

CITY OF GUTTENBERG, 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	\$8.28713	\$764,605	\$0	\$764,605	
2026-27	\$4.47524	\$779,897	\$6,484	\$786,381	2.8%
2027-28	\$4.51244	\$791,095	\$6,538	\$797,632	1.4%
2028-29	\$4.40357	\$813,584	\$6,380	\$819,964	2.8%
2029-30	\$4.43810	\$825,106	\$6,430	\$831,536	1.4%
2030-31	\$4.32875	\$848,166	\$6,272	\$854,437	2.8%
2031-32	\$4.36076	\$859,490	\$6,318	\$865,808	1.3%
2032-33	\$4.25381	\$883,124	\$6,163	\$889,287	2.7%
2033-34	\$4.28350	\$894,251	\$6,206	\$900,457	1.3%
2034-35	\$4.17891	\$918,466	\$6,055	\$924,521	2.7%
2035-36	\$4.20646	\$929,395	\$6,094	\$935,489	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	\$185,962,808	\$92,264,193	\$294,675	\$92,558,868
2026-27	\$178,426,606	\$175,718,409	\$756,992	\$176,475,401
2027-28	\$179,684,647	\$176,762,972	\$970,470	\$177,733,442
2028-29	\$189,377,416	\$186,204,414	\$1,221,798	\$187,426,211
2029-30	\$190,749,458	\$187,362,977	\$1,435,276	\$188,798,253
2030-31	\$201,047,697	\$197,386,648	\$1,709,843	\$199,096,492
2031-32	\$202,419,738	\$198,545,211	\$1,923,321	\$200,468,533
2032-33	\$213,230,193	\$209,056,696	\$2,222,292	\$211,278,988
2033-34	\$214,602,234	\$210,215,259	\$2,435,770	\$212,651,029
2034-35	\$225,946,536	\$221,234,969	\$2,760,362	\$223,995,331
2035-36	\$227,318,577	\$222,393,532	\$2,973,840	\$225,367,372

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	80.18%	-2.61%	77.57%	18.74%	2.28%	0.36%
2026-27	97.38%	-16.48%	80.90%	16.58%	1.57%	0.19%
2027-28	97.43%	-16.60%	80.83%	16.66%	1.56%	0.19%
2028-29	96.78%	-15.95%	80.83%	16.78%	1.49%	0.18%
2029-30	96.77%	-15.99%	80.78%	16.85%	1.48%	0.18%
2030-31	96.09%	-15.30%	80.79%	16.95%	1.42%	0.17%
2031-32	96.09%	-15.34%	80.75%	17.01%	1.41%	0.17%
2032-33	95.43%	-14.69%	80.75%	17.12%	1.35%	0.16%
2033-34	95.43%	-14.73%	80.70%	17.18%	1.34%	0.16%
2034-35	94.81%	-14.11%	80.70%	17.28%	1.29%	0.15%
2035-36	94.81%	-14.15%	80.66%	17.33%	1.28%	0.15%

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 GUTTENBERG, 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	\$92,264,193	\$8.28713	\$764,605
2026-27	\$175,718,409	\$4.47524	\$786,381
2027-28	\$176,762,972	\$4.51244	\$797,632
2028-29	\$186,204,414	\$4.40357	\$819,964
2029-30	\$187,362,977	\$4.43810	\$831,536
2030-31	\$197,386,648	\$4.32875	\$854,437
2031-32	\$198,545,211	\$4.36076	\$865,808
2032-33	\$209,056,696	\$4.25381	\$889,287
2033-34	\$210,215,259	\$4.28350	\$900,457
2034-35	\$221,234,969	\$4.17891	\$924,521
2035-36	\$222,393,532	\$4.20646	\$935,489

CITY OF GUTTENBERG, 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	\$92,264,193	\$8.28713	\$764,605
2026-27	\$94,755,334	\$8.28713	\$785,250
2027-28	\$96,759,566	\$8.28713	\$801,859
2028-29	\$100,641,690	\$8.10000	\$815,198
2029-30	\$102,975,868	\$8.10000	\$834,105
2030-31	\$107,071,048	\$8.10000	\$867,275
2031-32	\$109,527,557	\$8.10000	\$887,173
2032-33	\$113,846,861	\$8.10000	\$922,160
2033-34	\$116,432,444	\$8.10000	\$943,103
2034-35	\$120,987,730	\$8.10000	\$980,001
2035-36	\$123,708,881	\$8.10000	\$1,002,042

