

CITY OF GILBERTVILLE, 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	\$7.88953	\$243,805	\$0	\$243,805	
2026-27	\$4.08490	\$248,681	\$516	\$249,197	2.2%
2027-28	\$4.11461	\$250,443	\$520	\$250,962	0.7%
2028-29	\$4.00726	\$255,982	\$506	\$256,488	2.2%
2029-30	\$4.03307	\$257,770	\$509	\$258,280	0.7%
2030-31	\$3.92634	\$263,445	\$496	\$263,941	2.2%
2031-32	\$3.95136	\$265,261	\$499	\$265,760	0.7%
2032-33	\$3.84815	\$271,075	\$486	\$271,561	2.2%
2033-34	\$3.87242	\$272,919	\$489	\$273,408	0.7%
2034-35	\$3.77256	\$278,876	\$476	\$279,353	2.2%
2035-36	\$3.79612	\$280,750	\$479	\$281,229	0.7%

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	\$73,112,994	\$30,902,286	\$3,144,074	\$34,046,360
2026-27	\$65,905,028	\$61,004,320	\$4,123,717	\$65,128,037
2027-28	\$66,194,852	\$60,992,968	\$4,424,894	\$65,417,861
2028-29	\$69,715,042	\$64,005,794	\$4,932,257	\$68,938,051
2029-30	\$70,050,866	\$64,040,442	\$5,233,434	\$69,273,875
2030-31	\$73,781,450	\$67,223,236	\$5,781,224	\$73,004,459
2031-32	\$74,117,275	\$67,257,884	\$6,082,401	\$73,340,284
2032-33	\$78,018,879	\$70,569,249	\$6,672,639	\$77,241,888
2033-34	\$78,354,704	\$70,603,897	\$6,973,816	\$77,577,713
2034-35	\$82,434,219	\$74,048,603	\$7,608,625	\$81,657,228
2035-36	\$82,770,044	\$74,083,251	\$7,909,802	\$81,993,053

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	99.99%	-2.72%	97.27%	1.85%	0.00%	0.88%
2026-27	120.75%	-23.44%	97.32%	2.07%	0.00%	0.46%
2027-28	120.85%	-23.54%	97.31%	2.08%	0.00%	0.46%
2028-29	119.86%	-22.53%	97.33%	2.10%	0.00%	0.43%
2029-30	119.88%	-22.56%	97.32%	2.11%	0.00%	0.43%
2030-31	118.87%	-21.52%	97.34%	2.12%	0.00%	0.41%
2031-32	118.88%	-21.55%	97.33%	2.13%	0.00%	0.41%
2032-33	117.93%	-20.57%	97.35%	2.15%	0.00%	0.39%
2033-34	117.95%	-20.60%	97.34%	2.16%	0.00%	0.39%
2034-35	117.04%	-19.68%	97.36%	2.17%	0.00%	0.37%
2035-36	117.07%	-19.71%	97.35%	2.18%	0.00%	0.37%

**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 GILBERTVILLE, 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	\$30,902,286	\$7.88953	\$243,805
2026-27	\$61,004,320	\$4.08490	\$249,197
2027-28	\$60,992,968	\$4.11461	\$250,962
2028-29	\$64,005,794	\$4.00726	\$256,488
2029-30	\$64,040,442	\$4.03307	\$258,280
2030-31	\$67,223,236	\$3.92634	\$263,941
2031-32	\$67,257,884	\$3.95136	\$265,760
2032-33	\$70,569,249	\$3.84815	\$271,561
2033-34	\$70,603,897	\$3.87242	\$273,408
2034-35	\$74,048,603	\$3.77256	\$279,353
2035-36	\$74,083,251	\$3.79612	\$281,229

CITY OF GILBERTVILLE, 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	\$30,902,286	\$7.88953	\$243,805
2026-27	\$30,407,529	\$7.88953	\$239,901
2027-28	\$30,733,967	\$7.88953	\$242,477
2028-29	\$31,503,640	\$7.88953	\$248,549
2029-30	\$32,179,993	\$7.88953	\$253,885
2030-31	\$32,980,074	\$7.88953	\$260,197
2031-32	\$33,707,607	\$7.88953	\$265,937
2032-33	\$34,539,778	\$7.88953	\$272,503
2033-34	\$35,321,321	\$7.88953	\$278,669
2034-35	\$36,187,452	\$7.88953	\$285,502
2035-36	\$37,025,712	\$7.88953	\$292,116

