

CITY OF HARVEY, 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 | \$8.12660 | \$41,219 | \$0 | \$41,219 | |
| 2026-27 | \$5.41486 | \$42,043 | \$57 | \$42,100 | 2.1% |
| 2027-28 | \$5.45270 | \$42,311 | \$58 | \$42,369 | 0.6% |
| 2028-29 | \$5.28847 | \$43,216 | \$56 | \$43,272 | 2.1% |
| 2029-30 | \$5.31644 | \$43,488 | \$56 | \$43,545 | 0.6% |
| 2030-31 | \$5.15093 | \$44,416 | \$55 | \$44,470 | 2.1% |
| 2031-32 | \$5.17810 | \$44,692 | \$55 | \$44,747 | 0.6% |
| 2032-33 | \$5.01985 | \$45,642 | \$53 | \$45,695 | 2.1% |
| 2033-34 | \$5.04625 | \$45,924 | \$53 | \$45,977 | 0.6% |
| 2034-35 | \$4.89473 | \$46,897 | \$52 | \$46,949 | 2.1% |
| 2035-36 | \$4.92041 | \$47,183 | \$52 | \$47,236 | 0.6% |

| 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 | \$10,695,149 | \$5,072,057 | \$0 | \$5,072,057 |
| 2026-27 | \$8,400,825 | \$7,774,962 | \$0 | \$7,774,962 |
| 2027-28 | \$8,396,062 | \$7,770,199 | \$0 | \$7,770,199 |
| 2028-29 | \$8,808,181 | \$8,182,318 | \$0 | \$8,182,318 |
| 2029-30 | \$8,816,418 | \$8,190,555 | \$0 | \$8,190,555 |
| 2030-31 | \$9,259,270 | \$8,633,407 | \$0 | \$8,633,407 |
| 2031-32 | \$9,267,506 | \$8,641,643 | \$0 | \$8,641,643 |
| 2032-33 | \$9,728,811 | \$9,102,948 | \$0 | \$9,102,948 |
| 2033-34 | \$9,737,047 | \$9,111,184 | \$0 | \$9,111,184 |
| 2034-35 | \$10,217,553 | \$9,591,690 | \$0 | \$9,591,690 |
| 2035-36 | \$10,225,789 | \$9,599,926 | \$0 | \$9,599,926 |

| TAXABLE VALUATION BY PROPERTY CLASS (%) | | | | | | |
|---|-------------------|------------|-----------------|------------|------------|-------|
| Fiscal Year | Gross Residential | Exemptions | Net Residential | Commercial | Industrial | G&E |
| 2025-26 | 84.73% | -3.08% | 81.66% | 4.11% | 0.00% | 2.38% |
| 2026-27 | 127.16% | -42.78% | 84.39% | 5.40% | 0.00% | 1.55% |
| 2027-28 | 127.38% | -43.00% | 84.38% | 5.40% | 0.00% | 1.55% |
| 2028-29 | 125.93% | -41.02% | 84.91% | 5.39% | 0.00% | 1.48% |
| 2029-30 | 125.93% | -41.01% | 84.92% | 5.38% | 0.00% | 1.47% |
| 2030-31 | 124.37% | -38.93% | 85.45% | 5.36% | 0.00% | 1.40% |
| 2031-32 | 124.38% | -38.92% | 85.46% | 5.35% | 0.00% | 1.40% |
| 2032-33 | 122.91% | -36.97% | 85.94% | 5.34% | 0.00% | 1.33% |
| 2033-34 | 122.92% | -36.96% | 85.96% | 5.33% | 0.00% | 1.33% |
| 2034-35 | 121.54% | -35.13% | 86.41% | 5.32% | 0.00% | 1.26% |
| 2035-36 | 121.55% | -35.13% | 86.42% | 5.31% | 0.00% | 1.26% |

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 HARVEY, 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 | \$5,072,057 | \$8.12660 | \$41,219 |
| 2026-27 | \$7,774,962 | \$5.41486 | \$42,100 |
| 2027-28 | \$7,770,199 | \$5.45270 | \$42,369 |
| 2028-29 | \$8,182,318 | \$5.28847 | \$43,272 |