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	\$80,963,074	(\$3.81189)	\$1,132
2027-28	\$80,003,405	(\$3.77469)	-\$4,227
2028-29	\$85,562,724	(\$3.69643)	\$4,766
2029-30	\$84,387,109	(\$3.66190)	-\$2,569
2030-31	\$90,315,600	(\$3.77125)	-\$12,838
2031-32	\$89,017,655	(\$3.73924)	-\$21,365
2032-33	\$95,209,835	(\$3.84619)	-\$32,872
2033-34	\$93,782,815	(\$3.81650)	-\$42,646
2034-35	\$100,247,239	(\$3.92109)	-\$55,480
2035-36	\$98,684,651	(\$3.89354)	-\$66,552

CITY OF GUTTENBERG, 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	\$197	\$267	\$50,000	\$51,515	\$197	\$223	\$50,000	\$58,947	\$177	\$39	\$152	\$39	\$197	\$255
\$100,000	\$123,480	\$393	\$535	\$100,000	\$103,030	\$393	\$446	\$100,000	\$117,894	\$374	\$294	\$348	\$294	\$393	\$510
\$150,000	\$185,220	\$590	\$802	\$150,000	\$154,545	\$590	\$669	\$150,000	\$176,842	\$571	\$549	\$545	\$549	\$590	\$766
\$200,000	\$246,960	\$963	\$1,069	\$200,000	\$206,060	\$963	\$892	\$200,000	\$235,789	\$767	\$804	\$742	\$804	\$786	\$1,021
\$250,000	\$308,700	\$1,335	\$1,336	\$250,000	\$257,575	\$1,335	\$1,115	\$250,000	\$294,736	\$964	\$1,059	\$938	\$1,059	\$983	\$1,276
\$300,000	\$370,440	\$1,708	\$1,604	\$300,000	\$309,090	\$1,708	\$1,338	\$300,000	\$353,683	\$1,160	\$1,315	\$1,135	\$1,315	\$1,179	\$1,531
\$400,000	\$493,920	\$2,454	\$2,138	\$400,000	\$412,120	\$2,454	\$1,784	\$400,000	\$471,578	\$1,553	\$1,825	\$1,528	\$1,825	\$1,572	\$2,041
\$500,000	\$617,400	\$3,200	\$2,673	\$500,000	\$515,151	\$3,200	\$2,230	\$500,000	\$589,472	\$1,946	\$2,335	\$1,921	\$2,335	\$1,965	\$2,552
\$600,000	\$740,880	\$3,946	\$3,207	\$600,000	\$618,181	\$3,946	\$2,676	\$600,000	\$707,366	\$2,339	\$2,846	\$2,314	\$2,846	\$2,358	\$3,062
\$700,000	\$864,360	\$4,692	\$3,742	\$700,000	\$721,211	\$4,692	\$3,122	\$700,000	\$825,261	\$2,732	\$3,356	\$2,707	\$3,356	\$2,752	\$3,572
\$800,000	\$987,840	\$5,438	\$4,276	\$800,000	\$824,241	\$5,438	\$3,568	\$800,000	\$943,155	\$3,126	\$3,866	\$3,100	\$3,866	\$3,145	\$4,083
\$900,000	\$1,111,320	\$6,183	\$4,811	\$900,000	\$927,271	\$6,183	\$4,014	\$900,000	\$1,061,050	\$3,519	\$4,377	\$3,493	\$4,377	\$3,538	\$4,593
\$1,000,000	\$1,234,800	\$6,929	\$5,345	\$1,000,000	\$1,030,301	\$6,929	\$4,460	\$1,000,000	\$1,178,944	\$3,912	\$4,887	\$3,886	\$4,887	\$3,931	\$5,103
\$2,000,000	\$2,469,600	\$14,388	\$10,690	\$2,000,000	\$2,060,602	\$14,388	\$8,920	\$2,000,000	\$2,357,888	\$7,842	\$9,990	\$7,817	\$9,990	\$7,861	\$10,207
\$3,000,000	\$3,704,400	\$21,846	\$16,035	\$3,000,000	\$3,090,903	\$21,846	\$13,380	\$3,000,000	\$3,536,832	\$11,773	\$15,094	\$11,748	\$15,094	\$11,792	\$15,310
