

CITY OF GREENE, 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	\$8.50351	\$280,006	\$0	\$280,006	
2026-27	\$5.19973	\$285,606	\$1,940	\$287,546	2.7%
2027-28	\$5.23955	\$288,984	\$1,955	\$290,938	1.2%
2028-29	\$5.08275	\$296,757	\$1,896	\$298,653	2.7%
2029-30	\$5.11538	\$300,146	\$1,908	\$302,054	1.1%
2030-31	\$4.95946	\$308,096	\$1,850	\$309,946	2.6%
2031-32	\$4.99088	\$311,496	\$1,862	\$313,357	1.1%
2032-33	\$4.84128	\$319,625	\$1,806	\$321,430	2.6%
2033-34	\$4.87157	\$323,038	\$1,817	\$324,855	1.1%
2034-35	\$4.72784	\$331,352	\$1,764	\$333,116	2.5%
2035-36	\$4.75708	\$334,781	\$1,775	\$336,556	1.0%

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	\$70,449,303	\$32,928,311	\$0	\$32,928,311
2026-27	\$58,934,421	\$55,300,190	\$0	\$55,300,190
2027-28	\$59,161,564	\$55,527,333	\$0	\$55,527,333
2028-29	\$62,392,368	\$58,758,137	\$0	\$58,758,137
2029-30	\$62,682,510	\$59,048,279	\$0	\$59,048,279
2030-31	\$66,130,087	\$62,495,856	\$0	\$62,495,856
2031-32	\$66,420,229	\$62,785,998	\$0	\$62,785,998
2032-33	\$70,027,932	\$66,393,701	\$0	\$66,393,701
2033-34	\$70,318,075	\$66,683,844	\$0	\$66,683,844
2034-35	\$74,092,524	\$70,458,293	\$0	\$70,458,293
2035-36	\$74,382,666	\$70,748,435	\$0	\$70,748,435

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	84.12%	-3.61%	80.51%	14.05%	2.62%	1.95%
2026-27	115.78%	-35.02%	80.76%	15.02%	2.24%	1.16%
2027-28	115.97%	-35.14%	80.84%	14.96%	2.23%	1.16%
2028-29	114.62%	-33.44%	81.17%	14.85%	2.13%	1.09%
2029-30	114.68%	-33.42%	81.26%	14.77%	2.12%	1.09%
2030-31	113.29%	-31.70%	81.59%	14.66%	2.02%	1.03%
2031-32	113.36%	-31.68%	81.68%	14.59%	2.01%	1.02%
2032-33	112.05%	-30.08%	81.97%	14.49%	1.92%	0.97%
2033-34	112.12%	-30.07%	82.05%	14.42%	1.91%	0.96%
2034-35	110.89%	-28.57%	82.32%	14.33%	1.83%	0.91%
2035-36	110.96%	-28.57%	82.39%	14.27%	1.82%	0.91%

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 GREENE, 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	\$32,928,311	\$8.50351	\$280,006
2026-27	\$55,300,190	\$5.19973	\$287,546
2027-28	\$55,527,333	\$5.23955	\$290,938
2028-29	\$58,758,137	\$5.08275	\$298,653
2029-30	\$59,048,279	\$5.11538	\$302,054
2030-31	\$62,495,856	\$4.95946	\$309,946
2031-32	\$62,785,998	\$4.99088	\$313,357
2032-33	\$66,393,701	\$4.84128	\$321,430
2033-34	\$66,683,844	\$4.87157	\$324,855
2034-35	\$70,458,293	\$4.72784	\$333,116
2035-36	\$70,748,435	\$4.75708	\$336,556

CITY OF GREENE, 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	\$32,928,311	\$8.50351	\$280,006
2026-27	\$33,592,950	\$8.50351	\$285,658
2027-28	\$34,359,139	\$8.50351	\$292,173
2028-29	\$35,647,703	\$8.10000	\$288,746
2029-30	\$36,454,488	\$8.10000	\$295,281
2030-31	\$37,812,872	\$8.10000	\$306,284
2031-32	\$38,662,289	\$8.10000	\$313,165
2032-33	\$40,094,118	\$8.10000	\$324,762
2033-34	\$40,988,524	\$8.10000	\$332,007
2034-35	\$42,497,691	\$8.10000	\$344,231
2035-36	\$43,439,342	\$8.10000	\$351,859

