

CITY OF JAMAICA, 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	\$8.10758	\$22,123	\$0	\$22,123	
2026-27	\$5.69527	\$22,566	\$0	\$22,566	2.0%
2027-28	\$5.73677	\$22,679	\$0	\$22,679	0.5%
2028-29	\$5.50448	\$23,132	\$0	\$23,132	2.0%
2029-30	\$5.53200	\$23,248	\$0	\$23,248	0.5%
2030-31	\$5.30346	\$23,713	\$0	\$23,713	2.0%
2031-32	\$5.32998	\$23,831	\$0	\$23,831	0.5%
2032-33	\$5.11647	\$24,308	\$0	\$24,308	2.0%
2033-34	\$5.14205	\$24,430	\$0	\$24,430	0.5%
2034-35	\$4.94202	\$24,918	\$0	\$24,918	2.0%
2035-36	\$4.96673	\$25,043	\$0	\$25,043	0.5%

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	\$6,496,819	\$2,728,723	\$0	\$2,728,723
2026-27	\$4,672,500	\$3,962,203	\$0	\$3,962,203
2027-28	\$4,663,500	\$3,953,203	\$0	\$3,953,203
2028-29	\$4,912,729	\$4,202,432	\$0	\$4,202,432
2029-30	\$4,912,729	\$4,202,432	\$0	\$4,202,432
2030-31	\$5,181,496	\$4,471,199	\$0	\$4,471,199
2031-32	\$5,181,496	\$4,471,199	\$0	\$4,471,199
2032-33	\$5,461,232	\$4,750,935	\$0	\$4,750,935
2033-34	\$5,461,232	\$4,750,935	\$0	\$4,750,935
2034-35	\$5,752,387	\$5,042,090	\$0	\$5,042,090
2035-36	\$5,752,387	\$5,042,090	\$0	\$5,042,090

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	94.64%	-4.18%	90.46%	6.47%	0.00%	3.07%
2026-27	149.78%	-62.41%	87.36%	10.52%	0.00%	2.11%
2027-28	150.12%	-62.78%	87.33%	10.55%	0.00%	2.12%
2028-29	146.86%	-59.28%	87.59%	10.42%	0.00%	1.99%
2029-30	146.86%	-59.28%	87.59%	10.42%	0.00%	1.99%
2030-31	143.56%	-55.71%	87.85%	10.28%	0.00%	1.87%
2031-32	143.56%	-55.71%	87.85%	10.28%	0.00%	1.87%
2032-33	140.51%	-52.43%	88.08%	10.16%	0.00%	1.76%
2033-34	140.51%	-52.43%	88.08%	10.16%	0.00%	1.76%
2034-35	137.69%	-49.40%	88.29%	10.05%	0.00%	1.66%
2035-36	137.69%	-49.40%	88.29%	10.05%	0.00%	1.66%

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 JAMAICA, 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	\$2,728,723	\$8.10758	\$22,123
2026-27	\$3,962,203	\$5.69527	\$22,566
2027-28	\$3,953,203	\$5.73677	\$22,679
2028-29	\$4,202,432	\$5.50448	\$23,132
2029-30	\$4,202,432	\$5.53200	\$23,248
2030-31	\$4,471,199	\$5.30346	\$23,713
2031-32	\$4,471,199	\$5.32998	\$23,831
2032-33	\$4,750,935	\$5.11647	\$24,308
2033-34	\$4,750,935	\$5.14205	\$24,430
2034-35	\$5,042,090	\$4.94202	\$24,918
2035-36	\$5,042,090	\$4.96673	\$25,043

CITY OF JAMAICA, 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	\$2,728,723	\$8.10758	\$22,123
2026-27	\$2,743,936	\$8.10758	\$22,247
2027-28	\$2,799,620	\$8.10758	\$22,698
2028-29	\$2,888,470	\$8.10000	\$23,397
2029-30	\$2,947,066	\$8.10000	\$23,871
2030-31	\$3,040,540	\$8.10000	\$24,628
2031-32	\$3,102,192	\$8.10000	\$25,128
2032-33	\$3,200,526	\$8.10000	\$25,924
2033-34	\$3,265,405	\$8.10000	\$26,450
2034-35	\$3,368,857	\$8.10000	\$27,288
2035-36	\$3,437,123	\$8.10000	\$27,841

