

CITY OF HARPER, 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	\$7.48152	\$28,682	\$0	\$28,682	
2026-27	\$4.65275	\$29,256	\$38	\$29,294	2.1%
2027-28	\$4.67960	\$29,441	\$39	\$29,479	0.6%
2028-29	\$4.54031	\$30,069	\$37	\$30,106	2.1%
2029-30	\$4.56427	\$30,257	\$38	\$30,295	0.6%
2030-31	\$4.42828	\$30,901	\$37	\$30,937	2.1%
2031-32	\$4.45159	\$31,092	\$37	\$31,128	0.6%
2032-33	\$4.32076	\$31,751	\$36	\$31,787	2.1%
2033-34	\$4.34345	\$31,946	\$36	\$31,981	0.6%
2034-35	\$4.21746	\$32,621	\$35	\$32,656	2.1%
2035-36	\$4.23955	\$32,819	\$35	\$32,854	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	\$7,506,068	\$3,833,762	\$0	\$3,833,762
2026-27	\$6,691,077	\$6,296,151	\$0	\$6,296,151
2027-28	\$6,694,494	\$6,299,568	\$0	\$6,299,568
2028-29	\$7,025,856	\$6,630,930	\$0	\$6,630,930
2029-30	\$7,032,273	\$6,637,347	\$0	\$6,637,347
2030-31	\$7,381,176	\$6,986,250	\$0	\$6,986,250
2031-32	\$7,387,593	\$6,992,667	\$0	\$6,992,667
2032-33	\$7,751,657	\$7,356,731	\$0	\$7,356,731
2033-34	\$7,758,074	\$7,363,148	\$0	\$7,363,148
2034-35	\$8,137,946	\$7,743,020	\$0	\$7,743,020
2035-36	\$8,144,362	\$7,749,436	\$0	\$7,749,436

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	71.21%	-2.18%	69.03%	28.99%	0.00%	1.98%
2026-27	99.77%	-25.26%	74.51%	24.25%	0.00%	1.20%
2027-28	99.85%	-25.32%	74.52%	24.24%	0.00%	1.20%
2028-29	98.77%	-24.13%	74.65%	24.18%	0.00%	1.14%
2029-30	98.80%	-24.13%	74.67%	24.16%	0.00%	1.14%
2030-31	97.74%	-22.95%	74.79%	24.10%	0.00%	1.09%
2031-32	97.77%	-22.96%	74.81%	24.08%	0.00%	1.08%
2032-33	96.76%	-21.85%	74.92%	24.03%	0.00%	1.03%
2033-34	96.79%	-21.85%	74.94%	24.01%	0.00%	1.03%
2034-35	95.83%	-20.80%	75.03%	23.97%	0.00%	0.98%
2035-36	95.86%	-20.81%	75.05%	23.95%	0.00%	0.98%

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 HARPER, 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	\$3,833,762	\$7.48152	\$28,682
2026-27	\$6,296,151	\$4.65275	\$29,294
2027-28	\$6,299,568	\$4.67960	\$29,479
2028-29	\$6,630,930	\$4.54031	\$30,106
2029-30	\$6,637,347	\$4.56427	\$30,295
2030-31	\$6,986,250	\$4.42828	\$30,937
2031-32	\$6,992,667	\$4.45159	\$31,128
2032-33	\$7,356,731	\$4.32076	\$31,787
2033-34	\$7,363,148	\$4.34345	\$31,981
2034-35	\$7,743,020	\$4.21746	\$32,656
2035-36	\$7,749,436	\$4.23955	\$32,854

CITY OF HARPER, 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	\$3,833,762	\$7.48152	\$28,682
2026-27	\$3,964,404	\$7.40745	\$29,366
2027-28	\$4,027,004	\$7.40745	\$29,830
2028-29	\$4,176,563	\$7.40745	\$30,938
2029-30	\$4,242,448	\$7.40745	\$31,426
2030-31	\$4,399,760	\$7.40745	\$32,591
2031-32	\$4,469,094	\$7.40745	\$33,105
2032-33	\$4,634,555	\$7.40745	\$34,330
2033-34	\$4,707,530	\$7.40745	\$34,871
2034-35	\$4,881,564	\$7.40745	\$36,160
2035-36	\$4,958,360	\$7.40745	\$36,729

