6.95%	0.00%	0.22%
2032-33	105.27%	-13.22%	92.05%	6.87%	0.00%	0.21%
2033-34	105.67%	-13.50%	92.17%	6.76%	0.00%	0.21%
2034-35	105.48%	-13.16%	92.31%	6.69%	0.00%	0.19%
2035-36	105.84%	-13.42%	92.42%	6.59%	0.00%	0.19%

**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 GILBERT, 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	\$69,814,384	\$7.59996	\$530,587
2026-27	\$140,956,484	\$3.96010	\$558,201
2027-28	\$144,279,884	\$4.06729	\$586,828
2028-29	\$154,177,631	\$3.99352	\$615,711
2029-30	\$157,524,031	\$4.09857	\$645,623
2030-31	\$168,057,209	\$4.02126	\$675,802
2031-32	\$171,403,609	\$4.12493	\$707,028
2032-33	\$182,574,013	\$4.04514	\$738,537
2033-34	\$185,920,413	\$4.14256	\$770,186
2034-35	\$197,753,846	\$4.06073	\$803,025
2035-36	\$201,100,246	\$4.15085	\$834,737

CITY OF GILBERT, 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	\$69,814,384	\$7.59996	\$530,587
2026-27	\$72,395,728	\$7.52471	\$544,757
2027-28	\$75,686,334	\$7.37717	\$558,351
2028-29	\$79,990,204	\$7.37717	\$590,101
2029-30	\$83,457,663	\$7.37717	\$615,681
2030-31	\$88,025,706	\$7.37717	\$649,381
2031-32	\$91,679,107	\$7.37717	\$676,332
2032-33	\$96,525,459	\$7.37717	\$712,085
2033-34	\$100,374,897	\$7.37717	\$740,483
2034-35	\$105,514,644	\$7.37717	\$778,400
2035-36	\$109,570,175	\$7.37717	\$808,318

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	\$68,560,756	(\$3.56461)	\$13,444
2027-28	\$68,593,550	(\$3.30988)	\$28,477
2028-29	\$74,187,428	(\$3.38365)	\$25,610
2029-30	\$74,066,369	(\$3.27860)	\$29,942
2030-31	\$80,031,504	(\$3.35591)	\$26,421
2031-32	\$79,724,502	(\$3.25224)	\$30,695
2032-33	\$86,048,554	(\$3.33203)	\$26,453
2033-34	\$85,545,517	(\$3.23461)	\$29,704
2034-35	\$92,239,202	(\$3.31644)	\$24,625
2035-36	\$91,530,071	(\$3.22632)	\$26,419

