

CITY OF GREELEY, 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	\$8.10000	\$43,998	\$0	\$43,998	
2026-27	\$5.02595	\$44,878	\$643	\$45,521	3.5%
2027-28	\$5.09800	\$46,112	\$653	\$46,765	2.7%
2028-29	\$4.93051	\$47,700	\$631	\$48,331	3.3%
2029-30	\$4.99574	\$48,965	\$639	\$49,605	2.6%
2030-31	\$4.82997	\$50,597	\$618	\$51,215	3.2%
2031-32	\$4.88899	\$51,836	\$626	\$52,462	2.4%
2032-33	\$4.73039	\$53,511	\$605	\$54,116	3.2%
2033-34	\$4.78392	\$54,724	\$612	\$55,336	2.3%
2034-35	\$4.63191	\$56,443	\$593	\$57,036	3.1%
2035-36	\$4.68056	\$57,630	\$599	\$58,229	2.1%

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	\$12,893,411	\$5,431,829	\$0	\$5,431,829
2026-27	\$10,646,041	\$9,057,208	\$0	\$9,057,208
2027-28	\$10,761,996	\$9,173,163	\$0	\$9,173,163
2028-29	\$11,391,307	\$9,802,474	\$0	\$9,802,474
2029-30	\$11,518,262	\$9,929,429	\$0	\$9,929,429
2030-31	\$12,192,452	\$10,603,619	\$0	\$10,603,619
2031-32	\$12,319,408	\$10,730,575	\$0	\$10,730,575
2032-33	\$13,028,990	\$11,440,157	\$0	\$11,440,157
2033-34	\$13,155,945	\$11,567,112	\$0	\$11,567,112
2034-35	\$13,902,499	\$12,313,666	\$0	\$12,313,666
2035-36	\$14,029,454	\$12,440,621	\$0	\$12,440,621

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	89.13%	-3.20%	85.92%	9.58%	0.86%	3.63%
2026-27	122.89%	-40.16%	82.73%	13.43%	1.10%	2.18%
2027-28	121.38%	-39.78%	81.60%	14.60%	1.09%	2.15%
2028-29	118.18%	-37.32%	80.87%	15.60%	1.03%	2.01%
2029-30	116.72%	-36.84%	79.88%	16.65%	1.02%	1.99%
2030-31	113.71%	-34.48%	79.23%	17.53%	0.96%	1.86%
2031-32	112.41%	-34.08%	78.33%	18.47%	0.95%	1.84%
2032-33	109.70%	-31.95%	77.75%	19.27%	0.90%	1.73%
2033-34	108.54%	-31.61%	76.93%	20.12%	0.89%	1.71%
2034-35	106.07%	-29.68%	76.39%	20.85%	0.84%	1.60%
2035-36	105.03%	-29.38%	75.65%	21.63%	0.83%	1.59%

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 GREELEY, 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	\$5,431,829	\$8.10000	\$43,998
2026-27	\$9,057,208	\$5.02595	\$45,521
2027-28	\$9,173,163	\$5.09800	\$46,765
2028-29	\$9,802,474	\$4.93051	\$48,331
2029-30	\$9,929,429	\$4.99574	\$49,605
2030-31	\$10,603,619	\$4.82997	\$51,215
2031-32	\$10,730,575	\$4.88899	\$52,462
2032-33	\$11,440,157	\$4.73039	\$54,116
2033-34	\$11,567,112	\$4.78392	\$55,336
2034-35	\$12,313,666	\$4.63191	\$57,036
2035-36	\$12,440,621	\$4.68056	\$58,229

CITY OF GREELEY, 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	\$5,431,829	\$8.10000	\$43,998
2026-27	\$5,551,336	\$8.10000	\$44,966
2027-28	\$5,723,616	\$8.01980	\$45,902
2028-29	\$5,975,785	\$8.01980	\$47,925
2029-30	\$6,153,643	\$8.01980	\$49,351
2030-31	\$6,422,076	\$8.01980	\$51,504
2031-32	\$6,605,787	\$8.01980	\$52,977
2032-33	\$6,891,311	\$8.01980	\$55,267
2033-34	\$7,081,202	\$8.01980	\$56,790
2034-35	\$7,384,697	\$8.01980	\$59,224
2035-36	\$7,581,075	\$8.01980	\$60,799