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	\$2,331,747	(\$2.75470)	-\$72
2027-28	\$2,272,565	(\$2.72785)	-\$350
2028-29	\$2,454,367	(\$2.86714)	-\$831
2029-30	\$2,394,899	(\$2.84318)	-\$1,131
2030-31	\$2,586,489	(\$2.97917)	-\$1,654
2031-32	\$2,523,572	(\$2.95586)	-\$1,976
2032-33	\$2,722,176	(\$3.08669)	-\$2,544
2033-34	\$2,655,618	(\$3.06400)	-\$2,889
2034-35	\$2,861,456	(\$3.18999)	-\$3,504
2035-36	\$2,791,077	(\$3.16790)	-\$3,875

CITY OF HARPER, 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	\$177	\$273	\$50,000	\$51,515	\$177	\$228	\$50,000	\$58,947	\$160	\$40	\$137	\$40	\$177	\$261
\$100,000	\$123,480	\$355	\$547	\$100,000	\$103,030	\$355	\$456	\$100,000	\$117,894	\$338	\$301	\$315	\$301	\$355	\$522
\$150,000	\$185,220	\$532	\$820	\$150,000	\$154,545	\$532	\$684	\$150,000	\$176,842	\$515	\$562	\$492	\$562	\$532	\$783
\$200,000	\$246,960	\$869	\$1,094	\$200,000	\$206,060	\$869	\$912	\$200,000	\$235,789	\$693	\$823	\$669	\$823	\$710	\$1,044
\$250,000	\$308,700	\$1,206	\$1,367	\$250,000	\$257,575	\$1,206	\$1,141	\$250,000	\$294,736	\$870	\$1,084	\$847	\$1,084	\$887	\$1,305
\$300,000	\$370,440	\$1,542	\$1,640	\$300,000	\$309,090	\$1,542	\$1,369	\$300,000	\$353,683	\$1,047	\$1,345	\$1,024	\$1,345	\$1,065	\$1,566
\$400,000	\$493,920	\$2,216	\$2,187	\$400,000	\$412,120	\$2,216	\$1,825	\$400,000	\$471,578	\$1,402	\$1,867	\$1,379	\$1,867	\$1,419	\$2,088
\$500,000	\$617,400	\$2,889	\$2,734	\$500,000	\$515,151	\$2,889	\$2,281	\$500,000	\$589,472	\$1,757	\$2,389	\$1,734	\$2,389	\$1,774	\$2,610
\$600,000	\$740,880	\$3,562	\$3,281	\$600,000	\$618,181	\$3,562	\$2,737	\$600,000	\$707,366	\$2,112	\$2,911	\$2,089	\$2,911	\$2,129	\$3,132
\$700,000	\$864,360	\$4,236	\$3,828	\$700,000	\$721,211	\$4,236	\$3,194	\$700,000	\$825,261	\$2,467	\$3,433	\$2,444	\$3,433	\$2,484	\$3,654
\$800,000	\$987,840	\$4,909	\$4,374	\$800,000	\$824,241	\$4,909	\$3,650	\$800,000	\$943,155	\$2,822	\$3,955	\$2,799	\$3,955	\$2,839	\$4,177
\$900,000	\$1,111,320	\$5,582	\$4,921	\$900,000	\$927,271	\$5,582	\$4,106	\$900,000	\$1,061,050	\$3,177	\$4,477	\$3,153	\$4,477	\$3,194	\$4,699
\$1,000,000	\$1,234,800	\$6,256	\$5,468	\$1,000,000	\$1,030,301	\$6,256	\$4,562	\$1,000,000	\$1,178,944	\$3,531	\$4,999	\$3,508	\$4,999	\$3,549	\$5,221
\$2,000,000	\$2,469,600	\$12,989	\$10,936	\$2,000,000	\$2,060,602	\$12,989	\$9,125	\$2,000,000	\$2,357,888	\$7,080	\$10,220	\$7,057	\$10,220	\$7,097	\$10,441
\$3,000,000	\$3,704,400	\$19,722	\$16,404	\$3,000,000	\$3,090,903	\$19,722	\$13,687	\$3,000,000	\$3,536,832	\$10,629	\$15,441	\$10,606	\$15,441	\$10,646	\$15,662