\$4,000,000	\$4,939,200	\$29,305	\$21,381	\$4,000,000	\$4,121,204	\$29,305	\$17,840	\$4,000,000	\$4,715,776	\$15,704	\$20,197	\$15,678	\$20,197	\$15,723	\$20,413
\$5,000,000	\$6,174,000	\$36,763	\$26,726	\$5,000,000	\$5,151,505	\$36,763	\$22,300	\$5,000,000	\$5,894,720	\$19,635	\$25,300	\$19,609	\$25,300	\$19,654	\$25,517
\$6,000,000	\$7,408,800	\$44,221	\$32,071	\$6,000,000	\$6,181,806	\$44,221	\$26,759	\$6,000,000	\$7,073,664	\$23,565	\$30,404	\$23,540	\$30,404	\$23,584	\$30,620
\$7,000,000	\$8,643,600	\$51,680	\$37,416	\$7,000,000	\$7,212,107	\$51,680	\$31,219	\$7,000,000	\$8,252,608	\$27,496	\$35,507	\$27,470	\$35,507	\$27,515	\$35,723
\$8,000,000	\$9,878,400	\$59,138	\$42,761	\$8,000,000	\$8,242,408	\$59,138	\$35,679	\$8,000,000	\$9,431,552	\$31,427	\$40,610	\$31,401	\$40,610	\$31,446	\$40,827
\$9,000,000	\$11,113,200	\$66,597	\$48,106	\$9,000,000	\$9,272,709	\$66,597	\$40,139	\$9,000,000	\$10,610,496	\$35,357	\$45,714	\$35,332	\$45,714	\$35,376	\$45,930
\$10,000,000	\$12,348,000	\$74,055	\$53,451	\$10,000,000	\$10,303,010	\$74,055	\$44,599	\$10,000,000	\$11,789,440	\$39,288	\$50,817	\$39,263	\$50,817	\$39,307	\$51,034
\$15,000,000	\$18,522,000	\$111,347	\$80,177	\$15,000,000	\$15,454,515	\$111,347	\$66,899	\$15,000,000	\$17,684,160	\$58,942	\$76,334	\$58,916	\$76,334	\$58,961	\$76,550
\$20,000,000	\$24,696,000	\$148,639	\$106,903	\$20,000,000	\$20,606,020	\$148,639	\$89,198	\$20,000,000	\$23,578,880	\$78,595	\$101,851	\$78,570	\$101,851	\$78,614	\$102,067
\$25,000,000	\$30,870,000	\$185,931	\$133,629	\$25,000,000	\$25,757,525	\$185,931	\$111,498	\$25,000,000	\$29,473,600	\$98,249	\$127,367	\$98,223	\$127,367	\$98,268	\$127,584
\$30,000,000	\$37,044,000	\$223,223	\$160,354	\$30,000,000	\$30,909,030	\$223,223	\$133,797	\$30,000,000	\$35,368,320	\$117,902	\$152,884	\$117,877	\$152,884	\$117,922	\$153,101
\$35,000,000	\$43,218,000	\$260,515	\$187,080	\$35,000,000	\$36,060,535	\$260,515	\$156,097	\$35,000,000	\$41,263,040	\$137,556	\$178,401	\$137,531	\$178,401	\$137,575	\$178,617
\$40,000,000	\$49,392,000	\$297,807	\$213,806	\$40,000,000	\$41,212,040	\$297,807	\$178,397	\$40,000,000	\$47,157,760	\$157,210	\$203,918	\$157,184	\$203,918	\$157,229	\$204,134
\$45,000,000	\$55,566,000	\$335,100	\$240,531	\$45,000,000	\$46,363,545	\$335,100	\$200,696	\$45,000,000	\$53,052,480	\$176,863	\$229,434	\$176,838	\$229,434	\$176,882	\$229,651
\$50,000,000	\$61,740,000	\$372,392	\$267,257	\$50,000,000	\$51,515,050	\$372,392	\$222,996	\$50,000,000	\$58,947,200	\$196,517	\$254,951	\$196,491	\$254,951	\$196,536	\$255,168

