

CITY OF GIBSON, 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	\$2.07652	\$3,905	\$0	\$3,905	
2026-27	\$1.26627	\$3,983	\$0	\$3,983	2.0%
2027-28	\$1.27462	\$4,003	\$0	\$4,003	0.5%
2028-29	\$1.24675	\$4,083	\$0	\$4,083	2.0%
2029-30	\$1.25298	\$4,104	\$0	\$4,104	0.5%
2030-31	\$1.22386	\$4,186	\$0	\$4,186	2.0%
2031-32	\$1.22998	\$4,207	\$0	\$4,207	0.5%
2032-33	\$1.20161	\$4,291	\$0	\$4,291	2.0%
2033-34	\$1.20762	\$4,312	\$0	\$4,312	0.5%
2034-35	\$1.17997	\$4,398	\$0	\$4,398	2.0%
2035-36	\$1.18587	\$4,420	\$0	\$4,420	0.5%

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	\$3,721,221	\$1,880,633	\$0	\$1,880,633
2026-27	\$3,298,453	\$3,145,684	\$0	\$3,145,684
2027-28	\$3,293,453	\$3,140,684	\$0	\$3,140,684
2028-29	\$3,427,885	\$3,275,116	\$0	\$3,275,116
2029-30	\$3,427,885	\$3,275,116	\$0	\$3,275,116
2030-31	\$3,572,866	\$3,420,097	\$0	\$3,420,097
2031-32	\$3,572,866	\$3,420,097	\$0	\$3,420,097
2032-33	\$3,723,622	\$3,570,853	\$0	\$3,570,853
2033-34	\$3,723,622	\$3,570,853	\$0	\$3,570,853
2034-35	\$3,880,393	\$3,727,624	\$0	\$3,727,624
2035-36	\$3,880,393	\$3,727,624	\$0	\$3,727,624

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	67.56%	-3.14%	64.42%	7.32%	26.89%	1.37%
2026-27	92.82%	-24.29%	68.53%	10.33%	20.32%	0.82%
2027-28	92.97%	-24.49%	68.48%	10.35%	20.35%	0.82%
2028-29	92.72%	-23.63%	69.08%	10.42%	19.71%	0.79%
2029-30	92.72%	-23.63%	69.08%	10.42%	19.71%	0.79%
2030-31	92.34%	-22.63%	69.71%	10.48%	19.06%	0.75%
2031-32	92.34%	-22.63%	69.71%	10.48%	19.06%	0.75%
2032-33	91.98%	-21.68%	70.30%	10.54%	18.44%	0.72%
2033-34	91.98%	-21.68%	70.30%	10.54%	18.44%	0.72%
2034-35	91.63%	-20.76%	70.87%	10.60%	17.84%	0.69%
2035-36	91.63%	-20.76%	70.87%	10.60%	17.84%	0.69%

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 GIBSON, 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	\$1,880,633	\$2.07652	\$3,905
2026-27	\$3,145,684	\$1.26627	\$3,983
2027-28	\$3,140,684	\$1.27462	\$4,003
2028-29	\$3,275,116	\$1.24675	\$4,083
2029-30	\$3,275,116	\$1.25298	\$4,104
2030-31	\$3,420,097	\$1.22386	\$4,186
2031-32	\$3,420,097	\$1.22998	\$4,207
2032-33	\$3,570,853	\$1.20161	\$4,291
2033-34	\$3,570,853	\$1.20762	\$4,312
2034-35	\$3,727,624	\$1.17997	\$4,398
2035-36	\$3,727,624	\$1.18587	\$4,420

CITY OF GIBSON, 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	\$1,880,633	\$2.07652	\$3,905
2026-27	\$1,899,266	\$2.07652	\$3,944
2027-28	\$1,926,662	\$2.07652	\$4,001
2028-29	\$1,978,326	\$2.07652	\$4,108
2029-30	\$2,007,155	\$2.07652	\$4,168
2030-31	\$2,061,287	\$2.07652	\$4,280
2031-32	\$2,091,620	\$2.07652	\$4,343
2032-33	\$2,148,344	\$2.07652	\$4,461
2033-34	\$2,180,265	\$2.07652	\$4,527
2034-35	\$2,239,716	\$2.07652	\$4,651
2035-36	\$2,273,302	\$2.07652	\$4,721