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	\$21,707,241	(\$3.30378)	\$1,888
2027-28	\$21,168,194	(\$3.26396)	-\$1,235
2028-29	\$23,110,434	(\$3.01725)	\$9,907
2029-30	\$22,593,791	(\$2.98462)	\$6,773
2030-31	\$24,682,984	(\$3.14054)	\$3,661
2031-32	\$24,123,709	(\$3.10912)	\$193
2032-33	\$26,299,583	(\$3.25872)	-\$3,332
2033-34	\$25,695,319	(\$3.22843)	-\$7,152
2034-35	\$27,960,602	(\$3.37216)	-\$11,116
2035-36	\$27,309,094	(\$3.34292)	-\$15,303

CITY OF GREENE, 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	\$202	\$306	\$50,000	\$51,515	\$202	\$255	\$50,000	\$58,947	\$182	\$44	\$156	\$44	\$202	\$292
\$100,000	\$123,480	\$403	\$612	\$100,000	\$103,030	\$403	\$511	\$100,000	\$117,894	\$384	\$337	\$358	\$337	\$403	\$585
\$150,000	\$185,220	\$605	\$919	\$150,000	\$154,545	\$605	\$766	\$150,000	\$176,842	\$585	\$629	\$559	\$629	\$605	\$877
\$200,000	\$246,960	\$988	\$1,225	\$200,000	\$206,060	\$988	\$1,022	\$200,000	\$235,789	\$787	\$921	\$761	\$921	\$807	\$1,169
\$250,000	\$308,700	\$1,370	\$1,531	\$250,000	\$257,575	\$1,370	\$1,277	\$250,000	\$294,736	\$989	\$1,214	\$963	\$1,214	\$1,008	\$1,462
\$300,000	\$370,440	\$1,753	\$1,837	\$300,000	\$309,090	\$1,753	\$1,533	\$300,000	\$353,683	\$1,190	\$1,506	\$1,164	\$1,506	\$1,210	\$1,754
\$400,000	\$493,920	\$2,518	\$2,450	\$400,000	\$412,120	\$2,518	\$2,044	\$400,000	\$471,578	\$1,594	\$2,091	\$1,568	\$2,091	\$1,613	\$2,339
\$500,000	\$617,400	\$3,284	\$3,062	\$500,000	\$515,151	\$3,284	\$2,555	\$500,000	\$589,472	\$1,997	\$2,675	\$1,971	\$2,675	\$2,017	\$2,923
\$600,000	\$740,880	\$4,049	\$3,674	\$600,000	\$618,181	\$4,049	\$3,066	\$600,000	\$707,366	\$2,400	\$3,260	\$2,374	\$3,260	\$2,420	\$3,508
\$700,000	\$864,360	\$4,814	\$4,287	\$700,000	\$721,211	\$4,814	\$3,577	\$700,000	\$825,261	\$2,804	\$3,845	\$2,778	\$3,845	\$2,823	\$4,093
\$800,000	\$987,840	\$5,580	\$4,899	\$800,000	\$824,241	\$5,580	\$4,088	\$800,000	\$943,155	\$3,207	\$4,430	\$3,181	\$4,430	\$3,227	\$4,678
\$900,000	\$1,111,320	\$6,345	\$5,512	\$900,000	\$927,271	\$6,345	\$4,599	\$900,000	\$1,061,050	\$3,610	\$5,014	\$3,584	\$5,014	\$3,630	\$5,262
\$1,000,000	\$1,234,800	\$7,110	\$6,124	\$1,000,000	\$1,030,301	\$7,110	\$5,110	\$1,000,000	\$1,178,944	\$4,014	\$5,599	\$3,988	\$5,599	\$4,033	\$5,847
\$2,000,000	\$2,469,600	\$14,763	\$12,248	\$2,000,000	\$2,060,602	\$14,763	\$10,219	\$2,000,000	\$2,357,888	\$8,047	\$11,446	\$8,021	\$11,446	\$8,067	\$11,694
\$3,000,000	\$3,704,400	\$22,417	\$18,372	\$3,000,000	\$3,090,903	\$22,417	\$15,329	\$3,000,000	\$3,536,832	\$12,080	\$17,293	\$12,054	\$17,293	\$12,100	\$17,541
