

CITY OF GREENFIELD, 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 | \$609,300 | \$0 | \$609,300 | |
| 2026-27 | \$5.09231 | \$621,486 | \$1,583 | \$623,069 | 2.3% |
| 2027-28 | \$5.12220 | \$626,184 | \$1,592 | \$627,776 | 0.8% |
| 2028-29 | \$4.98552 | \$640,332 | \$1,550 | \$641,881 | 2.2% |
| 2029-30 | \$5.01102 | \$645,091 | \$1,558 | \$646,648 | 0.7% |
| 2030-31 | \$4.87528 | \$659,582 | \$1,515 | \$661,097 | 2.2% |
| 2031-32 | \$4.90019 | \$664,403 | \$1,523 | \$665,926 | 0.7% |
| 2032-33 | \$4.76890 | \$679,245 | \$1,482 | \$680,727 | 2.2% |
| 2033-34 | \$4.79324 | \$684,131 | \$1,490 | \$685,621 | 0.7% |
| 2034-35 | \$4.66615 | \$699,334 | \$1,450 | \$700,784 | 2.2% |
| 2035-36 | \$4.68994 | \$704,288 | \$1,458 | \$705,746 | 0.7% |

| 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 | \$141,880,932 | \$73,523,699 | \$747,659 | \$74,271,358 |
| 2026-27 | \$125,505,697 | \$122,354,806 | \$896,050 | \$123,250,856 |
| 2027-28 | \$125,740,161 | \$122,559,934 | \$925,386 | \$123,485,320 |
| 2028-29 | \$132,003,496 | \$128,749,130 | \$999,525 | \$129,748,655 |
| 2029-30 | \$132,328,960 | \$129,045,259 | \$1,028,861 | \$130,074,119 |
| 2030-31 | \$138,964,937 | \$135,601,923 | \$1,108,173 | \$136,710,096 |
| 2031-32 | \$139,290,402 | \$135,898,052 | \$1,137,509 | \$137,035,561 |
| 2032-33 | \$146,220,088 | \$142,742,993 | \$1,222,253 | \$143,965,247 |
| 2033-34 | \$146,545,552 | \$143,039,122 | \$1,251,589 | \$144,290,711 |
| 2034-35 | \$153,781,539 | \$150,184,660 | \$1,342,038 | \$151,526,698 |
| 2035-36 | \$154,107,004 | \$150,480,788 | \$1,371,374 | \$151,852,163 |

| TAXABLE VALUATION BY PROPERTY CLASS (%) | | | | | | |
|---|-------------------|------------|-----------------|------------|------------|-------|
| Fiscal Year | Gross Residential | Exemptions | Net Residential | Commercial | Industrial | G&E |
| 2025-26 | 70.08% | -2.06% | 68.03% | 17.75% | 13.61% | 0.62% |
| 2026-27 | 97.11% | -24.88% | 72.23% | 18.02% | 9.32% | 0.37% |
| 2027-28 | 96.98% | -24.92% | 72.06% | 18.20% | 9.30% | 0.37% |
| 2028-29 | 96.04% | -23.80% | 72.24% | 18.40% | 8.94% | 0.35% |
| 2029-30 | 95.85% | -23.75% | 72.10% | 18.57% | 8.92% | 0.35% |
| 2030-31 | 94.89% | -22.60% | 72.29% | 18.75% | 8.57% | 0.34% |
| 2031-32 | 94.72% | -22.56% | 72.16% | 18.90% | 8.55% | 0.33% |
| 2032-33 | 93.81% | -21.48% | 72.33% | 19.08% | 8.22% | 0.32% |
| 2033-34 | 93.64% | -21.44% | 72.20% | 19.23% | 8.20% | 0.32% |
| 2034-35 | 92.78% | -20.43% | 72.35% | 19.41% | 7.89% | 0.30% |
| 2035-36 | 92.63% | -20.39% | 72.23% | 19.55% | 7.87% | 0.30% |

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 GREENFIELD, 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 | \$73,523,699 | \$8.28713 | \$609,300 |