CITY OF GUTTENBERG, 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	\$71	35.98%	\$26	13.46%	(\$139)	(78.18%)	(\$113)	(74.51%)	\$59	29.83%
\$100,000	\$141	35.98%	\$53	13.46%	(\$80)	(21.42%)	(\$55)	(15.66%)	\$117	29.83%
\$150,000	\$212	35.98%	\$79	13.46%	(\$21)	(3.76%)	\$4	0.75%	\$176	29.83%
\$200,000	\$106	11.06%	(\$71)	(7.33%)	\$37	4.84%	\$63	8.46%	\$235	29.83%
\$250,000	\$1	0.06%	(\$220)	(16.51%)	\$96	9.94%	\$121	12.93%	\$293	29.83%
\$300,000	(\$105)	(6.14%)	(\$370)	(21.68%)	\$154	13.31%	\$180	15.86%	\$352	29.83%
\$400,000	(\$316)	(12.88%)	(\$670)	(27.31%)	\$272	17.49%	\$297	19.46%	\$469	29.83%
\$500,000	(\$527)	(16.48%)	(\$970)	(30.31%)	\$389	19.98%	\$414	21.58%	\$586	29.83%
\$600,000	(\$739)	(18.72%)	(\$1,270)	(32.18%)	\$506	21.64%	\$532	22.98%	\$704	29.83%
\$700,000	(\$950)	(20.25%)	(\$1,570)	(33.46%)	\$623	22.82%	\$649	23.98%	\$821	29.83%
\$800,000	(\$1,161)	(21.36%)	(\$1,870)	(34.38%)	\$741	23.70%	\$766	24.72%	\$938	29.83%
\$900,000	(\$1,373)	(22.20%)	(\$2,169)	(35.09%)	\$858	24.38%	\$884	25.29%	\$1,055	29.83%
\$1,000,000	(\$1,584)	(22.86%)	(\$2,469)	(35.64%)	\$975	24.93%	\$1,001	25.75%	\$1,173	29.83%
\$2,000,000	(\$3,697)	(25.70%)	(\$5,468)	(38.00%)	\$2,148	27.39%	\$2,173	27.80%	\$2,345	29.83%
\$3,000,000	(\$5,811)	(26.60%)	(\$8,466)	(38.75%)	\$3,321	28.20%	\$3,346	28.48%	\$3,518	29.83%
\$4,000,000	(\$7,924)	(27.04%)	(\$11,465)	(39.12%)	\$4,493	28.61%	\$4,519	28.82%	\$4,691	29.83%
\$5,000,000	(\$10,037)	(27.30%)	(\$14,463)	(39.34%)	\$5,666	28.86%	\$5,691	29.02%	\$5,863	29.83%
\$6,000,000	(\$12,150)	(27.48%)	(\$17,462)	(39.49%)	\$6,838	29.02%	\$6,864	29.16%	\$7,036	29.83%
\$7,000,000	(\$14,264)	(27.60%)	(\$20,460)	(39.59%)	\$8,011	29.14%	\$8,037	29.26%	\$8,208	29.83%
\$8,000,000	(\$16,377)	(27.69%)	(\$23,459)	(39.67%)	\$9,184	29.22%	\$9,209	29.33%	\$9,381	29.83%
\$9,000,000	(\$18,490)	(27.76%)	(\$26,457)	(39.73%)	\$10,356	29.29%	\$10,382	29.38%	\$10,554	29.83%
\$10,000,000	(\$20,604)	(27.82%)	(\$29,456)	(39.78%)	\$11,529	29.34%	\$11,555	29.43%	\$11,726	29.83%
\$15,000,000	(\$31,170)	(27.99%)	(\$44,448)	(39.92%)	\$17,392	29.51%	\$17,418	29.56%	\$17,590	29.83%
\$20,000,000	(\$41,736)	(28.08%)	(\$59,441)	(39.99%)	\$23,255	29.59%	\$23,281	29.63%	\$23,453	29.83%
\$25,000,000	(\$52,303)	(28.13%)	(\$74,433)	(40.03%)	\$29,119	29.64%	\$29,144	29.67%	\$29,316	29.83%
\$30,000,000	(\$62,869)	(28.16%)	(\$89,426)	(40.06%)	\$34,982	29.67%	\$35,007	29.70%	\$35,179	29.83%
\$35,000,000	(\$73,435)	(28.19%)	(\$104,418)	(40.08%)	\$40,845	29.69%	\$40,870	29.72%	\$41,042	29.83%
\$40,000,000	(\$84,002)	(28.21%)	(\$119,411)	(40.10%)	\$46,708	29.71%	\$46,734	29.73%	\$46,905	29.83%
\$45,000,000	(\$94,568)	(28.22%)	(\$134,403)	(40.11%)	\$52,571	29.72%	\$52,597	29.74%	\$52,769	29.83%
\$50,000,000	(\$105,135)	(28.23%)	(\$149,396)	(40.12%)	\$58,434	29.74%	\$58,460	29.75%	\$58,632	29.83%