

CITY OF HARRIS, 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	\$8.50548	\$41,310	\$0	\$41,310	
2026-27	\$6.20759	\$42,136	\$180	\$42,316	2.4%
2027-28	\$6.25003	\$42,527	\$181	\$42,708	0.9%
2028-29	\$6.03788	\$43,562	\$175	\$43,737	2.4%
2029-30	\$6.07346	\$43,956	\$176	\$44,131	0.9%
2030-31	\$5.86612	\$45,014	\$170	\$45,184	2.4%
2031-32	\$5.90038	\$45,410	\$171	\$45,580	0.9%
2032-33	\$5.70251	\$46,492	\$165	\$46,657	2.4%
2033-34	\$5.73553	\$46,890	\$166	\$47,056	0.9%
2034-35	\$5.54642	\$47,997	\$160	\$48,158	2.3%
2035-36	\$5.57828	\$48,399	\$161	\$48,560	0.8%

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	\$9,715,515	\$4,856,860	\$0	\$4,856,860
2026-27	\$8,453,575	\$6,816,765	\$0	\$6,816,765
2027-28	\$8,470,077	\$6,833,267	\$0	\$6,833,267
2028-29	\$8,880,569	\$7,243,759	\$0	\$7,243,759
2029-30	\$8,903,070	\$7,266,260	\$0	\$7,266,260
2030-31	\$9,339,297	\$7,702,487	\$0	\$7,702,487
2031-32	\$9,361,798	\$7,724,988	\$0	\$7,724,988
2032-33	\$9,818,630	\$8,181,820	\$0	\$8,181,820
2033-34	\$9,841,131	\$8,204,321	\$0	\$8,204,321
2034-35	\$10,319,481	\$8,682,671	\$0	\$8,682,671
2035-36	\$10,341,982	\$8,705,172	\$0	\$8,705,172

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	50.56%	-3.17%	47.38%	50.72%	0.00%	1.90%
2026-27	83.20%	-33.39%	49.81%	48.70%	0.00%	1.35%
2027-28	83.42%	-33.49%	49.93%	48.58%	0.00%	1.35%
2028-29	82.24%	-31.76%	50.48%	48.12%	0.00%	1.27%
2029-30	82.39%	-31.75%	50.64%	47.97%	0.00%	1.27%
2030-31	81.20%	-30.03%	51.18%	47.51%	0.00%	1.20%
2031-32	81.34%	-30.02%	51.32%	47.37%	0.00%	1.19%
2032-33	80.23%	-28.42%	51.81%	46.97%	0.00%	1.13%
2033-34	80.36%	-28.42%	51.94%	46.84%	0.00%	1.12%
2034-35	79.30%	-26.92%	52.38%	46.47%	0.00%	1.06%
2035-36	79.43%	-26.93%	52.50%	46.35%	0.00%	1.06%

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 HARRIS, 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	\$4,856,860	\$8.50548	\$41,310
2026-27	\$6,816,765	\$6.20759	\$42,316
2027-28	\$6,833,267	\$6.25003	\$42,708
2028-29	\$7,243,759	\$6.03788	\$43,737
2029-30	\$7,266,260	\$6.07346	\$44,131
2030-31	\$7,702,487	\$5.86612	\$45,184
2031-32	\$7,724,988	\$5.90038	\$45,580
2032-33	\$8,181,820	\$5.70251	\$46,657
2033-34	\$8,204,321	\$5.73553	\$47,056
2034-35	\$8,682,671	\$5.54642	\$48,158
2035-36	\$8,705,172	\$5.57828	\$48,560

CITY OF HARRIS, 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	\$4,856,860	\$8.50548	\$41,310
2026-27	\$5,159,308	\$8.25775	\$42,604
2027-28	\$5,225,355	\$8.25775	\$43,150
2028-29	\$5,451,853	\$8.10000	\$44,160
2029-30	\$5,521,396	\$8.10000	\$44,723
2030-31	\$5,759,685	\$8.10000	\$46,653
2031-32	\$5,832,897	\$8.10000	\$47,246
2032-33	\$6,083,579	\$8.10000	\$49,277
2033-34	\$6,160,664	\$8.10000	\$49,901
2034-35	\$6,424,377	\$8.10000	\$52,037
2035-36	\$6,505,530	\$8.10000	\$52,695