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	\$3,505,872	(\$3.07405)	\$555
2027-28	\$3,449,548	(\$2.92180)	\$863
2028-29	\$3,826,688	(\$3.08929)	\$407
2029-30	\$3,775,786	(\$3.02406)	\$254
2030-31	\$4,181,543	(\$3.18983)	-\$289
2031-32	\$4,124,788	(\$3.13081)	-\$515
2032-33	\$4,548,846	(\$3.28941)	-\$1,151
2033-34	\$4,485,910	(\$3.23588)	-\$1,454
2034-35	\$4,928,969	(\$3.38789)	-\$2,188
2035-36	\$4,859,546	(\$3.33924)	-\$2,570

CITY OF GREELEY, 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	\$192	\$298	\$50,000	\$51,515	\$192	\$249	\$50,000	\$58,947	\$173	\$43	\$148	\$43	\$192	\$285
\$100,000	\$123,480	\$384	\$596	\$100,000	\$103,030	\$384	\$498	\$100,000	\$117,894	\$366	\$328	\$341	\$328	\$384	\$569
\$150,000	\$185,220	\$576	\$895	\$150,000	\$154,545	\$576	\$746	\$150,000	\$176,842	\$558	\$613	\$533	\$613	\$576	\$854
\$200,000	\$246,960	\$941	\$1,193	\$200,000	\$206,060	\$941	\$995	\$200,000	\$235,789	\$750	\$897	\$725	\$897	\$768	\$1,139
\$250,000	\$308,700	\$1,305	\$1,491	\$250,000	\$257,575	\$1,305	\$1,244	\$250,000	\$294,736	\$942	\$1,182	\$917	\$1,182	\$960	\$1,424
\$300,000	\$370,440	\$1,670	\$1,789	\$300,000	\$309,090	\$1,670	\$1,493	\$300,000	\$353,683	\$1,134	\$1,467	\$1,109	\$1,467	\$1,153	\$1,708
\$400,000	\$493,920	\$2,399	\$2,386	\$400,000	\$412,120	\$2,399	\$1,991	\$400,000	\$471,578	\$1,518	\$2,036	\$1,493	\$2,036	\$1,537	\$2,278
\$500,000	\$617,400	\$3,128	\$2,982	\$500,000	\$515,151	\$3,128	\$2,488	\$500,000	\$589,472	\$1,902	\$2,606	\$1,877	\$2,606	\$1,921	\$2,847
\$600,000	\$740,880	\$3,857	\$3,578	\$600,000	\$618,181	\$3,857	\$2,986	\$600,000	\$707,366	\$2,287	\$3,175	\$2,262	\$3,175	\$2,305	\$3,417
\$700,000	\$864,360	\$4,586	\$4,175	\$700,000	\$721,211	\$4,586	\$3,483	\$700,000	\$825,261	\$2,671	\$3,744	\$2,646	\$3,744	\$2,689	\$3,986
\$800,000	\$987,840	\$5,315	\$4,771	\$800,000	\$824,241	\$5,315	\$3,981	\$800,000	\$943,155	\$3,055	\$4,314	\$3,030	\$4,314	\$3,074	\$4,555
\$900,000	\$1,111,320	\$6,044	\$5,368	\$900,000	\$927,271	\$6,044	\$4,479	\$900,000	\$1,061,050	\$3,439	\$4,883	\$3,414	\$4,883	\$3,458	\$5,125
\$1,000,000	\$1,234,800	\$6,773	\$5,964	\$1,000,000	\$1,030,301	\$6,773	\$4,976	\$1,000,000	\$1,178,944	\$3,823	\$5,453	\$3,798	\$5,453	\$3,842	\$5,694
\$2,000,000	\$2,469,600	\$14,063	\$11,928	\$2,000,000	\$2,060,602	\$14,063	\$9,953	\$2,000,000	\$2,357,888	\$7,665	\$11,147	\$7,640	\$11,147	\$7,684	\$11,389
\$3,000,000	\$3,704,400	\$21,353	\$17,892	\$3,000,000	\$3,090,903	\$21,353	\$14,929	\$3,000,000	\$3,536,832	\$11,507	\$16,841	\$11,482	\$16,841	\$11,526	\$17,083