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	\$30,596,790	(\$3.80463)	\$9,295
2027-28	\$30,259,000	(\$3.77492)	\$8,486
2028-29	\$32,502,154	(\$3.88227)	\$7,939
2029-30	\$31,860,449	(\$3.85646)	\$4,394
2030-31	\$34,243,161	(\$3.96319)	\$3,744
2031-32	\$33,550,277	(\$3.93817)	-\$177
2032-33	\$36,029,471	(\$4.04138)	-\$942
2033-34	\$35,282,575	(\$4.01711)	-\$5,261
2034-35	\$37,861,151	(\$4.11697)	-\$6,149
2035-36	\$37,057,539	(\$4.09341)	-\$10,887

CITY OF GILBERTVILLE, 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	\$187	\$242	\$50,000	\$51,515	\$187	\$202	\$50,000	\$58,947	\$169	\$35	\$145	\$35	\$187	\$231
\$100,000	\$123,480	\$374	\$485	\$100,000	\$103,030	\$374	\$405	\$100,000	\$117,894	\$356	\$267	\$332	\$267	\$374	\$463
\$150,000	\$185,220	\$561	\$727	\$150,000	\$154,545	\$561	\$607	\$150,000	\$176,842	\$543	\$498	\$519	\$498	\$561	\$694
\$200,000	\$246,960	\$916	\$970	\$200,000	\$206,060	\$916	\$809	\$200,000	\$235,789	\$730	\$729	\$706	\$729	\$748	\$926
\$250,000	\$308,700	\$1,271	\$1,212	\$250,000	\$257,575	\$1,271	\$1,011	\$250,000	\$294,736	\$917	\$961	\$893	\$961	\$936	\$1,157
\$300,000	\$370,440	\$1,626	\$1,454	\$300,000	\$309,090	\$1,626	\$1,214	\$300,000	\$353,683	\$1,104	\$1,192	\$1,080	\$1,192	\$1,123	\$1,389
\$400,000	\$493,920	\$2,336	\$1,939	\$400,000	\$412,120	\$2,336	\$1,618	\$400,000	\$471,578	\$1,479	\$1,655	\$1,454	\$1,655	\$1,497	\$1,852
\$500,000	\$617,400	\$3,047	\$2,424	\$500,000	\$515,151	\$3,047	\$2,023	\$500,000	\$589,472	\$1,853	\$2,118	\$1,829	\$2,118	\$1,871	\$2,314
\$600,000	\$740,880	\$3,757	\$2,909	\$600,000	\$618,181	\$3,757	\$2,427	\$600,000	\$707,366	\$2,227	\$2,581	\$2,203	\$2,581	\$2,245	\$2,777
\$700,000	\$864,360	\$4,467	\$3,394	\$700,000	\$721,211	\$4,467	\$2,832	\$700,000	\$825,261	\$2,601	\$3,044	\$2,577	\$3,044	\$2,619	\$3,240
\$800,000	\$987,840	\$5,177	\$3,879	\$800,000	\$824,241	\$5,177	\$3,236	\$800,000	\$943,155	\$2,976	\$3,507	\$2,951	\$3,507	\$2,994	\$3,703
\$900,000	\$1,111,320	\$5,887	\$4,363	\$900,000	\$927,271	\$5,887	\$3,641	\$900,000	\$1,061,050	\$3,350	\$3,970	\$3,325	\$3,970	\$3,368	\$4,166
\$1,000,000	\$1,234,800	\$6,597	\$4,848	\$1,000,000	\$1,030,301	\$6,597	\$4,045	\$1,000,000	\$1,178,944	\$3,724	\$4,433	\$3,700	\$4,433	\$3,742	\$4,629
\$2,000,000	\$2,469,600	\$13,697	\$9,696	\$2,000,000	\$2,060,602	\$13,697	\$8,091	\$2,000,000	\$2,357,888	\$7,466	\$9,062	\$7,442	\$9,062	\$7,484	\$9,258
\$3,000,000	\$3,704,400	\$20,798	\$14,545	\$3,000,000	\$3,090,903	\$20,798	\$12,136	\$3,000,000	\$3,536,832	\$11,208	\$13,690	\$11,184	\$13,690	\$11,226	\$13,887