| 2029-30 | \$8,190,555 | \$5.31644 | \$43,545 |
| 2030-31 | \$8,633,407 | \$5.15093 | \$44,470 |
| 2031-32 | \$8,641,643 | \$5.17810 | \$44,747 |
| 2032-33 | \$9,102,948 | \$5.01985 | \$45,695 |
| 2033-34 | \$9,111,184 | \$5.04625 | \$45,977 |
| 2034-35 | \$9,591,690 | \$4.89473 | \$46,949 |
| 2035-36 | \$9,599,926 | \$4.92041 | \$47,236 |

CITY OF HARVEY, 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 | \$5,072,057 | \$8.12660 | \$41,219 |
| 2026-27 | \$5,092,672 | \$8.12660 | \$41,386 |
| 2027-28 | \$5,190,137 | \$8.12660 | \$42,178 |
| 2028-29 | \$5,338,154 | \$8.10000 | \$43,239 |
| 2029-30 | \$5,440,732 | \$8.10000 | \$44,070 |
| 2030-31 | \$5,596,558 | \$8.10000 | \$45,332 |
| 2031-32 | \$5,704,502 | \$8.10000 | \$46,206 |
| 2032-33 | \$5,868,540 | \$8.10000 | \$47,535 |
| 2033-34 | \$5,982,149 | \$8.10000 | \$48,455 |
| 2034-35 | \$6,154,835 | \$8.10000 | \$49,854 |
| 2035-36 | \$6,274,390 | \$8.10000 | \$50,823 |

| 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 | \$2,682,291 | (\$2.71174) | \$714 |
| 2027-28 | \$2,580,062 | (\$2.67390) | \$190 |
| 2028-29 | \$2,844,165 | (\$2.81153) | \$33 |
| 2029-30 | \$2,749,823 | (\$2.78356) | -\$525 |
| 2030-31 | \$3,036,849 | (\$2.94907) | -\$862 |
| 2031-32 | \$2,937,142 | (\$2.92190) | -\$1,459 |
| 2032-33 | \$3,234,408 | (\$3.08015) | -\$1,840 |
| 2033-34 | \$3,129,035 | (\$3.05375) | -\$2,478 |
| 2034-35 | \$3,436,854 | (\$3.20527) | -\$2,905 |
| 2035-36 | \$3,325,536 | (\$3.17959) | -\$3,587 |

CITY OF HARVEY, 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 | \$193 | \$318 | \$50,000 | \$51,515 | \$193 | \$265 | \$50,000 | \$58,947 | \$174 | \$46 | \$149 | \$46 | \$193 | \$304 |
| \$100,000 | \$123,480 | \$385 | \$636 | \$100,000 | \$103,030 | \$385 | \$531 | \$100,000 | \$117,894 | \$367 | \$350 | \$342 | \$350 | \$385 | \$607 |
| \$150,000 | \$185,220 | \$578 | \$954 | \$150,000 | \$154,545 | \$578 | \$796 | \$150,000 | \$176,842 | \$559 | \$653 | \$534 | \$653 | \$578 | \$911 |
| \$200,000 | \$246,960 | \$944 | \$1,272 | \$200,000 | \$206,060 | \$944 | \$1,061 | \$200,000 | \$235,789 | \$752 | \$957 | \$727 | \$957 | \$771 | \$1,215 |
| \$250,000 | \$308,700 | \$1,310 | \$1,590 | \$250,000 | \$257,575 | \$1,310 | \$1,327 | \$250,000 | \$294,736 | \$945 | \$1,261 | \$920 | \$1,261 | \$964 | \$1,518 |
| \$300,000 | \$370,440 | \$1,675 | \$1,908 | \$300,000 | \$309,090 | \$1,675 | \$1,592 | \$300,000 | \$353,683 | \$1,138 | \$1,564 | \$1,113 | \$1,564 | \$1,156 | \$1,822 |
| \$400,000 | \$493,920 | \$2,407 | \$2,544 | \$400,000 | \$412,120 | \$2,407 | \$2,123 | \$400,000 | \$471,578 | \$1,523 | \$2,172 | \$1,498 | \$2,172 | \$1,542 | \$2,429 |