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	\$1,246,418	(\$0.81025)	\$39
2027-28	\$1,214,022	(\$0.80190)	\$2
2028-29	\$1,296,790	(\$0.82977)	-\$25
2029-30	\$1,267,961	(\$0.82354)	-\$64
2030-31	\$1,358,809	(\$0.85266)	-\$95
2031-32	\$1,328,476	(\$0.84654)	-\$137
2032-33	\$1,422,509	(\$0.87491)	-\$170
2033-34	\$1,390,588	(\$0.86890)	-\$215
2034-35	\$1,487,908	(\$0.89655)	-\$252
2035-36	\$1,454,321	(\$0.89065)	-\$300

CITY OF GIBSON, 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	\$49	\$76	\$50,000	\$51,515	\$49	\$63	\$50,000	\$58,947	\$44	\$11	\$38	\$11	\$49	\$72
\$100,000	\$123,480	\$98	\$151	\$100,000	\$103,030	\$98	\$126	\$100,000	\$117,894	\$94	\$83	\$87	\$83	\$98	\$144
\$150,000	\$185,220	\$148	\$227	\$150,000	\$154,545	\$148	\$189	\$150,000	\$176,842	\$143	\$155	\$137	\$155	\$148	\$216
\$200,000	\$246,960	\$241	\$302	\$200,000	\$206,060	\$241	\$252	\$200,000	\$235,789	\$192	\$227	\$186	\$227	\$197	\$289
\$250,000	\$308,700	\$335	\$378	\$250,000	\$257,575	\$335	\$315	\$250,000	\$294,736	\$241	\$300	\$235	\$300	\$246	\$361
\$300,000	\$370,440	\$428	\$453	\$300,000	\$309,090	\$428	\$378	\$300,000	\$353,683	\$291	\$372	\$284	\$372	\$295	\$433
\$400,000	\$493,920	\$615	\$604	\$400,000	\$412,120	\$615	\$504	\$400,000	\$471,578	\$389	\$516	\$383	\$516	\$394	\$577
\$500,000	\$617,400	\$802	\$756	\$500,000	\$515,151	\$802	\$630	\$500,000	\$589,472	\$488	\$660	\$481	\$660	\$492	\$721
\$600,000	\$740,880	\$989	\$907	\$600,000	\$618,181	\$989	\$757	\$600,000	\$707,366	\$586	\$805	\$580	\$805	\$591	\$866
\$700,000	\$864,360	\$1,176	\$1,058	\$700,000	\$721,211	\$1,176	\$883	\$700,000	\$825,261	\$685	\$949	\$678	\$949	\$689	\$1,010
\$800,000	\$987,840	\$1,363	\$1,209	\$800,000	\$824,241	\$1,363	\$1,009	\$800,000	\$943,155	\$783	\$1,093	\$777	\$1,093	\$788	\$1,154
\$900,000	\$1,111,320	\$1,549	\$1,360	\$900,000	\$927,271	\$1,549	\$1,135	\$900,000	\$1,061,050	\$882	\$1,237	\$875	\$1,237	\$886	\$1,299
\$1,000,000	\$1,234,800	\$1,736	\$1,511	\$1,000,000	\$1,030,301	\$1,736	\$1,261	\$1,000,000	\$1,178,944	\$980	\$1,382	\$974	\$1,382	\$985	\$1,443
\$2,000,000	\$2,469,600	\$3,605	\$3,022	\$2,000,000	\$2,060,602	\$3,605	\$2,522	\$2,000,000	\$2,357,888	\$1,965	\$2,825	\$1,959	\$2,825	\$1,970	\$2,886
\$3,000,000	\$3,704,400	\$5,474	\$4,534	\$3,000,000	\$3,090,903	\$5,474	\$3,783	\$3,000,000	\$3,536,832	\$2,950	\$4,267	\$2,944	\$4,267	\$2,955	\$4,329