CITY OF GILBERT, 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	\$180	\$248	\$50,000	\$51,515	\$180	\$207	\$50,000	\$58,947	\$163	\$36	\$139	\$36	\$180	\$237
\$100,000	\$123,480	\$360	\$497	\$100,000	\$103,030	\$360	\$414	\$100,000	\$117,894	\$343	\$273	\$320	\$273	\$360	\$474
\$150,000	\$185,220	\$541	\$745	\$150,000	\$154,545	\$541	\$621	\$150,000	\$176,842	\$523	\$510	\$500	\$510	\$541	\$711
\$200,000	\$246,960	\$883	\$993	\$200,000	\$206,060	\$883	\$829	\$200,000	\$235,789	\$703	\$747	\$680	\$747	\$721	\$948
\$250,000	\$308,700	\$1,225	\$1,241	\$250,000	\$257,575	\$1,225	\$1,036	\$250,000	\$294,736	\$884	\$984	\$860	\$984	\$901	\$1,185
\$300,000	\$370,440	\$1,567	\$1,490	\$300,000	\$309,090	\$1,567	\$1,243	\$300,000	\$353,683	\$1,064	\$1,221	\$1,041	\$1,221	\$1,081	\$1,422
\$400,000	\$493,920	\$2,251	\$1,986	\$400,000	\$412,120	\$2,251	\$1,657	\$400,000	\$471,578	\$1,424	\$1,695	\$1,401	\$1,695	\$1,442	\$1,896
\$500,000	\$617,400	\$2,935	\$2,483	\$500,000	\$515,151	\$2,935	\$2,072	\$500,000	\$589,472	\$1,785	\$2,169	\$1,761	\$2,169	\$1,802	\$2,370
\$600,000	\$740,880	\$3,619	\$2,979	\$600,000	\$618,181	\$3,619	\$2,486	\$600,000	\$707,366	\$2,145	\$2,643	\$2,122	\$2,643	\$2,163	\$2,845
\$700,000	\$864,360	\$4,303	\$3,476	\$700,000	\$721,211	\$4,303	\$2,900	\$700,000	\$825,261	\$2,506	\$3,118	\$2,482	\$3,118	\$2,523	\$3,319
\$800,000	\$987,840	\$4,987	\$3,972	\$800,000	\$824,241	\$4,987	\$3,314	\$800,000	\$943,155	\$2,866	\$3,592	\$2,843	\$3,592	\$2,884	\$3,793
\$900,000	\$1,111,320	\$5,671	\$4,469	\$900,000	\$927,271	\$5,671	\$3,729	\$900,000	\$1,061,050	\$3,227	\$4,066	\$3,203	\$4,066	\$3,244	\$4,267
\$1,000,000	\$1,234,800	\$6,355	\$4,965	\$1,000,000	\$1,030,301	\$6,355	\$4,143	\$1,000,000	\$1,178,944	\$3,587	\$4,540	\$3,564	\$4,540	\$3,605	\$4,741
\$2,000,000	\$2,469,600	\$13,195	\$9,931	\$2,000,000	\$2,060,602	\$13,195	\$8,286	\$2,000,000	\$2,357,888	\$7,192	\$9,281	\$7,169	\$9,281	\$7,210	\$9,482
\$3,000,000	\$3,704,400	\$20,035	\$14,896	\$3,000,000	\$3,090,903	\$20,035	\$12,429	\$3,000,000	\$3,536,832	\$10,797	\$14,021	\$10,773	\$14,021	\$10,814	\$14,223
\$4,000,000	\$4,939,200	\$26,875	\$19,862	\$4,000,000	\$4,121,204	\$26,875	\$16,572	\$4,000,000	\$4,715,776	\$14,402	\$18,762	\$14,378	\$18,762	\$14,419	\$18,963
\$5,000,000	\$6,174,000	\$33,715	\$24,827	\$5,000,000	\$5,151,505	\$33,715	\$20,716	\$5,000,000	\$5,894,720	\$18,006	\$23,503	\$17,983	\$23,503	\$18,024	\$23,704
\$6,000,000	\$7,408,800	\$40,555	\$29,793	\$6,000,000	\$6,181,806	\$40,555	\$24,859	\$6,000,000	\$7,073,664	\$21,611	\$28,244	\$21,588	\$28,244	\$21,629	\$28,445
\$7,000,000	\$8,643,600	\$47,394	\$34,758	\$7,000,000	\$7,212,107	\$47,394	\$29,002	\$7,000,000	\$8,252,608	\$25,216	\$32,985	\$25,193	\$32,985	\$25,233	\$33,186
\$8,000,000	\$9,878,400	\$54,234	\$39,724	\$8,000,000	\$8,242,408	\$54,234	\$33,145	\$8,000,000	\$9,431,552	\$28,821	\$37,726	\$28,797	\$37,726	\$28,838	\$37,927
\$9,000,000	\$11,113,200	\$61,074	\$44,689	\$9,000,000	\$9,272,709	\$61,074	\$37,288	\$9,000,000	\$10,610,496	\$32,426	\$42,467	\$32,402	\$42,467	\$32,443	\$42,668
\$10,000,000	\$12,348,000	\$67,914	\$49,655	\$10,000,000	\$10,303,010	\$67,914	\$41,431	\$10,000,000	\$11,789,440	\$36,030	\$47,207	\$36,007	\$47,207	\$36,048	\$47,408
\$15,000,000	\$18,522,000	\$102,114	\$74,482	\$15,000,000	\$15,454,515	\$102,114	\$62,147	\$15,000,000	\$17,684,160	\$54,054	\$70,912	\$54,031	\$70,912	\$54,072	\$71,113
\$20,000,000	\$24,696,000	\$136,314	\$99,309	\$20,000,000	\$20,606,020	\$136,314	\$82,862	\$20,000,000	\$23,578,880	\$72,078	\$94,616	\$72,055	\$94,616	\$72,096	\$94,817
\$25,000,000	\$30,870,000	\$170,514	\$124,136	\$25,000,000	\$25,757,525	\$170,514	\$103,578	\$25,000,000	\$29,473,600	\$90,102	\$118,320	\$90,079	\$118,320	\$90,120	\$118,521
\$30,000,000	\$37,044,000	\$204,714	\$148,964	\$30,000,000	\$30,909,030	\$204,714	\$124,293	\$30,000,000	\$35,368,320	\$108,126	\$142,024	\$108,103	\$142,024	\$108,143	\$142,225
\$35,000,000	\$43,218,000	\$238,913	\$173,791	\$35,000,000	\$36,060,535	\$238,913	\$145,009	\$35,000,000	\$41,263,040	\$126,150	\$165,728	\$126,126	\$165,728	\$126,167	\$165,929
\$40,000,000	\$49,392,000	\$273,113	\$198,618	\$40,000,000	\$41,212,040	\$273,113	\$165,724	\$40,000,000	\$47,157,760	\$144,174	\$189,433	\$144,150	\$189,433	\$144,191	\$189,634
\$45,000,000	\$55,566,000	\$307,313	\$223,445	\$45,000,000	\$46,363,545	\$307,313	\$186,440	\$45,000,000	\$53,052,480	\$162,198	\$213,137	\$162,174	\$213,137	\$162,215	\$213,338
\$50,000,000	\$61,740,000	\$341,513	\$248,273	\$50,000,000	\$51,515,050	\$341,513	\$207,155	\$50,000,000	\$58,947,200	\$180,222	\$236,841	\$180,198	\$236,841	\$180,239	\$237,042