\$4,000,000	\$4,939,200	\$26,456	\$21,872	\$4,000,000	\$4,121,204	\$26,456	\$18,250	\$4,000,000	\$4,715,776	\$14,177	\$20,661	\$14,154	\$20,661	\$14,194	\$20,883
\$5,000,000	\$6,174,000	\$33,189	\$27,340	\$5,000,000	\$5,151,505	\$33,189	\$22,812	\$5,000,000	\$5,894,720	\$17,726	\$25,882	\$17,703	\$25,882	\$17,743	\$26,103
\$6,000,000	\$7,408,800	\$39,922	\$32,808	\$6,000,000	\$6,181,806	\$39,922	\$27,375	\$6,000,000	\$7,073,664	\$21,274	\$31,103	\$21,251	\$31,103	\$21,292	\$31,324
\$7,000,000	\$8,643,600	\$46,656	\$38,276	\$7,000,000	\$7,212,107	\$46,656	\$31,937	\$7,000,000	\$8,252,608	\$24,823	\$36,323	\$24,800	\$36,323	\$24,840	\$36,545
\$8,000,000	\$9,878,400	\$53,389	\$43,744	\$8,000,000	\$8,242,408	\$53,389	\$36,500	\$8,000,000	\$9,431,552	\$28,372	\$41,544	\$28,349	\$41,544	\$28,389	\$41,766
\$9,000,000	\$11,113,200	\$60,123	\$49,212	\$9,000,000	\$9,272,709	\$60,123	\$41,062	\$9,000,000	\$10,610,496	\$31,920	\$46,765	\$31,897	\$46,765	\$31,937	\$46,986
\$10,000,000	\$12,348,000	\$66,856	\$54,680	\$10,000,000	\$10,303,010	\$66,856	\$45,625	\$10,000,000	\$11,789,440	\$35,469	\$51,986	\$35,446	\$51,986	\$35,486	\$52,207
\$15,000,000	\$18,522,000	\$100,523	\$82,021	\$15,000,000	\$15,454,515	\$100,523	\$68,437	\$15,000,000	\$17,684,160	\$53,212	\$78,089	\$53,189	\$78,089	\$53,229	\$78,310
\$20,000,000	\$24,696,000	\$134,190	\$109,361	\$20,000,000	\$20,606,020	\$134,190	\$91,249	\$20,000,000	\$23,578,880	\$70,955	\$104,192	\$70,932	\$104,192	\$70,972	\$104,414
\$25,000,000	\$30,870,000	\$167,856	\$136,701	\$25,000,000	\$25,757,525	\$167,856	\$114,062	\$25,000,000	\$29,473,600	\$88,698	\$130,296	\$88,675	\$130,296	\$88,715	\$130,517
\$30,000,000	\$37,044,000	\$201,523	\$164,041	\$30,000,000	\$30,909,030	\$201,523	\$136,874	\$30,000,000	\$35,368,320	\$106,441	\$156,399	\$106,418	\$156,399	\$106,458	\$156,621
\$35,000,000	\$43,218,000	\$235,190	\$191,381	\$35,000,000	\$36,060,535	\$235,190	\$159,686	\$35,000,000	\$41,263,040	\$124,184	\$182,503	\$124,161	\$182,503	\$124,201	\$182,724
\$40,000,000	\$49,392,000	\$268,857	\$218,722	\$40,000,000	\$41,212,040	\$268,857	\$182,498	\$40,000,000	\$47,157,760	\$141,927	\$208,606	\$141,904	\$208,606	\$141,944	\$208,828
\$45,000,000	\$55,566,000	\$302,524	\$246,062	\$45,000,000	\$46,363,545	\$302,524	\$205,311	\$45,000,000	\$53,052,480	\$159,670	\$234,710	\$159,647	\$234,710	\$159,687	\$234,931
\$50,000,000	\$61,740,000	\$336,191	\$273,402	\$50,000,000	\$51,515,050	\$336,191	\$228,123	\$50,000,000	\$58,947,200	\$177,413	\$260,813	\$177,390	\$260,813	\$177,430	\$261,035

