

CITY OF GREENVILLE, 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	\$7.71010	\$28,591	\$0	\$28,591	
2026-27	\$6.22441	\$29,163	\$2,303	\$31,466	10.1%
2027-28	\$6.36189	\$32,095	\$2,354	\$34,449	9.5%
2028-29	\$6.15463	\$35,138	\$2,277	\$37,415	8.6%
2029-30	\$6.28219	\$38,163	\$2,324	\$40,488	8.2%
2030-31	\$6.07656	\$41,298	\$2,248	\$43,546	7.6%
2031-32	\$6.20183	\$44,417	\$2,295	\$46,711	7.3%
2032-33	\$6.00313	\$47,646	\$2,221	\$49,867	6.8%
2033-34	\$6.12638	\$50,864	\$2,267	\$53,131	6.5%
2034-35	\$5.93342	\$54,193	\$2,195	\$56,389	6.1%
2035-36	\$6.05484	\$57,516	\$2,240	\$59,757	6.0%

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	\$5,471,050	\$3,708,261	\$0	\$3,708,261
2026-27	\$5,349,009	\$5,055,232	\$0	\$5,055,232
2027-28	\$5,708,677	\$5,414,900	\$0	\$5,414,900
2028-29	\$6,372,960	\$6,079,183	\$0	\$6,079,183
2029-30	\$6,738,628	\$6,444,851	\$0	\$6,444,851
2030-31	\$7,459,973	\$7,166,196	\$0	\$7,166,196
2031-32	\$7,825,641	\$7,531,864	\$0	\$7,531,864
2032-33	\$8,600,553	\$8,306,776	\$0	\$8,306,776
2033-34	\$8,966,221	\$8,672,444	\$0	\$8,672,444
2034-35	\$9,797,331	\$9,503,554	\$0	\$9,503,554
2035-36	\$10,162,999	\$9,869,222	\$0	\$9,869,222

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	22.41%	-0.82%	21.59%	77.50%	0.00%	0.92%
2026-27	38.16%	-23.28%	14.88%	82.74%	0.00%	0.67%
2027-28	35.99%	-21.83%	14.16%	83.72%	0.00%	0.63%
2028-29	33.66%	-19.47%	14.19%	84.07%	0.00%	0.56%
2029-30	32.05%	-18.37%	13.68%	84.74%	0.00%	0.53%
2030-31	30.25%	-16.48%	13.76%	84.91%	0.00%	0.47%
2031-32	29.04%	-15.70%	13.34%	85.44%	0.00%	0.45%
2032-33	27.61%	-14.22%	13.39%	85.56%	0.00%	0.41%
2033-34	26.67%	-13.65%	13.03%	86.00%	0.00%	0.39%
2034-35	25.52%	-12.45%	13.07%	86.09%	0.00%	0.36%
2035-36	24.77%	-12.02%	12.75%	86.45%	0.00%	0.34%

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 GREENVILLE, 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	\$3,708,261	\$7.71010	\$28,591
2026-27	\$5,055,232	\$6.22441	\$31,466
2027-28	\$5,414,900	\$6.36189	\$34,449
2028-29	\$6,079,183	\$6.15463	\$37,415
2029-30	\$6,444,851	\$6.28219	\$40,488
2030-31	\$7,166,196	\$6.07656	\$43,546
2031-32	\$7,531,864	\$6.20183	\$46,711
2032-33	\$8,306,776	\$6.00313	\$49,867
2033-34	\$8,672,444	\$6.12638	\$53,131
2034-35	\$9,503,554	\$5.93342	\$56,389
2035-36	\$9,869,222	\$6.05484	\$59,757

CITY OF GREENVILLE, 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	\$3,708,261	\$7.71010	\$28,591
2026-27	\$4,354,033	\$7.48553	\$32,592
2027-28	\$4,675,160	\$7.26751	\$33,977
2028-29	\$5,194,400	\$7.26751	\$37,750
2029-30	\$5,516,952	\$7.26751	\$40,094
2030-31	\$6,077,131	\$7.26751	\$44,166
2031-32	\$6,401,180	\$7.26751	\$46,521
2032-33	\$7,004,349	\$7.26751	\$50,904
2033-34	\$7,329,978	\$7.26751	\$53,271
2034-35	\$7,978,296	\$7.26751	\$57,982
2035-36	\$8,305,584	\$7.26751	\$60,361