CITY OF GILBERT, 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	\$68	37.75%	\$27	14.93%	(\$127)	(77.89%)	(\$103)	(74.18%)	\$57	31.52%
\$100,000	\$136	37.75%	\$54	14.93%	(\$70)	(20.40%)	(\$47)	(14.56%)	\$114	31.52%
\$150,000	\$204	37.75%	\$81	14.93%	(\$13)	(2.52%)	\$10	2.05%	\$170	31.52%
\$200,000	\$110	12.50%	(\$54)	(6.13%)	\$44	6.20%	\$67	9.86%	\$227	31.52%
\$250,000	\$17	1.36%	(\$189)	(15.43%)	\$100	11.37%	\$124	14.40%	\$284	31.52%
\$300,000	(\$77)	(4.92%)	(\$324)	(20.67%)	\$157	14.78%	\$181	17.36%	\$341	31.52%
\$400,000	(\$265)	(11.75%)	(\$593)	(26.37%)	\$271	19.01%	\$294	21.00%	\$454	31.52%
\$500,000	(\$452)	(15.40%)	(\$863)	(29.41%)	\$384	21.54%	\$408	23.16%	\$568	31.52%
\$600,000	(\$639)	(17.67%)	(\$1,133)	(31.31%)	\$498	23.22%	\$521	24.58%	\$682	31.52%
\$700,000	(\$827)	(19.22%)	(\$1,403)	(32.60%)	\$612	24.41%	\$635	25.58%	\$795	31.52%
\$800,000	(\$1,014)	(20.34%)	(\$1,672)	(33.53%)	\$725	25.30%	\$749	26.34%	\$909	31.52%
\$900,000	(\$1,202)	(21.19%)	(\$1,942)	(34.24%)	\$839	26.00%	\$862	26.92%	\$1,022	31.52%
\$1,000,000	(\$1,389)	(21.86%)	(\$2,212)	(34.80%)	\$952	26.55%	\$976	27.38%	\$1,136	31.52%
\$2,000,000	(\$3,264)	(24.74%)	(\$4,908)	(37.20%)	\$2,089	29.04%	\$2,112	29.46%	\$2,272	31.52%
\$3,000,000	(\$5,138)	(25.65%)	(\$7,605)	(37.96%)	\$3,225	29.87%	\$3,248	30.15%	\$3,408	31.52%
\$4,000,000	(\$7,013)	(26.09%)	(\$10,302)	(38.33%)	\$4,361	30.28%	\$4,384	30.49%	\$4,544	31.52%
\$5,000,000	(\$8,887)	(26.36%)	(\$12,999)	(38.56%)	\$5,497	30.53%	\$5,520	30.70%	\$5,680	31.52%
\$6,000,000	(\$10,762)	(26.54%)	(\$15,696)	(38.70%)	\$6,633	30.69%	\$6,656	30.83%	\$6,816	31.52%
\$7,000,000	(\$12,636)	(26.66%)	(\$18,393)	(38.81%)	\$7,769	30.81%	\$7,792	30.93%	\$7,952	31.52%
\$8,000,000	(\$14,511)	(26.76%)	(\$21,090)	(38.89%)	\$8,905	30.90%	\$8,928	31.00%	\$9,088	31.52%
\$9,000,000	(\$16,385)	(26.83%)	(\$23,786)	(38.95%)	\$10,041	30.97%	\$10,064	31.06%	\$10,225	31.52%
\$10,000,000	(\$18,260)	(26.89%)	(\$26,483)	(39.00%)	\$11,177	31.02%	\$11,200	31.11%	\$11,361	31.52%
\$15,000,000	(\$27,632)	(27.06%)	(\$39,968)	(39.14%)	\$16,857	31.19%	\$16,881	31.24%	\$17,041	31.52%
\$20,000,000	(\$37,005)	(27.15%)	(\$53,452)	(39.21%)	\$22,538	31.27%	\$22,561	31.31%	\$22,721	31.52%
\$25,000,000	(\$46,378)	(27.20%)	(\$66,936)	(39.26%)	\$28,218	31.32%	\$28,241	31.35%	\$28,401	31.52%
\$30,000,000	(\$55,750)	(27.23%)	(\$80,420)	(39.28%)	\$33,898	31.35%	\$33,922	31.38%	\$34,082	31.52%
\$35,000,000	(\$65,123)	(27.26%)	(\$93,905)	(39.30%)	\$39,578	31.37%	\$39,602	31.40%	\$39,762	31.52%
\$40,000,000	(\$74,495)	(27.28%)	(\$107,389)	(39.32%)	\$45,259	31.39%	\$45,282	31.41%	\$45,442	31.52%
\$45,000,000	(\$83,868)	(27.29%)	(\$120,873)	(39.33%)	\$50,939	31.41%	\$50,962	31.42%	\$51,123	31.52%
\$50,000,000	(\$93,240)	(27.30%)	(\$134,358)	(39.34%)	\$56,619	31.42%	\$56,643	31.43%	\$56,803	31.52%