\$4,000,000	\$4,939,200	\$30,070	\$24,496	\$4,000,000	\$4,121,204	\$30,070	\$20,439	\$4,000,000	\$4,715,776	\$16,114	\$23,140	\$16,088	\$23,140	\$16,133	\$23,388
\$5,000,000	\$6,174,000	\$37,723	\$30,620	\$5,000,000	\$5,151,505	\$37,723	\$25,549	\$5,000,000	\$5,894,720	\$20,147	\$28,987	\$20,121	\$28,987	\$20,167	\$29,235
\$6,000,000	\$7,408,800	\$45,376	\$36,744	\$6,000,000	\$6,181,806	\$45,376	\$30,658	\$6,000,000	\$7,073,664	\$24,181	\$34,834	\$24,154	\$34,834	\$24,200	\$35,082
\$7,000,000	\$8,643,600	\$53,029	\$42,868	\$7,000,000	\$7,212,107	\$53,029	\$35,768	\$7,000,000	\$8,252,608	\$28,214	\$40,681	\$28,188	\$40,681	\$28,233	\$40,928
\$8,000,000	\$9,878,400	\$60,682	\$48,992	\$8,000,000	\$8,242,408	\$60,682	\$40,878	\$8,000,000	\$9,431,552	\$32,247	\$46,527	\$32,221	\$46,527	\$32,267	\$46,775
\$9,000,000	\$11,113,200	\$68,335	\$55,115	\$9,000,000	\$9,272,709	\$68,335	\$45,988	\$9,000,000	\$10,610,496	\$36,281	\$52,374	\$36,254	\$52,374	\$36,300	\$52,622
\$10,000,000	\$12,348,000	\$75,989	\$61,239	\$10,000,000	\$10,303,010	\$75,989	\$51,097	\$10,000,000	\$11,789,440	\$40,314	\$58,221	\$40,288	\$58,221	\$40,334	\$58,469
\$15,000,000	\$18,522,000	\$114,254	\$91,859	\$15,000,000	\$15,454,515	\$114,254	\$76,646	\$15,000,000	\$17,684,160	\$60,481	\$87,456	\$60,454	\$87,456	\$60,500	\$87,704
\$20,000,000	\$24,696,000	\$152,520	\$122,479	\$20,000,000	\$20,606,020	\$152,520	\$102,195	\$20,000,000	\$23,578,880	\$80,647	\$116,691	\$80,621	\$116,691	\$80,667	\$116,939
\$25,000,000	\$30,870,000	\$190,786	\$153,099	\$25,000,000	\$25,757,525	\$190,786	\$127,743	\$25,000,000	\$29,473,600	\$100,814	\$145,925	\$100,788	\$145,925	\$100,834	\$146,173
\$30,000,000	\$37,044,000	\$229,052	\$183,718	\$30,000,000	\$30,909,030	\$229,052	\$153,292	\$30,000,000	\$35,368,320	\$120,981	\$175,160	\$120,955	\$175,160	\$121,001	\$175,408
\$35,000,000	\$43,218,000	\$267,318	\$214,338	\$35,000,000	\$36,060,535	\$267,318	\$178,841	\$35,000,000	\$41,263,040	\$141,148	\$204,394	\$141,122	\$204,394	\$141,167	\$204,642
\$40,000,000	\$49,392,000	\$305,583	\$244,958	\$40,000,000	\$41,212,040	\$305,583	\$204,389	\$40,000,000	\$47,157,760	\$161,314	\$233,629	\$161,288	\$233,629	\$161,334	\$233,877
\$45,000,000	\$55,566,000	\$343,849	\$275,577	\$45,000,000	\$46,363,545	\$343,849	\$229,938	\$45,000,000	\$53,052,480	\$181,481	\$262,864	\$181,455	\$262,864	\$181,501	\$263,112
\$50,000,000	\$61,740,000	\$382,115	\$306,197	\$50,000,000	\$51,515,050	\$382,115	\$255,487	\$50,000,000	\$58,947,200	\$201,648	\$292,098	\$201,622	\$292,098	\$201,668	\$292,346