| 2026-27 | \$122,354,806 | \$5.09231 | \$623,069 |
| 2027-28 | \$122,559,934 | \$5.12220 | \$627,776 |
| 2028-29 | \$128,749,130 | \$4.98552 | \$641,881 |
| 2029-30 | \$129,045,259 | \$5.01102 | \$646,648 |
| 2030-31 | \$135,601,923 | \$4.87528 | \$661,097 |
| 2031-32 | \$135,898,052 | \$4.90019 | \$665,926 |
| 2032-33 | \$142,742,993 | \$4.76890 | \$680,727 |
| 2033-34 | \$143,039,122 | \$4.79324 | \$685,621 |
| 2034-35 | \$150,184,660 | \$4.66615 | \$700,784 |
| 2035-36 | \$150,480,788 | \$4.68994 | \$705,746 |

CITY OF GREENFIELD, 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 | \$73,523,699 | \$8.28713 | \$609,300 |
| 2026-27 | \$75,180,151 | \$8.28713 | \$623,028 |
| 2027-28 | \$76,458,297 | \$8.28713 | \$633,620 |
| 2028-29 | \$79,049,706 | \$8.10000 | \$640,303 |
| 2029-30 | \$80,417,551 | \$8.10000 | \$651,382 |
| 2030-31 | \$83,146,515 | \$8.10000 | \$673,487 |
| 2031-32 | \$84,577,712 | \$8.10000 | \$685,079 |
| 2032-33 | \$87,451,210 | \$8.10000 | \$708,355 |
| 2033-34 | \$88,949,295 | \$8.10000 | \$720,489 |
| 2034-35 | \$91,974,810 | \$8.10000 | \$744,996 |
| 2035-36 | \$93,543,094 | \$8.10000 | \$757,699 |

| 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 | \$47,174,655 | (\$3.19482) | \$42 |
| 2027-28 | \$46,101,638 | (\$3.16493) | -\$5,843 |
| 2028-29 | \$49,699,425 | (\$3.11448) | \$1,579 |
| 2029-30 | \$48,627,708 | (\$3.08898) | -\$4,734 |
| 2030-31 | \$52,455,409 | (\$3.22472) | -\$12,389 |
| 2031-32 | \$51,320,340 | (\$3.19981) | -\$19,153 |
| 2032-33 | \$55,291,783 | (\$3.33110) | -\$27,628 |
| 2033-34 | \$54,089,827 | (\$3.30676) | -\$34,868 |
| 2034-35 | \$58,209,850 | (\$3.43385) | -\$44,212 |
| 2035-36 | \$56,937,694 | (\$3.41006) | -\$51,953 |

CITY OF GREENFIELD, 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 | \$301 | \$50,000 | \$51,515 | \$197 | \$251 | \$50,000 | \$58,947 | \$177 | \$44 | \$152 | \$44 | \$197 | \$287 |
| \$100,000 | \$123,480 | \$393 | \$602 | \$100,000 | \$103,030 | \$393 | \$502 | \$100,000 | \$117,894 | \$374 | \$331 | \$348 | \$331 | \$393 | \$575 |
| \$150,000 | \$185,220 | \$590 | \$903 | \$150,000 | \$154,545 | \$590 | \$753 | \$150,000 | \$176,842 | \$571 | \$618 | \$545 | \$618 | \$590 | \$862 |
| \$200,000 | \$246,960 | \$963 | \$1,204 | \$200,000 | \$206,060 | \$963 | \$1,005 | \$200,000 | \$235,789 | \$767 | \$906 | \$742 | \$906 | \$786 | \$1,150 |
| \$250,000 | \$308,700 | \$1,335 | \$1,505 | \$250,000 | \$257,575 | \$1,335 | \$1,256 | \$250,000 | \$294,736 | \$964 | \$1,193 | \$938 | \$1,193 | \$983 | \$1,437 |
| \$300,000 | \$370,440 | \$1,708 | \$1,806 | \$300,000 | \$309,090 | \$1,708 | \$1,507 | \$300,000 | \$353,683 | \$1,160 | \$1,481 | \$1,135 | \$1,481 | \$1,179 | \$1,724 |