| \$500,000 | \$617,400 | \$3,138 | \$3,180 | \$500,000 | \$515,151 | \$3,138 | \$2,654 | \$500,000 | \$589,472 | \$1,909 | \$2,779 | \$1,884 | \$2,779 | \$1,927 | \$3,036 |
| \$600,000 | \$740,880 | \$3,869 | \$3,816 | \$600,000 | \$618,181 | \$3,869 | \$3,184 | \$600,000 | \$707,366 | \$2,294 | \$3,386 | \$2,269 | \$3,386 | \$2,313 | \$3,644 |
| \$700,000 | \$864,360 | \$4,601 | \$4,452 | \$700,000 | \$721,211 | \$4,601 | \$3,715 | \$700,000 | \$825,261 | \$2,680 | \$3,993 | \$2,654 | \$3,993 | \$2,698 | \$4,251 |
| \$800,000 | \$987,840 | \$5,332 | \$5,088 | \$800,000 | \$824,241 | \$5,332 | \$4,246 | \$800,000 | \$943,155 | \$3,065 | \$4,601 | \$3,040 | \$4,601 | \$3,084 | \$4,858 |
| \$900,000 | \$1,111,320 | \$6,064 | \$5,724 | \$900,000 | \$927,271 | \$6,064 | \$4,776 | \$900,000 | \$1,061,050 | \$3,450 | \$5,208 | \$3,425 | \$5,208 | \$3,469 | \$5,465 |
| \$1,000,000 | \$1,234,800 | \$6,795 | \$6,360 | \$1,000,000 | \$1,030,301 | \$6,795 | \$5,307 | \$1,000,000 | \$1,178,944 | \$3,836 | \$5,815 | \$3,811 | \$5,815 | \$3,855 | \$6,073 |
| \$2,000,000 | \$2,469,600 | \$14,109 | \$12,721 | \$2,000,000 | \$2,060,602 | \$14,109 | \$10,614 | \$2,000,000 | \$2,357,888 | \$7,690 | \$11,888 | \$7,665 | \$11,888 | \$7,709 | \$12,145 |
| \$3,000,000 | \$3,704,400 | \$21,423 | \$19,081 | \$3,000,000 | \$3,090,903 | \$21,423 | \$15,921 | \$3,000,000 | \$3,536,832 | \$11,545 | \$17,960 | \$11,520 | \$17,960 | \$11,564 | \$18,218 |
| \$4,000,000 | \$4,939,200 | \$28,737 | \$25,441 | \$4,000,000 | \$4,121,204 | \$28,737 | \$21,228 | \$4,000,000 | \$4,715,776 | \$15,400 | \$24,033 | \$15,375 | \$24,033 | \$15,418 | \$24,291 |
| \$5,000,000 | \$6,174,000 | \$36,051 | \$31,802 | \$5,000,000 | \$5,151,505 | \$36,051 | \$26,535 | \$5,000,000 | \$5,894,720 | \$19,254 | \$30,106 | \$19,229 | \$30,106 | \$19,273 | \$30,363 |
| \$6,000,000 | \$7,408,800 | \$43,365 | \$38,162 | \$6,000,000 | \$6,181,806 | \$43,365 | \$31,842 | \$6,000,000 | \$7,073,664 | \$23,109 | \$36,178 | \$23,084 | \$36,178 | \$23,127 | \$36,436 |
| \$7,000,000 | \$8,643,600 | \$50,679 | \$44,523 | \$7,000,000 | \$7,212,107 | \$50,679 | \$37,149 | \$7,000,000 | \$8,252,608 | \$26,963 | \$42,251 | \$26,938 | \$42,251 | \$26,982 | \$42,509 |
| \$8,000,000 | \$9,878,400 | \$57,993 | \$50,883 | \$8,000,000 | \$8,242,408 | \$57,993 | \$42,456 | \$8,000,000 | \$9,431,552 | \$30,818 | \$48,324 | \$30,793 | \$48,324 | \$30,837 | \$48,581 |
| \$9,000,000 | \$11,113,200 | \$65,307 | \$57,243 | \$9,000,000 | \$9,272,709 | \$65,307 | \$47,763 | \$9,000,000 | \$10,610,496 | \$34,672 | \$54,396 | \$34,647 | \$54,396 | \$34,691 | \$54,654 |