\$4,000,000	\$4,939,200	\$7,343	\$6,045	\$4,000,000	\$4,121,204	\$7,343	\$5,044	\$4,000,000	\$4,715,776	\$3,935	\$5,710	\$3,929	\$5,710	\$3,940	\$5,771
\$5,000,000	\$6,174,000	\$9,212	\$7,556	\$5,000,000	\$5,151,505	\$9,212	\$6,305	\$5,000,000	\$5,894,720	\$4,920	\$7,153	\$4,913	\$7,153	\$4,925	\$7,214
\$6,000,000	\$7,408,800	\$11,081	\$9,067	\$6,000,000	\$6,181,806	\$11,081	\$7,566	\$6,000,000	\$7,073,664	\$5,905	\$8,596	\$5,898	\$8,596	\$5,910	\$8,657
\$7,000,000	\$8,643,600	\$12,949	\$10,579	\$7,000,000	\$7,212,107	\$12,949	\$8,827	\$7,000,000	\$8,252,608	\$6,890	\$10,039	\$6,883	\$10,039	\$6,894	\$10,100
\$8,000,000	\$9,878,400	\$14,818	\$12,090	\$8,000,000	\$8,242,408	\$14,818	\$10,088	\$8,000,000	\$9,431,552	\$7,875	\$11,482	\$7,868	\$11,482	\$7,879	\$11,543
\$9,000,000	\$11,113,200	\$16,687	\$13,601	\$9,000,000	\$9,272,709	\$16,687	\$11,348	\$9,000,000	\$10,610,496	\$8,860	\$12,925	\$8,853	\$12,925	\$8,864	\$12,986
\$10,000,000	\$12,348,000	\$18,556	\$15,112	\$10,000,000	\$10,303,010	\$18,556	\$12,609	\$10,000,000	\$11,789,440	\$9,844	\$14,367	\$9,838	\$14,367	\$9,849	\$14,429
\$15,000,000	\$18,522,000	\$27,900	\$22,668	\$15,000,000	\$15,454,515	\$27,900	\$18,914	\$15,000,000	\$17,684,160	\$14,769	\$21,582	\$14,763	\$21,582	\$14,774	\$21,643
\$20,000,000	\$24,696,000	\$37,245	\$30,224	\$20,000,000	\$20,606,020	\$37,245	\$25,219	\$20,000,000	\$23,578,880	\$19,694	\$28,796	\$19,687	\$28,796	\$19,699	\$28,857
\$25,000,000	\$30,870,000	\$46,589	\$37,781	\$25,000,000	\$25,757,525	\$46,589	\$31,524	\$25,000,000	\$29,473,600	\$24,618	\$36,010	\$24,612	\$36,010	\$24,623	\$36,072
\$30,000,000	\$37,044,000	\$55,933	\$45,337	\$30,000,000	\$30,909,030	\$55,933	\$37,828	\$30,000,000	\$35,368,320	\$29,543	\$43,225	\$29,537	\$43,225	\$29,548	\$43,286
\$35,000,000	\$43,218,000	\$65,278	\$52,893	\$35,000,000	\$36,060,535	\$65,278	\$44,133	\$35,000,000	\$41,263,040	\$34,468	\$50,439	\$34,461	\$50,439	\$34,472	\$50,500
\$40,000,000	\$49,392,000	\$74,622	\$60,449	\$40,000,000	\$41,212,040	\$74,622	\$50,438	\$40,000,000	\$47,157,760	\$39,392	\$57,653	\$39,386	\$57,653	\$39,397	\$57,714
\$45,000,000	\$55,566,000	\$83,966	\$68,005	\$45,000,000	\$46,363,545	\$83,966	\$56,742	\$45,000,000	\$53,052,480	\$44,317	\$64,868	\$44,311	\$64,868	\$44,322	\$64,929
\$50,000,000	\$61,740,000	\$93,311	\$75,561	\$50,000,000	\$51,515,050	\$93,311	\$63,047	\$50,000,000	\$58,947,200	\$49,242	\$72,082	\$49,235	\$72,082	\$49,246	\$72,143