| \$400,000 | \$493,920 | \$2,454 | \$2,408 | \$400,000 | \$412,120 | \$2,454 | \$2,009 | \$400,000 | \$471,578 | \$1,553 | \$2,055 | \$1,528 | \$2,055 | \$1,572 | \$2,299 |
| \$500,000 | \$617,400 | \$3,200 | \$3,010 | \$500,000 | \$515,151 | \$3,200 | \$2,512 | \$500,000 | \$589,472 | \$1,946 | \$2,630 | \$1,921 | \$2,630 | \$1,965 | \$2,874 |
| \$600,000 | \$740,880 | \$3,946 | \$3,612 | \$600,000 | \$618,181 | \$3,946 | \$3,014 | \$600,000 | \$707,366 | \$2,339 | \$3,205 | \$2,314 | \$3,205 | \$2,358 | \$3,449 |
| \$700,000 | \$864,360 | \$4,692 | \$4,214 | \$700,000 | \$721,211 | \$4,692 | \$3,516 | \$700,000 | \$825,261 | \$2,732 | \$3,780 | \$2,707 | \$3,780 | \$2,752 | \$4,023 |
| \$800,000 | \$987,840 | \$5,438 | \$4,816 | \$800,000 | \$824,241 | \$5,438 | \$4,018 | \$800,000 | \$943,155 | \$3,126 | \$4,354 | \$3,100 | \$4,354 | \$3,145 | \$4,598 |
| \$900,000 | \$1,111,320 | \$6,183 | \$5,418 | \$900,000 | \$927,271 | \$6,183 | \$4,521 | \$900,000 | \$1,061,050 | \$3,519 | \$4,929 | \$3,493 | \$4,929 | \$3,538 | \$5,173 |
| \$1,000,000 | \$1,234,800 | \$6,929 | \$6,020 | \$1,000,000 | \$1,030,301 | \$6,929 | \$5,023 | \$1,000,000 | \$1,178,944 | \$3,912 | \$5,504 | \$3,886 | \$5,504 | \$3,931 | \$5,748 |
| \$2,000,000 | \$2,469,600 | \$14,388 | \$12,040 | \$2,000,000 | \$2,060,602 | \$14,388 | \$10,046 | \$2,000,000 | \$2,357,888 | \$7,842 | \$11,252 | \$7,817 | \$11,252 | \$7,861 | \$11,495 |
| \$3,000,000 | \$3,704,400 | \$21,846 | \$18,060 | \$3,000,000 | \$3,090,903 | \$21,846 | \$15,069 | \$3,000,000 | \$3,536,832 | \$11,773 | \$16,999 | \$11,748 | \$16,999 | \$11,792 | \$17,243 |
| \$4,000,000 | \$4,939,200 | \$29,305 | \$24,080 | \$4,000,000 | \$4,121,204 | \$29,305 | \$20,092 | \$4,000,000 | \$4,715,776 | \$15,704 | \$22,747 | \$15,678 | \$22,747 | \$15,723 | \$22,991 |
| \$5,000,000 | \$6,174,000 | \$36,763 | \$30,100 | \$5,000,000 | \$5,151,505 | \$36,763 | \$25,115 | \$5,000,000 | \$5,894,720 | \$19,635 | \$28,495 | \$19,609 | \$28,495 | \$19,654 | \$28,738 |
| \$6,000,000 | \$7,408,800 | \$44,221 | \$36,120 | \$6,000,000 | \$6,181,806 | \$44,221 | \$30,138 | \$6,000,000 | \$7,073,664 | \$23,565 | \$34,242 | \$23,540 | \$34,242 | \$23,584 | \$34,486 |
| \$7,000,000 | \$8,643,600 | \$51,680 | \$42,140 | \$7,000,000 | \$7,212,107 | \$51,680 | \$35,161 | \$7,000,000 | \$8,252,608 | \$27,496 | \$39,990 | \$27,470 | \$39,990 | \$27,515 | \$40,234 |
| \$8,000,000 | \$9,878,400 | \$59,138 | \$48,160 | \$8,000,000 | \$8,242,408 | \$59,138 | \$40,184 | \$8,000,000 | \$9,431,552 | \$31,427 | \$45,738 | \$31,401 | \$45,738 | \$31,446 | \$45,981 |
| \$9,000,000 | \$11,113,200 | \$66,597 | \$54,180 | \$9,000,000 | \$9,272,709 | \$66,597 | \$45,207 | \$9,000,000 | \$10,610,496 | \$35,357 | \$51,485 | \$35,332 | \$51,485 | \$35,376 | \$51,729 |