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	\$1,657,457	(\$2.05016)	-\$289
2027-28	\$1,607,911	(\$2.00772)	-\$442
2028-29	\$1,791,906	(\$2.06212)	-\$423
2029-30	\$1,744,865	(\$2.02654)	-\$592
2030-31	\$1,942,802	(\$2.23388)	-\$1,470
2031-32	\$1,892,091	(\$2.19962)	-\$1,666
2032-33	\$2,098,242	(\$2.39749)	-\$2,620
2033-34	\$2,043,657	(\$2.36447)	-\$2,845
2034-35	\$2,258,295	(\$2.55358)	-\$3,880
2035-36	\$2,199,643	(\$2.52172)	-\$4,135

CITY OF HARRIS, 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	\$362	\$50,000	\$51,515	\$202	\$302	\$50,000	\$58,947	\$182	\$52	\$156	\$52	\$202	\$346
\$100,000	\$123,480	\$403	\$724	\$100,000	\$103,030	\$403	\$604	\$100,000	\$117,894	\$384	\$398	\$358	\$398	\$403	\$692
\$150,000	\$185,220	\$605	\$1,087	\$150,000	\$154,545	\$605	\$907	\$150,000	\$176,842	\$586	\$744	\$559	\$744	\$605	\$1,037
\$200,000	\$246,960	\$988	\$1,449	\$200,000	\$206,060	\$988	\$1,209	\$200,000	\$235,789	\$787	\$1,090	\$761	\$1,090	\$807	\$1,383
\$250,000	\$308,700	\$1,371	\$1,811	\$250,000	\$257,575	\$1,371	\$1,511	\$250,000	\$294,736	\$989	\$1,436	\$963	\$1,436	\$1,009	\$1,729
\$300,000	\$370,440	\$1,753	\$2,173	\$300,000	\$309,090	\$1,753	\$1,813	\$300,000	\$353,683	\$1,191	\$1,781	\$1,164	\$1,781	\$1,210	\$2,075
\$400,000	\$493,920	\$2,519	\$2,897	\$400,000	\$412,120	\$2,519	\$2,418	\$400,000	\$471,578	\$1,594	\$2,473	\$1,568	\$2,473	\$1,614	\$2,766
\$500,000	\$617,400	\$3,284	\$3,622	\$500,000	\$515,151	\$3,284	\$3,022	\$500,000	\$589,472	\$1,998	\$3,165	\$1,971	\$3,165	\$2,017	\$3,458
\$600,000	\$740,880	\$4,050	\$4,346	\$600,000	\$618,181	\$4,050	\$3,626	\$600,000	\$707,366	\$2,401	\$3,856	\$2,375	\$3,856	\$2,421	\$4,149
\$700,000	\$864,360	\$4,815	\$5,070	\$700,000	\$721,211	\$4,815	\$4,231	\$700,000	\$825,261	\$2,804	\$4,548	\$2,778	\$4,548	\$2,824	\$4,841
\$800,000	\$987,840	\$5,581	\$5,795	\$800,000	\$824,241	\$5,581	\$4,835	\$800,000	\$943,155	\$3,208	\$5,239	\$3,182	\$5,239	\$3,227	\$5,533
\$900,000	\$1,111,320	\$6,346	\$6,519	\$900,000	\$927,271	\$6,346	\$5,439	\$900,000	\$1,061,050	\$3,611	\$5,931	\$3,585	\$5,931	\$3,631	\$6,224
\$1,000,000	\$1,234,800	\$7,112	\$7,243	\$1,000,000	\$1,030,301	\$7,112	\$6,044	\$1,000,000	\$1,178,944	\$4,015	\$6,623	\$3,988	\$6,623	\$4,034	\$6,916
\$2,000,000	\$2,469,600	\$14,767	\$14,487	\$2,000,000	\$2,060,602	\$14,767	\$12,088	\$2,000,000	\$2,357,888	\$8,049	\$13,538	\$8,023	\$13,538	\$8,069	\$13,832
\$3,000,000	\$3,704,400	\$22,422	\$21,730	\$3,000,000	\$3,090,903	\$22,422	\$18,132	\$3,000,000	\$3,536,832	\$12,083	\$20,454	\$12,057	\$20,454	\$12,103	\$20,747