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	\$701,199	(\$1.26112)	-\$1,126
2027-28	\$739,739	(\$0.90562)	\$472
2028-29	\$884,783	(\$1.11288)	-\$335
2029-30	\$927,899	(\$0.98532)	\$393
2030-31	\$1,089,065	(\$1.19095)	-\$620
2031-32	\$1,130,684	(\$1.06568)	\$191
2032-33	\$1,302,427	(\$1.26438)	-\$1,037
2033-34	\$1,342,466	(\$1.14113)	-\$140
2034-35	\$1,525,258	(\$1.33409)	-\$1,594
2035-36	\$1,563,638	(\$1.21267)	-\$604

CITY OF GREENVILLE, 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	\$183	\$375	\$50,000	\$51,515	\$183	\$313	\$50,000	\$58,947	\$165	\$54	\$141	\$54	\$183	\$358
\$100,000	\$123,480	\$366	\$750	\$100,000	\$103,030	\$366	\$626	\$100,000	\$117,894	\$348	\$413	\$324	\$413	\$366	\$716
\$150,000	\$185,220	\$549	\$1,126	\$150,000	\$154,545	\$549	\$939	\$150,000	\$176,842	\$531	\$771	\$507	\$771	\$549	\$1,075
\$200,000	\$246,960	\$896	\$1,501	\$200,000	\$206,060	\$896	\$1,252	\$200,000	\$235,789	\$714	\$1,129	\$690	\$1,129	\$731	\$1,433
\$250,000	\$308,700	\$1,242	\$1,876	\$250,000	\$257,575	\$1,242	\$1,565	\$250,000	\$294,736	\$897	\$1,487	\$873	\$1,487	\$914	\$1,791
\$300,000	\$370,440	\$1,589	\$2,251	\$300,000	\$309,090	\$1,589	\$1,878	\$300,000	\$353,683	\$1,079	\$1,845	\$1,056	\$1,845	\$1,097	\$2,149
\$400,000	\$493,920	\$2,283	\$3,001	\$400,000	\$412,120	\$2,283	\$2,504	\$400,000	\$471,578	\$1,445	\$2,562	\$1,421	\$2,562	\$1,463	\$2,866
\$500,000	\$617,400	\$2,977	\$3,752	\$500,000	\$515,151	\$2,977	\$3,130	\$500,000	\$589,472	\$1,811	\$3,278	\$1,787	\$3,278	\$1,829	\$3,582
\$600,000	\$740,880	\$3,671	\$4,502	\$600,000	\$618,181	\$3,671	\$3,756	\$600,000	\$707,366	\$2,176	\$3,995	\$2,153	\$3,995	\$2,194	\$4,298
\$700,000	\$864,360	\$4,365	\$5,252	\$700,000	\$721,211	\$4,365	\$4,382	\$700,000	\$825,261	\$2,542	\$4,711	\$2,518	\$4,711	\$2,560	\$5,015
\$800,000	\$987,840	\$5,059	\$6,003	\$800,000	\$824,241	\$5,059	\$5,009	\$800,000	\$943,155	\$2,908	\$5,427	\$2,884	\$5,427	\$2,926	\$5,731
\$900,000	\$1,111,320	\$5,753	\$6,753	\$900,000	\$927,271	\$5,753	\$5,635	\$900,000	\$1,061,050	\$3,274	\$6,144	\$3,250	\$6,144	\$3,291	\$6,448
\$1,000,000	\$1,234,800	\$6,447	\$7,503	\$1,000,000	\$1,030,301	\$6,447	\$6,261	\$1,000,000	\$1,178,944	\$3,639	\$6,860	\$3,616	\$6,860	\$3,657	\$7,164
\$2,000,000	\$2,469,600	\$13,386	\$15,007	\$2,000,000	\$2,060,602	\$13,386	\$12,521	\$2,000,000	\$2,357,888	\$7,296	\$14,024	\$7,273	\$14,024	\$7,314	\$14,328
\$3,000,000	\$3,704,400	\$20,325	\$22,510	\$3,000,000	\$3,090,903	\$20,325	\$18,782	\$3,000,000	\$3,536,832	\$10,953	\$21,188	\$10,930	\$21,188	\$10,971	\$21,492