| \$10,000,000 | \$12,348,000 | \$74,055 | \$60,200 | \$10,000,000 | \$10,303,010 | \$74,055 | \$50,230 | \$10,000,000 | \$11,789,440 | \$39,288 | \$57,233 | \$39,263 | \$57,233 | \$39,307 | \$57,477 |
| \$15,000,000 | \$18,522,000 | \$111,347 | \$90,300 | \$15,000,000 | \$15,454,515 | \$111,347 | \$75,345 | \$15,000,000 | \$17,684,160 | \$58,942 | \$85,971 | \$58,916 | \$85,971 | \$58,961 | \$86,215 |
| \$20,000,000 | \$24,696,000 | \$148,639 | \$120,400 | \$20,000,000 | \$20,606,020 | \$148,639 | \$100,460 | \$20,000,000 | \$23,578,880 | \$78,595 | \$114,710 | \$78,570 | \$114,710 | \$78,614 | \$114,954 |
| \$25,000,000 | \$30,870,000 | \$185,931 | \$150,500 | \$25,000,000 | \$25,757,525 | \$185,931 | \$125,575 | \$25,000,000 | \$29,473,600 | \$98,249 | \$143,448 | \$98,223 | \$143,448 | \$98,268 | \$143,692 |
| \$30,000,000 | \$37,044,000 | \$223,223 | \$180,600 | \$30,000,000 | \$30,909,030 | \$223,223 | \$150,690 | \$30,000,000 | \$35,368,320 | \$117,902 | \$172,187 | \$117,877 | \$172,187 | \$117,922 | \$172,430 |
| \$35,000,000 | \$43,218,000 | \$260,515 | \$210,700 | \$35,000,000 | \$36,060,535 | \$260,515 | \$175,805 | \$35,000,000 | \$41,263,040 | \$137,556 | \$200,925 | \$137,531 | \$200,925 | \$137,575 | \$201,169 |
| \$40,000,000 | \$49,392,000 | \$297,807 | \$240,800 | \$40,000,000 | \$41,212,040 | \$297,807 | \$200,920 | \$40,000,000 | \$47,157,760 | \$157,210 | \$229,664 | \$157,184 | \$229,664 | \$157,229 | \$229,907 |
| \$45,000,000 | \$55,566,000 | \$335,100 | \$270,900 | \$45,000,000 | \$46,363,545 | \$335,100 | \$226,035 | \$45,000,000 | \$53,052,480 | \$176,863 | \$258,402 | \$176,838 | \$258,402 | \$176,882 | \$258,646 |
| \$50,000,000 | \$61,740,000 | \$372,392 | \$301,000 | \$50,000,000 | \$51,515,050 | \$372,392 | \$251,150 | \$50,000,000 | \$58,947,200 | \$196,517 | \$287,140 | \$196,491 | \$287,140 | \$196,536 | \$287,384 |

CITY OF GREENFIELD, 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 | \$104 | 53.15% | \$55 | 27.79% | (\$134) | (75.42%) | (\$108) | (71.29%) | \$91 | 46.22% |
| \$100,000 | \$209 | 53.15% | \$109 | 27.79% | (\$43) | (11.50%) | (\$17) | (5.01%) | \$182 | 46.22% |
| \$150,000 | \$313 | 53.15% | \$164 | 27.79% | \$48 | 8.39% | \$73 | 13.47% | \$273 | 46.22% |
| \$200,000 | \$241 | 25.09% | \$42 | 4.37% | \$139 | 18.08% | \$164 | 22.15% | \$363 | 46.22% |
| \$250,000 | \$170 | 12.70% | (\$80) | (5.97%) | \$230 | 23.82% | \$255 | 27.19% | \$454 | 46.22% |
| \$300,000 | \$98 | 5.71% | (\$201) | (11.79%) | \$320 | 27.62% | \$346 | 30.49% | \$545 | 46.22% |
| \$400,000 | (\$46) | (1.88%) | (\$445) | (18.13%) | \$502 | 32.33% | \$528 | 34.54% | \$727 | 46.22% |