\$4,000,000	\$4,939,200	\$27,899	\$19,393	\$4,000,000	\$4,121,204	\$27,899	\$16,181	\$4,000,000	\$4,715,776	\$14,950	\$18,319	\$14,926	\$18,319	\$14,969	\$18,516
\$5,000,000	\$6,174,000	\$34,999	\$24,241	\$5,000,000	\$5,151,505	\$34,999	\$20,227	\$5,000,000	\$5,894,720	\$18,693	\$22,948	\$18,668	\$22,948	\$18,711	\$23,145
\$6,000,000	\$7,408,800	\$42,100	\$29,089	\$6,000,000	\$6,181,806	\$42,100	\$24,272	\$6,000,000	\$7,073,664	\$22,435	\$27,577	\$22,410	\$27,577	\$22,453	\$27,774
\$7,000,000	\$8,643,600	\$49,200	\$33,938	\$7,000,000	\$7,212,107	\$49,200	\$28,317	\$7,000,000	\$8,252,608	\$26,177	\$32,206	\$26,152	\$32,206	\$26,195	\$32,403
\$8,000,000	\$9,878,400	\$56,301	\$38,786	\$8,000,000	\$8,242,408	\$56,301	\$32,362	\$8,000,000	\$9,431,552	\$29,919	\$36,835	\$29,895	\$36,835	\$29,937	\$37,031
\$9,000,000	\$11,113,200	\$63,401	\$43,634	\$9,000,000	\$9,272,709	\$63,401	\$36,408	\$9,000,000	\$10,610,496	\$33,661	\$41,464	\$33,637	\$41,464	\$33,679	\$41,660
\$10,000,000	\$12,348,000	\$70,502	\$48,482	\$10,000,000	\$10,303,010	\$70,502	\$40,453	\$10,000,000	\$11,789,440	\$37,403	\$46,093	\$37,379	\$46,093	\$37,421	\$46,289
\$15,000,000	\$18,522,000	\$106,005	\$72,724	\$15,000,000	\$15,454,515	\$106,005	\$60,680	\$15,000,000	\$17,684,160	\$56,114	\$69,238	\$56,090	\$69,238	\$56,132	\$69,434
\$20,000,000	\$24,696,000	\$141,508	\$96,965	\$20,000,000	\$20,606,020	\$141,508	\$80,906	\$20,000,000	\$23,578,880	\$74,824	\$92,382	\$74,800	\$92,382	\$74,843	\$92,579
\$25,000,000	\$30,870,000	\$177,011	\$121,206	\$25,000,000	\$25,757,525	\$177,011	\$101,133	\$25,000,000	\$29,473,600	\$93,535	\$115,527	\$93,511	\$115,527	\$93,553	\$115,723
\$30,000,000	\$37,044,000	\$212,514	\$145,447	\$30,000,000	\$30,909,030	\$212,514	\$121,359	\$30,000,000	\$35,368,320	\$112,246	\$138,672	\$112,221	\$138,672	\$112,264	\$138,868
\$35,000,000	\$43,218,000	\$248,017	\$169,689	\$35,000,000	\$36,060,535	\$248,017	\$141,586	\$35,000,000	\$41,263,040	\$130,956	\$161,816	\$130,932	\$161,816	\$130,975	\$162,013
\$40,000,000	\$49,392,000	\$283,519	\$193,930	\$40,000,000	\$41,212,040	\$283,519	\$161,812	\$40,000,000	\$47,157,760	\$149,667	\$184,961	\$149,643	\$184,961	\$149,685	\$185,157
\$45,000,000	\$55,566,000	\$319,022	\$218,171	\$45,000,000	\$46,363,545	\$319,022	\$182,039	\$45,000,000	\$53,052,480	\$168,378	\$208,106	\$168,353	\$208,106	\$168,396	\$208,302
\$50,000,000	\$61,740,000	\$354,525	\$242,412	\$50,000,000	\$51,515,050	\$354,525	\$202,266	\$50,000,000	\$58,947,200	\$187,088	\$231,250	\$187,064	\$231,250	\$187,107	\$231,447