\$4,000,000	\$4,939,200	\$27,264	\$30,013	\$4,000,000	\$4,121,204	\$27,264	\$25,043	\$4,000,000	\$4,715,776	\$14,610	\$28,352	\$14,587	\$28,352	\$14,628	\$28,656
\$5,000,000	\$6,174,000	\$34,203	\$37,517	\$5,000,000	\$5,151,505	\$34,203	\$31,303	\$5,000,000	\$5,894,720	\$18,267	\$35,516	\$18,244	\$35,516	\$18,285	\$35,820
\$6,000,000	\$7,408,800	\$41,142	\$45,020	\$6,000,000	\$6,181,806	\$41,142	\$37,564	\$6,000,000	\$7,073,664	\$21,924	\$42,680	\$21,901	\$42,680	\$21,942	\$42,984
\$7,000,000	\$8,643,600	\$48,081	\$52,523	\$7,000,000	\$7,212,107	\$48,081	\$43,825	\$7,000,000	\$8,252,608	\$25,581	\$49,844	\$25,558	\$49,844	\$25,599	\$50,147
\$8,000,000	\$9,878,400	\$55,020	\$60,027	\$8,000,000	\$8,242,408	\$55,020	\$50,085	\$8,000,000	\$9,431,552	\$29,238	\$57,008	\$29,215	\$57,008	\$29,256	\$57,311
\$9,000,000	\$11,113,200	\$61,959	\$67,530	\$9,000,000	\$9,272,709	\$61,959	\$56,346	\$9,000,000	\$10,610,496	\$32,895	\$64,171	\$32,872	\$64,171	\$32,913	\$64,475
\$10,000,000	\$12,348,000	\$68,899	\$75,033	\$10,000,000	\$10,303,010	\$68,899	\$62,607	\$10,000,000	\$11,789,440	\$36,552	\$71,335	\$36,529	\$71,335	\$36,570	\$71,639
\$15,000,000	\$18,522,000	\$103,594	\$112,550	\$15,000,000	\$15,454,515	\$103,594	\$93,910	\$15,000,000	\$17,684,160	\$54,838	\$107,155	\$54,814	\$107,155	\$54,855	\$107,459
\$20,000,000	\$24,696,000	\$138,289	\$150,067	\$20,000,000	\$20,606,020	\$138,289	\$125,214	\$20,000,000	\$23,578,880	\$73,123	\$142,975	\$73,099	\$142,975	\$73,140	\$143,278
\$25,000,000	\$30,870,000	\$172,985	\$187,583	\$25,000,000	\$25,757,525	\$172,985	\$156,517	\$25,000,000	\$29,473,600	\$91,408	\$178,794	\$91,384	\$178,794	\$91,426	\$179,098
\$30,000,000	\$37,044,000	\$207,680	\$225,100	\$30,000,000	\$30,909,030	\$207,680	\$187,821	\$30,000,000	\$35,368,320	\$109,693	\$214,614	\$109,669	\$214,614	\$109,711	\$214,918
\$35,000,000	\$43,218,000	\$242,376	\$262,617	\$35,000,000	\$36,060,535	\$242,376	\$219,124	\$35,000,000	\$41,263,040	\$127,978	\$250,434	\$127,954	\$250,434	\$127,996	\$250,737
\$40,000,000	\$49,392,000	\$277,071	\$300,133	\$40,000,000	\$41,212,040	\$277,071	\$250,427	\$40,000,000	\$47,157,760	\$146,263	\$286,253	\$146,239	\$286,253	\$146,281	\$286,557
\$45,000,000	\$55,566,000	\$311,767	\$337,650	\$45,000,000	\$46,363,545	\$311,767	\$281,731	\$45,000,000	\$53,052,480	\$164,548	\$322,073	\$164,525	\$322,073	\$164,566	\$322,377
\$50,000,000	\$61,740,000	\$346,462	\$375,167	\$50,000,000	\$51,515,050	\$346,462	\$313,034	\$50,000,000	\$58,947,200	\$182,833	\$357,892	\$182,810	\$357,892	\$182,851	\$358,196