CITY OF GREENE, 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	\$105	51.83%	\$54	26.69%	(\$138)	(75.63%)	(\$112)	(71.54%)	\$91	44.96%
\$100,000	\$209	51.83%	\$108	26.69%	(\$47)	(12.26%)	(\$21)	(5.83%)	\$181	44.96%
\$150,000	\$314	51.83%	\$161	26.69%	\$44	7.45%	\$70	12.49%	\$272	44.96%
\$200,000	\$237	24.01%	\$34	3.47%	\$134	17.06%	\$161	21.10%	\$363	44.96%
\$250,000	\$161	11.72%	(\$93)	(6.78%)	\$225	22.75%	\$251	26.10%	\$453	44.96%
\$300,000	\$84	4.80%	(\$220)	(12.55%)	\$316	26.52%	\$342	29.37%	\$544	44.96%
\$400,000	(\$69)	(2.73%)	(\$474)	(18.84%)	\$497	31.18%	\$523	33.38%	\$725	44.96%
\$500,000	(\$222)	(6.75%)	(\$729)	(22.19%)	\$678	33.97%	\$705	35.75%	\$907	44.96%
\$600,000	(\$375)	(9.25%)	(\$983)	(24.28%)	\$860	35.82%	\$886	37.32%	\$1,088	44.96%
\$700,000	(\$527)	(10.96%)	(\$1,237)	(25.70%)	\$1,041	37.13%	\$1,067	38.43%	\$1,270	44.96%
\$800,000	(\$680)	(12.19%)	(\$1,492)	(26.74%)	\$1,222	38.12%	\$1,249	39.26%	\$1,451	44.96%
\$900,000	(\$833)	(13.13%)	(\$1,746)	(27.52%)	\$1,404	38.88%	\$1,430	39.90%	\$1,632	44.96%
\$1,000,000	(\$986)	(13.87%)	(\$2,000)	(28.13%)	\$1,585	39.49%	\$1,611	40.41%	\$1,814	44.96%
\$2,000,000	(\$2,515)	(17.04%)	(\$4,544)	(30.78%)	\$3,399	42.24%	\$3,425	42.70%	\$3,627	44.96%
\$3,000,000	(\$4,045)	(18.04%)	(\$7,087)	(31.62%)	\$5,212	43.15%	\$5,239	43.46%	\$5,441	44.96%
\$4,000,000	(\$5,574)	(18.54%)	(\$9,631)	(32.03%)	\$7,026	43.60%	\$7,052	43.84%	\$7,254	44.96%
\$5,000,000	(\$7,103)	(18.83%)	(\$12,174)	(32.27%)	\$8,839	43.87%	\$8,866	44.06%	\$9,068	44.96%
\$6,000,000	(\$8,632)	(19.02%)	(\$14,718)	(32.43%)	\$10,653	44.06%	\$10,679	44.21%	\$10,881	44.96%
\$7,000,000	(\$10,162)	(19.16%)	(\$17,261)	(32.55%)	\$12,467	44.19%	\$12,493	44.32%	\$12,695	44.96%
\$8,000,000	(\$11,691)	(19.27%)	(\$19,804)	(32.64%)	\$14,280	44.28%	\$14,306	44.40%	\$14,509	44.96%
\$9,000,000	(\$13,220)	(19.35%)	(\$22,348)	(32.70%)	\$16,094	44.36%	\$16,120	44.46%	\$16,322	44.96%
\$10,000,000	(\$14,749)	(19.41%)	(\$24,891)	(32.76%)	\$17,907	44.42%	\$17,934	44.51%	\$18,136	44.96%
\$15,000,000	(\$22,395)	(19.60%)	(\$37,608)	(32.92%)	\$26,975	44.60%	\$27,001	44.66%	\$27,204	44.96%
\$20,000,000	(\$30,041)	(19.70%)	(\$50,325)	(33.00%)	\$36,043	44.69%	\$36,069	44.74%	\$36,271	44.96%
\$25,000,000	(\$37,687)	(19.75%)	(\$63,043)	(33.04%)	\$45,111	44.75%	\$45,137	44.78%	\$45,339	44.96%
\$30,000,000	(\$45,334)	(19.79%)	(\$75,760)	(33.08%)	\$54,179	44.78%	\$54,205	44.81%	\$54,407	44.96%
\$35,000,000	(\$52,980)	(19.82%)	(\$88,477)	(33.10%)	\$63,247	44.81%	\$63,273	44.84%	\$63,475	44.96%
\$40,000,000	(\$60,626)	(19.84%)	(\$101,194)	(33.11%)	\$72,315	44.83%	\$72,341	44.85%	\$72,543	44.96%
\$45,000,000	(\$68,272)	(19.86%)	(\$113,911)	(33.13%)	\$81,382	44.84%	\$81,409	44.86%	\$81,611	44.96%
\$50,000,000	(\$75,918)	(19.87%)	(\$126,628)	(33.14%)	\$90,450	44.86%	\$90,477	44.87%	\$90,679	44.96%