\$4,000,000	\$4,939,200	\$30,077	\$28,974	\$4,000,000	\$4,121,204	\$30,077	\$24,175	\$4,000,000	\$4,715,776	\$16,118	\$27,370	\$16,091	\$27,370	\$16,137	\$27,663
\$5,000,000	\$6,174,000	\$37,732	\$36,217	\$5,000,000	\$5,151,505	\$37,732	\$30,219	\$5,000,000	\$5,894,720	\$20,152	\$34,286	\$20,126	\$34,286	\$20,171	\$34,579
\$6,000,000	\$7,408,800	\$45,386	\$43,461	\$6,000,000	\$6,181,806	\$45,386	\$36,263	\$6,000,000	\$7,073,664	\$24,186	\$41,202	\$24,160	\$41,202	\$24,206	\$41,495
\$7,000,000	\$8,643,600	\$53,041	\$50,704	\$7,000,000	\$7,212,107	\$53,041	\$42,307	\$7,000,000	\$8,252,608	\$28,220	\$48,117	\$28,194	\$48,117	\$28,240	\$48,411
\$8,000,000	\$9,878,400	\$60,696	\$57,948	\$8,000,000	\$8,242,408	\$60,696	\$48,351	\$8,000,000	\$9,431,552	\$32,255	\$55,033	\$32,228	\$55,033	\$32,274	\$55,327
\$9,000,000	\$11,113,200	\$68,351	\$65,191	\$9,000,000	\$9,272,709	\$68,351	\$54,395	\$9,000,000	\$10,610,496	\$36,289	\$61,949	\$36,263	\$61,949	\$36,309	\$62,242
\$10,000,000	\$12,348,000	\$76,006	\$72,435	\$10,000,000	\$10,303,010	\$76,006	\$60,439	\$10,000,000	\$11,789,440	\$40,323	\$68,865	\$40,297	\$68,865	\$40,343	\$69,158
\$15,000,000	\$18,522,000	\$114,281	\$108,652	\$15,000,000	\$15,454,515	\$114,281	\$90,658	\$15,000,000	\$17,684,160	\$60,495	\$103,444	\$60,468	\$103,444	\$60,514	\$103,737
\$20,000,000	\$24,696,000	\$152,556	\$144,870	\$20,000,000	\$20,606,020	\$152,556	\$120,877	\$20,000,000	\$23,578,880	\$80,666	\$138,023	\$80,640	\$138,023	\$80,686	\$138,317
\$25,000,000	\$30,870,000	\$190,830	\$181,087	\$25,000,000	\$25,757,525	\$190,830	\$151,097	\$25,000,000	\$29,473,600	\$100,838	\$172,602	\$100,811	\$172,602	\$100,857	\$172,896
\$30,000,000	\$37,044,000	\$229,105	\$217,305	\$30,000,000	\$30,909,030	\$229,105	\$181,316	\$30,000,000	\$35,368,320	\$121,009	\$207,182	\$120,983	\$207,182	\$121,029	\$207,475
\$35,000,000	\$43,218,000	\$267,380	\$253,522	\$35,000,000	\$36,060,535	\$267,380	\$211,535	\$35,000,000	\$41,263,040	\$141,180	\$241,761	\$141,154	\$241,761	\$141,200	\$242,054
\$40,000,000	\$49,392,000	\$305,654	\$289,739	\$40,000,000	\$41,212,040	\$305,654	\$241,755	\$40,000,000	\$47,157,760	\$161,352	\$276,340	\$161,326	\$276,340	\$161,371	\$276,633
\$45,000,000	\$55,566,000	\$343,929	\$325,957	\$45,000,000	\$46,363,545	\$343,929	\$271,974	\$45,000,000	\$53,052,480	\$181,523	\$310,919	\$181,497	\$310,919	\$181,543	\$311,212
\$50,000,000	\$61,740,000	\$382,204	\$362,174	\$50,000,000	\$51,515,050	\$382,204	\$302,193	\$50,000,000	\$58,947,200	\$201,695	\$345,498	\$201,668	\$345,498	\$201,714	\$345,791