| \$10,000,000 | \$12,348,000 | \$72,620 | \$63,604 | \$10,000,000 | \$10,303,010 | \$72,620 | \$53,070 | \$10,000,000 | \$11,789,440 | \$38,527 | \$60,469 | \$38,502 | \$60,469 | \$38,546 | \$60,727 |
| \$15,000,000 | \$18,522,000 | \$109,190 | \$95,406 | \$15,000,000 | \$15,454,515 | \$109,190 | \$79,605 | \$15,000,000 | \$17,684,160 | \$57,800 | \$90,832 | \$57,775 | \$90,832 | \$57,819 | \$91,090 |
| \$20,000,000 | \$24,696,000 | \$145,760 | \$127,207 | \$20,000,000 | \$20,606,020 | \$145,760 | \$106,140 | \$20,000,000 | \$23,578,880 | \$77,073 | \$121,196 | \$77,048 | \$121,196 | \$77,092 | \$121,453 |
| \$25,000,000 | \$30,870,000 | \$182,330 | \$159,009 | \$25,000,000 | \$25,757,525 | \$182,330 | \$132,675 | \$25,000,000 | \$29,473,600 | \$96,346 | \$151,559 | \$96,321 | \$151,559 | \$96,364 | \$151,816 |
| \$30,000,000 | \$37,044,000 | \$218,899 | \$190,811 | \$30,000,000 | \$30,909,030 | \$218,899 | \$159,210 | \$30,000,000 | \$35,368,320 | \$115,619 | \$181,922 | \$115,594 | \$181,922 | \$115,637 | \$182,180 |
| \$35,000,000 | \$43,218,000 | \$255,469 | \$222,613 | \$35,000,000 | \$36,060,535 | \$255,469 | \$185,745 | \$35,000,000 | \$41,263,040 | \$134,891 | \$212,285 | \$134,866 | \$212,285 | \$134,910 | \$212,543 |
| \$40,000,000 | \$49,392,000 | \$292,039 | \$254,415 | \$40,000,000 | \$41,212,040 | \$292,039 | \$212,280 | \$40,000,000 | \$47,157,760 | \$154,164 | \$242,649 | \$154,139 | \$242,649 | \$154,183 | \$242,906 |
| \$45,000,000 | \$55,566,000 | \$328,608 | \$286,217 | \$45,000,000 | \$46,363,545 | \$328,608 | \$238,815 | \$45,000,000 | \$53,052,480 | \$173,437 | \$273,012 | \$173,412 | \$273,012 | \$173,456 | \$273,270 |
| \$50,000,000 | \$61,740,000 | \$365,178 | \$318,018 | \$50,000,000 | \$51,515,050 | \$365,178 | \$265,350 | \$50,000,000 | \$58,947,200 | \$192,710 | \$303,375 | \$192,685 | \$303,375 | \$192,729 | \$303,633 |

CITY OF HARVEY, 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 | \$125 | 65.01% | \$73 | 37.68% | (\$128) | (73.52%) | (\$103) | (69.07%) | \$111 | 57.54% |
| \$100,000 | \$251 | 65.01% | \$145 | 37.68% | (\$17) | (4.65%) | \$8 | 2.34% | \$222 | 57.54% |
| \$150,000 | \$376 | 65.01% | \$218 | 37.68% | \$94 | 16.78% | \$119 | 22.25% | \$333 | 57.54% |
| \$200,000 | \$328 | 34.77% | \$118 | 12.45% | \$205 | 27.22% | \$230 | 31.60% | \$444 | 57.54% |
| \$250,000 | \$281 | 21.42% | \$17 | 1.31% | \$316 | 33.41% | \$341 | 37.04% | \$555 | 57.54% |
| \$300,000 | \$233 | 13.90% | (\$83) | (4.96%) | \$427 | 37.50% | \$452 | 40.59% | \$665 | 57.54% |
| \$400,000 | \$137 | 5.71% | (\$284) | (11.80%) | \$648 | 42.57% | \$673 | 44.95% | \$887 | 57.54% |
| \$500,000 | \$42 | 1.34% | (\$485) | (15.44%) | \$870 | 45.59% | \$895 | 47.53% | \$1,109 | 57.54% |