\$4,000,000	\$4,939,200	\$28,643	\$23,856	\$4,000,000	\$4,121,204	\$28,643	\$19,905	\$4,000,000	\$4,715,776	\$15,349	\$22,536	\$15,324	\$22,536	\$15,368	\$22,777
\$5,000,000	\$6,174,000	\$35,933	\$29,820	\$5,000,000	\$5,151,505	\$35,933	\$24,882	\$5,000,000	\$5,894,720	\$19,191	\$28,230	\$19,166	\$28,230	\$19,210	\$28,471
\$6,000,000	\$7,408,800	\$43,223	\$35,784	\$6,000,000	\$6,181,806	\$43,223	\$29,858	\$6,000,000	\$7,073,664	\$23,033	\$33,924	\$23,008	\$33,924	\$23,052	\$34,166
\$7,000,000	\$8,643,600	\$50,513	\$41,748	\$7,000,000	\$7,212,107	\$50,513	\$34,834	\$7,000,000	\$8,252,608	\$26,875	\$39,618	\$26,850	\$39,618	\$26,894	\$39,860
\$8,000,000	\$9,878,400	\$57,803	\$47,712	\$8,000,000	\$8,242,408	\$57,803	\$39,811	\$8,000,000	\$9,431,552	\$30,717	\$45,313	\$30,692	\$45,313	\$30,736	\$45,554
\$9,000,000	\$11,113,200	\$65,093	\$53,676	\$9,000,000	\$9,272,709	\$65,093	\$44,787	\$9,000,000	\$10,610,496	\$34,559	\$51,007	\$34,534	\$51,007	\$34,578	\$51,248
\$10,000,000	\$12,348,000	\$72,383	\$59,640	\$10,000,000	\$10,303,010	\$72,383	\$49,763	\$10,000,000	\$11,789,440	\$38,401	\$56,701	\$38,376	\$56,701	\$38,420	\$56,943
\$15,000,000	\$18,522,000	\$108,833	\$89,461	\$15,000,000	\$15,454,515	\$108,833	\$74,645	\$15,000,000	\$17,684,160	\$57,611	\$85,172	\$57,586	\$85,172	\$57,629	\$85,414
\$20,000,000	\$24,696,000	\$145,283	\$119,281	\$20,000,000	\$20,606,020	\$145,283	\$99,526	\$20,000,000	\$23,578,880	\$76,821	\$113,644	\$76,796	\$113,644	\$76,839	\$113,885
\$25,000,000	\$30,870,000	\$181,733	\$149,101	\$25,000,000	\$25,757,525	\$181,733	\$124,408	\$25,000,000	\$29,473,600	\$96,030	\$142,115	\$96,005	\$142,115	\$96,049	\$142,357
\$30,000,000	\$37,044,000	\$218,183	\$178,921	\$30,000,000	\$30,909,030	\$218,183	\$149,290	\$30,000,000	\$35,368,320	\$115,240	\$170,586	\$115,215	\$170,586	\$115,259	\$170,828
\$35,000,000	\$43,218,000	\$254,633	\$208,742	\$35,000,000	\$36,060,535	\$254,633	\$174,171	\$35,000,000	\$41,263,040	\$134,450	\$199,058	\$134,425	\$199,058	\$134,469	\$199,299
\$40,000,000	\$49,392,000	\$291,083	\$238,562	\$40,000,000	\$41,212,040	\$291,083	\$199,053	\$40,000,000	\$47,157,760	\$153,660	\$227,529	\$153,635	\$227,529	\$153,678	\$227,771
\$45,000,000	\$55,566,000	\$327,533	\$268,382	\$45,000,000	\$46,363,545	\$327,533	\$223,935	\$45,000,000	\$53,052,480	\$172,870	\$256,000	\$172,845	\$256,000	\$172,888	\$256,242
\$50,000,000	\$61,740,000	\$363,983	\$298,202	\$50,000,000	\$51,515,050	\$363,983	\$248,816	\$50,000,000	\$58,947,200	\$192,079	\$284,472	\$192,054	\$284,472	\$192,098	\$284,713