| \$500,000 | (\$190) | (5.94%) | (\$689) | (21.52%) | \$684 | 35.13% | \$709 | 36.93% | \$908 | 46.22% |
| \$600,000 | (\$334) | (8.46%) | (\$932) | (23.62%) | \$865 | 37.00% | \$891 | 38.51% | \$1,090 | 46.22% |
| \$700,000 | (\$478) | (10.18%) | (\$1,176) | (25.06%) | \$1,047 | 38.32% | \$1,073 | 39.63% | \$1,272 | 46.22% |
| \$800,000 | (\$622) | (11.43%) | (\$1,419) | (26.10%) | \$1,229 | 39.32% | \$1,254 | 40.47% | \$1,454 | 46.22% |
| \$900,000 | (\$765) | (12.38%) | (\$1,663) | (26.89%) | \$1,411 | 40.09% | \$1,436 | 41.11% | \$1,635 | 46.22% |
| \$1,000,000 | (\$909) | (13.12%) | (\$1,906) | (27.51%) | \$1,592 | 40.71% | \$1,618 | 41.63% | \$1,817 | 46.22% |
| \$2,000,000 | (\$2,348) | (16.32%) | (\$4,342) | (30.18%) | \$3,409 | 43.47% | \$3,435 | 43.94% | \$3,634 | 46.22% |
| \$3,000,000 | (\$3,786) | (17.33%) | (\$6,777) | (31.02%) | \$5,226 | 44.39% | \$5,252 | 44.71% | \$5,451 | 46.22% |
| \$4,000,000 | (\$5,225) | (17.83%) | (\$9,212) | (31.44%) | \$7,043 | 44.85% | \$7,069 | 45.09% | \$7,268 | 46.22% |
| \$5,000,000 | (\$6,663) | (18.12%) | (\$11,648) | (31.68%) | \$8,860 | 45.13% | \$8,886 | 45.31% | \$9,085 | 46.22% |
| \$6,000,000 | (\$8,101) | (18.32%) | (\$14,083) | (31.85%) | \$10,677 | 45.31% | \$10,703 | 45.47% | \$10,902 | 46.22% |
| \$7,000,000 | (\$9,540) | (18.46%) | (\$16,519) | (31.96%) | \$12,494 | 45.44% | \$12,520 | 45.57% | \$12,719 | 46.22% |
| \$8,000,000 | (\$10,978) | (18.56%) | (\$18,954) | (32.05%) | \$14,311 | 45.54% | \$14,337 | 45.66% | \$14,536 | 46.22% |
| \$9,000,000 | (\$12,417) | (18.64%) | (\$21,390) | (32.12%) | \$16,128 | 45.61% | \$16,154 | 45.72% | \$16,353 | 46.22% |
| \$10,000,000 | (\$13,855) | (18.71%) | (\$23,825) | (32.17%) | \$17,945 | 45.68% | \$17,970 | 45.77% | \$18,170 | 46.22% |
| \$15,000,000 | (\$21,047) | (18.90%) | (\$36,002) | (32.33%) | \$27,030 | 45.86% | \$27,055 | 45.92% | \$27,254 | 46.22% |
| \$20,000,000 | (\$28,239) | (19.00%) | (\$48,179) | (32.41%) | \$36,115 | 45.95% | \$36,140 | 46.00% | \$36,339 | 46.22% |
| \$25,000,000 | (\$35,431) | (19.06%) | (\$60,356) | (32.46%) | \$45,199 | 46.01% | \$45,225 | 46.04% | \$45,424 | 46.22% |
| \$30,000,000 | (\$42,623) | (19.09%) | (\$72,533) | (32.49%) | \$54,284 | 46.04% | \$54,310 | 46.07% | \$54,509 | 46.22% |
| \$35,000,000 | (\$49,816) | (19.12%) | (\$84,710) | (32.52%) | \$63,369 | 46.07% | \$63,395 | 46.09% | \$63,594 | 46.22% |
| \$40,000,000 | (\$57,008) | (19.14%) | (\$96,887) | (32.53%) | \$72,454 | 46.09% | \$72,479 | 46.11% | \$72,679 | 46.22% |
| \$45,000,000 | (\$64,200) | (19.16%) | (\$109,064) | (32.55%) | \$81,539 | 46.10% | \$81,564 | 46.12% | \$81,763 | 46.22% |
| \$50,000,000 | (\$71,392) | (19.17%) | (\$121,241) | (32.56%) | \$90,624 | 46.11% | \$90,649 | 46.13% | \$90,848 | 46.22% |