CITY OF GREENVILLE, 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	\$192	105.18%	\$130	71.20%	(\$111)	(67.07%)	(\$87)	(61.53%)	\$175	95.89%
\$100,000	\$385	105.18%	\$260	71.20%	\$65	18.56%	\$88	27.26%	\$351	95.89%
\$150,000	\$577	105.18%	\$391	71.20%	\$240	45.20%	\$264	52.01%	\$526	95.89%
\$200,000	\$605	67.58%	\$357	39.82%	\$415	58.19%	\$439	63.64%	\$701	95.89%
\$250,000	\$633	50.98%	\$323	25.97%	\$591	65.88%	\$614	70.40%	\$877	95.89%
\$300,000	\$662	41.62%	\$289	18.17%	\$766	70.97%	\$790	74.82%	\$1,052	95.89%
\$400,000	\$718	31.45%	\$221	9.68%	\$1,117	77.27%	\$1,140	80.24%	\$1,403	95.89%
\$500,000	\$774	26.01%	\$153	5.14%	\$1,467	81.03%	\$1,491	83.44%	\$1,753	95.89%
\$600,000	\$831	22.63%	\$85	2.32%	\$1,818	83.53%	\$1,842	85.56%	\$2,104	95.89%
\$700,000	\$887	20.33%	\$17	0.40%	\$2,169	85.31%	\$2,193	87.06%	\$2,455	95.89%
\$800,000	\$944	18.65%	(\$50)	(1.00%)	\$2,519	86.64%	\$2,543	88.18%	\$2,806	95.89%
\$900,000	\$1,000	17.38%	(\$118)	(2.06%)	\$2,870	87.68%	\$2,894	89.05%	\$3,156	95.89%
\$1,000,000	\$1,057	16.39%	(\$186)	(2.89%)	\$3,221	88.50%	\$3,245	89.74%	\$3,507	95.89%
\$2,000,000	\$1,621	12.11%	(\$864)	(6.46%)	\$6,728	92.21%	\$6,751	92.84%	\$7,014	95.89%
\$3,000,000	\$2,185	10.75%	(\$1,543)	(7.59%)	\$10,235	93.44%	\$10,258	93.86%	\$10,521	95.89%
\$4,000,000	\$2,749	10.08%	(\$2,221)	(8.15%)	\$13,742	94.05%	\$13,765	94.37%	\$14,028	95.89%
\$5,000,000	\$3,314	9.69%	(\$2,900)	(8.48%)	\$17,248	94.42%	\$17,272	94.68%	\$17,535	95.89%
\$6,000,000	\$3,878	9.43%	(\$3,578)	(8.70%)	\$20,755	94.67%	\$20,779	94.88%	\$21,041	95.89%
\$7,000,000	\$4,442	9.24%	(\$4,257)	(8.85%)	\$24,262	94.84%	\$24,286	95.02%	\$24,548	95.89%
\$8,000,000	\$5,006	9.10%	(\$4,935)	(8.97%)	\$27,769	94.97%	\$27,793	95.13%	\$28,055	95.89%
\$9,000,000	\$5,571	8.99%	(\$5,613)	(9.06%)	\$31,276	95.08%	\$31,300	95.22%	\$31,562	95.89%
\$10,000,000	\$6,135	8.90%	(\$6,292)	(9.13%)	\$34,783	95.16%	\$34,807	95.29%	\$35,069	95.89%
\$15,000,000	\$8,956	8.65%	(\$9,684)	(9.35%)	\$52,317	95.40%	\$52,341	95.49%	\$52,604	95.89%
\$20,000,000	\$11,777	8.52%	(\$13,076)	(9.46%)	\$69,852	95.53%	\$69,876	95.59%	\$70,138	95.89%
\$25,000,000	\$14,599	8.44%	(\$16,468)	(9.52%)	\$87,386	95.60%	\$87,410	95.65%	\$87,673	95.89%
\$30,000,000	\$17,420	8.39%	(\$19,860)	(9.56%)	\$104,921	95.65%	\$104,945	95.69%	\$105,207	95.89%
\$35,000,000	\$20,241	8.35%	(\$23,252)	(9.59%)	\$122,455	95.68%	\$122,479	95.72%	\$122,742	95.89%
\$40,000,000	\$23,062	8.32%	(\$26,644)	(9.62%)	\$139,990	95.71%	\$140,014	95.74%	\$140,276	95.89%
\$45,000,000	\$25,884	8.30%	(\$30,036)	(9.63%)	\$157,524	95.73%	\$157,548	95.76%	\$157,811	95.89%
\$50,000,000	\$28,705	8.29%	(\$33,428)	(9.65%)	\$175,059	95.75%	\$175,083	95.77%	\$175,345	95.89%