CITY OF HARRIS, 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	\$160	79.55%	\$100	49.81%	(\$130)	(71.19%)	(\$103)	(66.34%)	\$144	71.43%
\$100,000	\$321	79.55%	\$201	49.81%	\$14	3.76%	\$41	11.36%	\$288	71.43%
\$150,000	\$481	79.55%	\$301	49.81%	\$158	27.07%	\$185	33.02%	\$432	71.43%
\$200,000	\$461	46.65%	\$221	22.36%	\$303	38.43%	\$329	43.20%	\$576	71.43%
\$250,000	\$440	32.12%	\$140	10.24%	\$447	45.16%	\$473	49.11%	\$720	71.43%
\$300,000	\$420	23.93%	\$60	3.41%	\$591	49.61%	\$617	52.98%	\$864	71.43%
\$400,000	\$379	15.03%	(\$101)	(4.02%)	\$879	55.13%	\$905	57.73%	\$1,153	71.43%
\$500,000	\$337	10.27%	(\$262)	(7.99%)	\$1,167	58.42%	\$1,193	60.53%	\$1,441	71.43%
\$600,000	\$296	7.31%	(\$424)	(10.46%)	\$1,455	60.61%	\$1,481	62.38%	\$1,729	71.43%
\$700,000	\$255	5.30%	(\$585)	(12.14%)	\$1,743	62.16%	\$1,770	63.69%	\$2,017	71.43%
\$800,000	\$214	3.83%	(\$746)	(13.36%)	\$2,031	63.33%	\$2,058	64.67%	\$2,305	71.43%
\$900,000	\$173	2.72%	(\$907)	(14.29%)	\$2,320	64.23%	\$2,346	65.43%	\$2,593	71.43%
\$1,000,000	\$132	1.85%	(\$1,068)	(15.02%)	\$2,608	64.96%	\$2,634	66.04%	\$2,882	71.43%
\$2,000,000	(\$280)	(1.89%)	(\$2,679)	(18.14%)	\$5,489	68.20%	\$5,516	68.75%	\$5,763	71.43%
\$3,000,000	(\$691)	(3.08%)	(\$4,290)	(19.13%)	\$8,371	69.28%	\$8,397	69.64%	\$8,645	71.43%
\$4,000,000	(\$1,103)	(3.67%)	(\$5,901)	(19.62%)	\$11,252	69.81%	\$11,279	70.09%	\$11,526	71.43%
\$5,000,000	(\$1,514)	(4.01%)	(\$7,512)	(19.91%)	\$14,134	70.14%	\$14,160	70.36%	\$14,408	71.43%
\$6,000,000	(\$1,926)	(4.24%)	(\$9,123)	(20.10%)	\$17,016	70.35%	\$17,042	70.54%	\$17,289	71.43%
\$7,000,000	(\$2,337)	(4.41%)	(\$10,734)	(20.24%)	\$19,897	70.51%	\$19,923	70.66%	\$20,171	71.43%
\$8,000,000	(\$2,748)	(4.53%)	(\$12,345)	(20.34%)	\$22,779	70.62%	\$22,805	70.76%	\$23,052	71.43%
\$9,000,000	(\$3,160)	(4.62%)	(\$13,956)	(20.42%)	\$25,660	70.71%	\$25,686	70.83%	\$25,934	71.43%
\$10,000,000	(\$3,571)	(4.70%)	(\$15,568)	(20.48%)	\$28,542	70.78%	\$28,568	70.89%	\$28,815	71.43%
\$15,000,000	(\$5,629)	(4.93%)	(\$23,623)	(20.67%)	\$42,949	71.00%	\$42,976	71.07%	\$43,223	71.43%
\$20,000,000	(\$7,686)	(5.04%)	(\$31,678)	(20.76%)	\$57,357	71.10%	\$57,383	71.16%	\$57,631	71.43%
\$25,000,000	(\$9,743)	(5.11%)	(\$39,733)	(20.82%)	\$71,765	71.17%	\$71,791	71.21%	\$72,039	71.43%
\$30,000,000	(\$11,800)	(5.15%)	(\$47,789)	(20.86%)	\$86,173	71.21%	\$86,199	71.25%	\$86,446	71.43%
\$35,000,000	(\$13,858)	(5.18%)	(\$55,844)	(20.89%)	\$100,580	71.24%	\$100,606	71.27%	\$100,854	71.43%
\$40,000,000	(\$15,915)	(5.21%)	(\$63,899)	(20.91%)	\$114,988	71.27%	\$115,014	71.29%	\$115,262	71.43%
\$45,000,000	(\$17,972)	(5.23%)	(\$71,955)	(20.92%)	\$129,396	71.28%	\$129,422	71.31%	\$129,669	71.43%
\$50,000,000	(\$20,029)	(5.24%)	(\$80,010)	(20.93%)	\$143,803	71.30%	\$143,830	71.32%	\$144,077	71.43%