| \$600,000 | (\$53) | (1.38%) | (\$685) | (17.71%) | \$1,092 | 47.60% | \$1,117 | 49.23% | \$1,331 | 57.54% |
| \$700,000 | (\$149) | (3.23%) | (\$886) | (19.26%) | \$1,314 | 49.03% | \$1,339 | 50.44% | \$1,553 | 57.54% |
| \$800,000 | (\$244) | (4.58%) | (\$1,087) | (20.38%) | \$1,536 | 50.10% | \$1,561 | 51.34% | \$1,774 | 57.54% |
| \$900,000 | (\$339) | (5.60%) | (\$1,287) | (21.23%) | \$1,757 | 50.93% | \$1,782 | 52.04% | \$1,996 | 57.54% |
| \$1,000,000 | (\$435) | (6.40%) | (\$1,488) | (21.90%) | \$1,979 | 51.60% | \$2,004 | 52.59% | \$2,218 | 57.54% |
| \$2,000,000 | (\$1,388) | (9.84%) | (\$3,495) | (24.77%) | \$4,197 | 54.58% | \$4,222 | 55.08% | \$4,436 | 57.54% |
| \$3,000,000 | (\$2,342) | (10.93%) | (\$5,502) | (25.68%) | \$6,415 | 55.57% | \$6,440 | 55.91% | \$6,654 | 57.54% |
| \$4,000,000 | (\$3,295) | (11.47%) | (\$7,509) | (26.13%) | \$8,633 | 56.06% | \$8,659 | 56.32% | \$8,872 | 57.54% |
| \$5,000,000 | (\$4,249) | (11.79%) | (\$9,516) | (26.40%) | \$10,852 | 56.36% | \$10,877 | 56.56% | \$11,090 | 57.54% |
| \$6,000,000 | (\$5,203) | (12.00%) | (\$11,523) | (26.57%) | \$13,070 | 56.56% | \$13,095 | 56.73% | \$13,308 | 57.54% |
| \$7,000,000 | (\$6,156) | (12.15%) | (\$13,530) | (26.70%) | \$15,288 | 56.70% | \$15,313 | 56.84% | \$15,527 | 57.54% |
| \$8,000,000 | (\$7,110) | (12.26%) | (\$15,537) | (26.79%) | \$17,506 | 56.80% | \$17,531 | 56.93% | \$17,745 | 57.54% |
| \$9,000,000 | (\$8,063) | (12.35%) | (\$17,543) | (26.86%) | \$19,724 | 56.89% | \$19,749 | 57.00% | \$19,963 | 57.54% |
| \$10,000,000 | (\$9,017) | (12.42%) | (\$19,550) | (26.92%) | \$21,942 | 56.95% | \$21,967 | 57.05% | \$22,181 | 57.54% |
| \$15,000,000 | (\$13,785) | (12.62%) | (\$29,585) | (27.09%) | \$33,032 | 57.15% | \$33,057 | 57.22% | \$33,271 | 57.54% |
| \$20,000,000 | (\$18,553) | (12.73%) | (\$39,620) | (27.18%) | \$44,123 | 57.25% | \$44,148 | 57.30% | \$44,362 | 57.54% |
| \$25,000,000 | (\$23,320) | (12.79%) | (\$49,654) | (27.23%) | \$55,213 | 57.31% | \$55,238 | 57.35% | \$55,452 | 57.54% |
| \$30,000,000 | (\$28,088) | (12.83%) | (\$59,689) | (27.27%) | \$66,304 | 57.35% | \$66,329 | 57.38% | \$66,542 | 57.54% |
| \$35,000,000 | (\$32,856) | (12.86%) | (\$69,724) | (27.29%) | \$77,394 | 57.38% | \$77,419 | 57.40% | \$77,633 | 57.54% |
| \$40,000,000 | (\$37,624) | (12.88%) | (\$79,758) | (27.31%) | \$88,484 | 57.40% | \$88,509 | 57.42% | \$88,723 | 57.54% |
| \$45,000,000 | (\$42,392) | (12.90%) | (\$89,793) | (27.33%) | \$99,575 | 57.41% | \$99,600 | 57.44% | \$99,814 | 57.54% |
| \$50,000,000 | (\$47,160) | (12.91%) | (\$99,828) | (27.34%) | \$110,665 | 57.43% | \$110,690 | 57.45% | \$110,904 | 57.54% |