CITY OF GILBERTVILLE, 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	\$55	29.56%	\$15	8.10%	(\$134)	(79.21%)	(\$110)	(75.71%)	\$44	23.70%
\$100,000	\$111	29.56%	\$30	8.10%	(\$89)	(25.13%)	(\$65)	(19.64%)	\$89	23.70%
\$150,000	\$166	29.56%	\$45	8.10%	(\$45)	(8.31%)	(\$21)	(4.01%)	\$133	23.70%
\$200,000	\$53	5.82%	(\$107)	(11.71%)	(\$1)	(0.11%)	\$24	3.33%	\$177	23.70%
\$250,000	(\$59)	(4.67%)	(\$260)	(20.45%)	\$44	4.75%	\$68	7.60%	\$222	23.70%
\$300,000	(\$172)	(10.57%)	(\$413)	(25.38%)	\$88	7.96%	\$112	10.39%	\$266	23.70%
\$400,000	(\$397)	(17.00%)	(\$718)	(30.74%)	\$177	11.94%	\$201	13.81%	\$355	23.70%
\$500,000	(\$622)	(20.43%)	(\$1,024)	(33.61%)	\$265	14.31%	\$290	15.83%	\$443	23.70%
\$600,000	(\$848)	(22.56%)	(\$1,329)	(35.39%)	\$354	15.89%	\$378	17.17%	\$532	23.70%
\$700,000	(\$1,073)	(24.02%)	(\$1,635)	(36.60%)	\$443	17.01%	\$467	18.12%	\$621	23.70%
\$800,000	(\$1,298)	(25.08%)	(\$1,940)	(37.48%)	\$531	17.85%	\$556	18.83%	\$709	23.70%
\$900,000	(\$1,523)	(25.88%)	(\$2,246)	(38.15%)	\$620	18.51%	\$644	19.37%	\$798	23.70%
\$1,000,000	(\$1,749)	(26.51%)	(\$2,552)	(38.68%)	\$709	19.03%	\$733	19.81%	\$887	23.70%
\$2,000,000	(\$4,001)	(29.21%)	(\$5,607)	(40.93%)	\$1,595	21.37%	\$1,620	21.77%	\$1,774	23.70%
\$3,000,000	(\$6,253)	(30.07%)	(\$8,662)	(41.65%)	\$2,482	22.15%	\$2,507	22.41%	\$2,660	23.70%
\$4,000,000	(\$8,506)	(30.49%)	(\$11,717)	(42.00%)	\$3,369	22.53%	\$3,393	22.73%	\$3,547	23.70%
\$5,000,000	(\$10,758)	(30.74%)	(\$14,773)	(42.21%)	\$4,256	22.77%	\$4,280	22.93%	\$4,434	23.70%
\$6,000,000	(\$13,010)	(30.90%)	(\$17,828)	(42.35%)	\$5,143	22.92%	\$5,167	23.06%	\$5,321	23.70%
\$7,000,000	(\$15,263)	(31.02%)	(\$20,883)	(42.45%)	\$6,029	23.03%	\$6,054	23.15%	\$6,208	23.70%
\$8,000,000	(\$17,515)	(31.11%)	(\$23,938)	(42.52%)	\$6,916	23.12%	\$6,941	23.22%	\$7,094	23.70%
\$9,000,000	(\$19,767)	(31.18%)	(\$26,994)	(42.58%)	\$7,803	23.18%	\$7,827	23.27%	\$7,981	23.70%
\$10,000,000	(\$22,020)	(31.23%)	(\$30,049)	(42.62%)	\$8,690	23.23%	\$8,714	23.31%	\$8,868	23.70%
\$15,000,000	(\$33,281)	(31.40%)	(\$45,325)	(42.76%)	\$13,124	23.39%	\$13,148	23.44%	\$13,302	23.70%
\$20,000,000	(\$44,543)	(31.48%)	(\$60,602)	(42.83%)	\$17,558	23.47%	\$17,582	23.51%	\$17,736	23.70%
\$25,000,000	(\$55,805)	(31.53%)	(\$75,878)	(42.87%)	\$21,992	23.51%	\$22,016	23.54%	\$22,170	23.70%
\$30,000,000	(\$67,066)	(31.56%)	(\$91,154)	(42.89%)	\$26,426	23.54%	\$26,450	23.57%	\$26,604	23.70%
\$35,000,000	(\$78,328)	(31.58%)	(\$106,431)	(42.91%)	\$30,860	23.57%	\$30,884	23.59%	\$31,038	23.70%
\$40,000,000	(\$89,590)	(31.60%)	(\$121,707)	(42.93%)	\$35,294	23.58%	\$35,318	23.60%	\$35,472	23.70%
\$45,000,000	(\$100,851)	(31.61%)	(\$136,983)	(42.94%)	\$39,728	23.59%	\$39,752	23.61%	\$39,906	23.70%
\$50,000,000	(\$112,113)	(31.62%)	(\$152,260)	(42.95%)	\$44,162	23.60%	\$44,186	23.62%	\$44,340	23.70%