CITY OF GREELEY, 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	\$106	55.23%	\$57	29.53%	(\$130)	(75.09%)	(\$105)	(70.90%)	\$93	48.21%
\$100,000	\$212	55.23%	\$113	29.53%	(\$38)	(10.29%)	(\$13)	(3.72%)	\$185	48.21%
\$150,000	\$318	55.23%	\$170	29.53%	\$55	9.86%	\$80	15.01%	\$278	48.21%
\$200,000	\$252	26.79%	\$54	5.79%	\$148	19.69%	\$173	23.81%	\$370	48.21%
\$250,000	\$186	14.23%	(\$61)	(4.69%)	\$240	25.50%	\$265	28.92%	\$463	48.21%
\$300,000	\$119	7.15%	(\$177)	(10.59%)	\$333	29.35%	\$358	32.26%	\$556	48.21%
\$400,000	(\$13)	(0.55%)	(\$408)	(17.02%)	\$518	34.12%	\$543	36.37%	\$741	48.21%
\$500,000	(\$146)	(4.66%)	(\$640)	(20.45%)	\$703	36.97%	\$728	38.79%	\$926	48.21%
\$600,000	(\$278)	(7.22%)	(\$871)	(22.58%)	\$889	38.86%	\$913	40.39%	\$1,111	48.21%
\$700,000	(\$411)	(8.96%)	(\$1,102)	(24.04%)	\$1,074	40.20%	\$1,099	41.53%	\$1,297	48.21%
\$800,000	(\$544)	(10.23%)	(\$1,334)	(25.09%)	\$1,259	41.21%	\$1,284	42.38%	\$1,482	48.21%
\$900,000	(\$676)	(11.19%)	(\$1,565)	(25.90%)	\$1,444	41.99%	\$1,469	43.03%	\$1,667	48.21%
\$1,000,000	(\$809)	(11.94%)	(\$1,796)	(26.52%)	\$1,629	42.62%	\$1,654	43.56%	\$1,852	48.21%
\$2,000,000	(\$2,135)	(15.18%)	(\$4,110)	(29.23%)	\$3,482	45.42%	\$3,507	45.90%	\$3,705	48.21%
\$3,000,000	(\$3,461)	(16.21%)	(\$6,424)	(30.08%)	\$5,334	46.35%	\$5,359	46.67%	\$5,557	48.21%
\$4,000,000	(\$4,787)	(16.71%)	(\$8,738)	(30.51%)	\$7,186	46.82%	\$7,211	47.06%	\$7,409	48.21%
\$5,000,000	(\$6,113)	(17.01%)	(\$11,051)	(30.76%)	\$9,039	47.10%	\$9,064	47.29%	\$9,262	48.21%
\$6,000,000	(\$7,439)	(17.21%)	(\$13,365)	(30.92%)	\$10,891	47.28%	\$10,916	47.44%	\$11,114	48.21%
\$7,000,000	(\$8,764)	(17.35%)	(\$15,679)	(31.04%)	\$12,743	47.42%	\$12,768	47.55%	\$12,966	48.21%
\$8,000,000	(\$10,090)	(17.46%)	(\$17,992)	(31.13%)	\$14,596	47.52%	\$14,621	47.64%	\$14,818	48.21%
\$9,000,000	(\$11,416)	(17.54%)	(\$20,306)	(31.20%)	\$16,448	47.59%	\$16,473	47.70%	\$16,671	48.21%
\$10,000,000	(\$12,742)	(17.60%)	(\$22,620)	(31.25%)	\$18,300	47.66%	\$18,325	47.75%	\$18,523	48.21%
\$15,000,000	(\$19,372)	(17.80%)	(\$34,188)	(31.41%)	\$27,562	47.84%	\$27,587	47.91%	\$27,785	48.21%
\$20,000,000	(\$26,002)	(17.90%)	(\$45,756)	(31.49%)	\$36,823	47.93%	\$36,848	47.98%	\$37,046	48.21%
\$25,000,000	(\$32,632)	(17.96%)	(\$57,325)	(31.54%)	\$46,085	47.99%	\$46,110	48.03%	\$46,308	48.21%
\$30,000,000	(\$39,261)	(17.99%)	(\$68,893)	(31.58%)	\$55,346	48.03%	\$55,371	48.06%	\$55,569	48.21%
\$35,000,000	(\$45,891)	(18.02%)	(\$80,461)	(31.60%)	\$64,608	48.05%	\$64,633	48.08%	\$64,831	48.21%
\$40,000,000	(\$52,521)	(18.04%)	(\$92,030)	(31.62%)	\$73,869	48.07%	\$73,894	48.10%	\$74,092	48.21%
\$45,000,000	(\$59,151)	(18.06%)	(\$103,598)	(31.63%)	\$83,131	48.09%	\$83,156	48.11%	\$83,354	48.21%
\$50,000,000	(\$65,780)	(18.07%)	(\$115,167)	(31.64%)	\$92,392	48.10%	\$92,417	48.12%	\$92,615	48.21%