CITY OF GIBSON, 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	\$26	53.44%	\$14	28.02%	(\$34)	(75.38%)	(\$27)	(71.23%)	\$23	46.49%
\$100,000	\$53	53.44%	\$28	28.02%	(\$11)	(11.33%)	(\$4)	(4.83%)	\$46	46.49%
\$150,000	\$79	53.44%	\$41	28.02%	\$12	8.59%	\$19	13.68%	\$69	46.49%
\$200,000	\$61	25.32%	\$11	4.56%	\$35	18.30%	\$42	22.37%	\$92	46.49%
\$250,000	\$43	12.90%	(\$19)	(5.79%)	\$58	24.05%	\$64	27.43%	\$114	46.49%
\$300,000	\$25	5.91%	(\$50)	(11.63%)	\$81	27.85%	\$87	30.73%	\$137	46.49%
\$400,000	(\$10)	(1.70%)	(\$111)	(17.98%)	\$127	32.57%	\$133	34.79%	\$183	46.49%
\$500,000	(\$46)	(5.77%)	(\$171)	(21.37%)	\$173	35.38%	\$179	37.18%	\$229	46.49%
\$600,000	(\$82)	(8.29%)	(\$232)	(23.48%)	\$218	37.25%	\$225	38.76%	\$275	46.49%
\$700,000	(\$118)	(10.02%)	(\$293)	(24.92%)	\$264	38.58%	\$271	39.89%	\$321	46.49%
\$800,000	(\$154)	(11.27%)	(\$354)	(25.96%)	\$310	39.57%	\$316	40.72%	\$366	46.49%
\$900,000	(\$189)	(12.22%)	(\$415)	(26.76%)	\$356	40.35%	\$362	41.37%	\$412	46.49%
\$1,000,000	(\$225)	(12.96%)	(\$475)	(27.38%)	\$402	40.97%	\$408	41.89%	\$458	46.49%
\$2,000,000	(\$583)	(16.16%)	(\$1,083)	(30.05%)	\$859	43.74%	\$866	44.21%	\$916	46.49%
\$3,000,000	(\$940)	(17.18%)	(\$1,691)	(30.89%)	\$1,317	44.66%	\$1,324	44.97%	\$1,374	46.49%
\$4,000,000	(\$1,298)	(17.68%)	(\$2,299)	(31.31%)	\$1,775	45.12%	\$1,782	45.35%	\$1,832	46.49%
\$5,000,000	(\$1,656)	(17.97%)	(\$2,907)	(31.56%)	\$2,233	45.39%	\$2,240	45.58%	\$2,290	46.49%
\$6,000,000	(\$2,013)	(18.17%)	(\$3,515)	(31.72%)	\$2,691	45.58%	\$2,698	45.73%	\$2,748	46.49%
\$7,000,000	(\$2,371)	(18.31%)	(\$4,123)	(31.84%)	\$3,149	45.71%	\$3,156	45.84%	\$3,206	46.49%
\$8,000,000	(\$2,729)	(18.41%)	(\$4,731)	(31.93%)	\$3,607	45.81%	\$3,613	45.92%	\$3,663	46.49%
\$9,000,000	(\$3,086)	(18.49%)	(\$5,339)	(31.99%)	\$4,065	45.88%	\$4,071	45.99%	\$4,121	46.49%
\$10,000,000	(\$3,444)	(18.56%)	(\$5,947)	(32.05%)	\$4,523	45.94%	\$4,529	46.04%	\$4,579	46.49%
\$15,000,000	(\$5,232)	(18.75%)	(\$8,986)	(32.21%)	\$6,813	46.13%	\$6,819	46.19%	\$6,869	46.49%
\$20,000,000	(\$7,020)	(18.85%)	(\$12,026)	(32.29%)	\$9,102	46.22%	\$9,109	46.27%	\$9,159	46.49%
\$25,000,000	(\$8,809)	(18.91%)	(\$15,066)	(32.34%)	\$11,392	46.27%	\$11,398	46.31%	\$11,448	46.49%
\$30,000,000	(\$10,597)	(18.95%)	(\$18,105)	(32.37%)	\$13,682	46.31%	\$13,688	46.34%	\$13,738	46.49%
\$35,000,000	(\$12,385)	(18.97%)	(\$21,145)	(32.39%)	\$15,971	46.34%	\$15,978	46.36%	\$16,028	46.49%
\$40,000,000	(\$14,173)	(18.99%)	(\$24,184)	(32.41%)	\$18,261	46.36%	\$18,267	46.38%	\$18,317	46.49%
\$45,000,000	(\$15,961)	(19.01%)	(\$27,224)	(32.42%)	\$20,551	46.37%	\$20,557	46.39%	\$20,607	46.49%
\$50,000,000	(\$17,750)	(19.02%)	(\$30,264)	(32.43%)	\$22,840	46.38%	\$22,847	46.40%	\$22,897	46.49%