CITY OF HARPER, 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	\$96	54.09%	\$51	28.57%	(\$121)	(75.27%)	(\$98)	(71.11%)	\$84	47.12%
\$100,000	\$192	54.09%	\$101	28.57%	(\$37)	(10.96%)	(\$14)	(4.43%)	\$167	47.12%
\$150,000	\$288	54.09%	\$152	28.57%	\$47	9.05%	\$70	14.16%	\$251	47.12%
\$200,000	\$225	25.85%	\$44	5.01%	\$130	18.80%	\$153	22.90%	\$334	47.12%
\$250,000	\$161	13.39%	(\$65)	(5.39%)	\$214	24.58%	\$237	27.97%	\$418	47.12%
\$300,000	\$98	6.36%	(\$174)	(11.25%)	\$297	28.40%	\$320	31.29%	\$502	47.12%
\$400,000	(\$28)	(1.28%)	(\$391)	(17.63%)	\$465	33.14%	\$488	35.36%	\$669	47.12%
\$500,000	(\$155)	(5.36%)	(\$608)	(21.04%)	\$632	35.96%	\$655	37.77%	\$836	47.12%
\$600,000	(\$281)	(7.90%)	(\$825)	(23.15%)	\$799	37.83%	\$822	39.36%	\$1,003	47.12%
\$700,000	(\$408)	(9.63%)	(\$1,042)	(24.60%)	\$966	39.17%	\$989	40.48%	\$1,170	47.12%
\$800,000	(\$535)	(10.89%)	(\$1,259)	(25.65%)	\$1,133	40.17%	\$1,157	41.33%	\$1,338	47.12%
\$900,000	(\$661)	(11.84%)	(\$1,476)	(26.44%)	\$1,301	40.95%	\$1,324	41.98%	\$1,505	47.12%
\$1,000,000	(\$788)	(12.59%)	(\$1,693)	(27.07%)	\$1,468	41.57%	\$1,491	42.50%	\$1,672	47.12%
\$2,000,000	(\$2,053)	(15.81%)	(\$3,864)	(29.75%)	\$3,140	44.35%	\$3,163	44.82%	\$3,344	47.12%
\$3,000,000	(\$3,318)	(16.82%)	(\$6,035)	(30.60%)	\$4,812	45.27%	\$4,835	45.59%	\$5,016	47.12%
\$4,000,000	(\$4,584)	(17.33%)	(\$8,206)	(31.02%)	\$6,484	45.74%	\$6,507	45.97%	\$6,688	47.12%
\$5,000,000	(\$5,849)	(17.62%)	(\$10,377)	(31.27%)	\$8,156	46.01%	\$8,179	46.20%	\$8,360	47.12%
\$6,000,000	(\$7,114)	(17.82%)	(\$12,548)	(31.43%)	\$9,828	46.20%	\$9,851	46.36%	\$10,033	47.12%
\$7,000,000	(\$8,380)	(17.96%)	(\$14,719)	(31.55%)	\$11,500	46.33%	\$11,523	46.47%	\$11,705	47.12%
\$8,000,000	(\$9,645)	(18.07%)	(\$16,890)	(31.63%)	\$13,173	46.43%	\$13,196	46.55%	\$13,377	47.12%
\$9,000,000	(\$10,910)	(18.15%)	(\$19,060)	(31.70%)	\$14,845	46.51%	\$14,868	46.61%	\$15,049	47.12%
\$10,000,000	(\$12,176)	(18.21%)	(\$21,231)	(31.76%)	\$16,517	46.57%	\$16,540	46.66%	\$16,721	47.12%
\$15,000,000	(\$18,502)	(18.41%)	(\$32,086)	(31.92%)	\$24,877	46.75%	\$24,900	46.81%	\$25,081	47.12%
\$20,000,000	(\$24,829)	(18.50%)	(\$42,940)	(32.00%)	\$33,238	46.84%	\$33,261	46.89%	\$33,442	47.12%
\$25,000,000	(\$31,155)	(18.56%)	(\$53,795)	(32.05%)	\$41,598	46.90%	\$41,621	46.94%	\$41,802	47.12%
\$30,000,000	(\$37,482)	(18.60%)	(\$64,649)	(32.08%)	\$49,958	46.94%	\$49,982	46.97%	\$50,163	47.12%
\$35,000,000	(\$43,809)	(18.63%)	(\$75,504)	(32.10%)	\$58,319	46.96%	\$58,342	46.99%	\$58,523	47.12%
\$40,000,000	(\$50,135)	(18.65%)	(\$86,359)	(32.12%)	\$66,679	46.98%	\$66,702	47.01%	\$66,884	47.12%
\$45,000,000	(\$56,462)	(18.66%)	(\$97,213)	(32.13%)	\$75,040	47.00%	\$75,063	47.02%	\$75,244	47.12%
\$50,000,000	(\$62,789)	(18.68%)	(\$108,068)	(32.14%)	\$83,400	47.01%	\$83,423	47.03%	\$83,604	47.12%