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	\$1,218,267	(\$2.41231)	\$319
2027-28	\$1,153,583	(\$2.37081)	-\$20
2028-29	\$1,313,962	(\$2.59552)	-\$264
2029-30	\$1,255,366	(\$2.56800)	-\$623
2030-31	\$1,430,659	(\$2.79654)	-\$916
2031-32	\$1,369,007	(\$2.77002)	-\$1,296
2032-33	\$1,550,409	(\$2.98353)	-\$1,616
2033-34	\$1,485,530	(\$2.95795)	-\$2,020
2034-35	\$1,673,234	(\$3.15798)	-\$2,370
2035-36	\$1,604,968	(\$3.13327)	-\$2,798

CITY OF JAMAICA, 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	\$192	\$327	\$50,000	\$51,515	\$192	\$273	\$50,000	\$58,947	\$174	\$47	\$149	\$47	\$192	\$313
\$100,000	\$123,480	\$385	\$655	\$100,000	\$103,030	\$385	\$546	\$100,000	\$117,894	\$366	\$360	\$341	\$360	\$385	\$625
\$150,000	\$185,220	\$577	\$982	\$150,000	\$154,545	\$577	\$820	\$150,000	\$176,842	\$558	\$673	\$533	\$673	\$577	\$938
\$200,000	\$246,960	\$942	\$1,310	\$200,000	\$206,060	\$942	\$1,093	\$200,000	\$235,789	\$750	\$985	\$725	\$985	\$769	\$1,250
\$250,000	\$308,700	\$1,307	\$1,637	\$250,000	\$257,575	\$1,307	\$1,366	\$250,000	\$294,736	\$943	\$1,298	\$918	\$1,298	\$961	\$1,563
\$300,000	\$370,440	\$1,671	\$1,965	\$300,000	\$309,090	\$1,671	\$1,639	\$300,000	\$353,683	\$1,135	\$1,611	\$1,110	\$1,611	\$1,154	\$1,876
\$400,000	\$493,920	\$2,401	\$2,619	\$400,000	\$412,120	\$2,401	\$2,186	\$400,000	\$471,578	\$1,520	\$2,236	\$1,495	\$2,236	\$1,538	\$2,501
\$500,000	\$617,400	\$3,131	\$3,274	\$500,000	\$515,151	\$3,131	\$2,732	\$500,000	\$589,472	\$1,904	\$2,861	\$1,879	\$2,861	\$1,923	\$3,126
\$600,000	\$740,880	\$3,860	\$3,929	\$600,000	\$618,181	\$3,860	\$3,278	\$600,000	\$707,366	\$2,289	\$3,486	\$2,264	\$3,486	\$2,307	\$3,751
\$700,000	\$864,360	\$4,590	\$4,584	\$700,000	\$721,211	\$4,590	\$3,825	\$700,000	\$825,261	\$2,673	\$4,112	\$2,648	\$4,112	\$2,692	\$4,377
\$800,000	\$987,840	\$5,320	\$5,239	\$800,000	\$824,241	\$5,320	\$4,371	\$800,000	\$943,155	\$3,058	\$4,737	\$3,033	\$4,737	\$3,076	\$5,002
\$900,000	\$1,111,320	\$6,049	\$5,894	\$900,000	\$927,271	\$6,049	\$4,918	\$900,000	\$1,061,050	\$3,442	\$5,362	\$3,417	\$5,362	\$3,461	\$5,627
\$1,000,000	\$1,234,800	\$6,779	\$6,549	\$1,000,000	\$1,030,301	\$6,779	\$5,464	\$1,000,000	\$1,178,944	\$3,827	\$5,987	\$3,802	\$5,987	\$3,846	\$6,252
\$2,000,000	\$2,469,600	\$14,076	\$13,097	\$2,000,000	\$2,060,602	\$14,076	\$10,928	\$2,000,000	\$2,357,888	\$7,672	\$12,240	\$7,647	\$12,240	\$7,691	\$12,505
\$3,000,000	\$3,704,400	\$21,373	\$19,646	\$3,000,000	\$3,090,903	\$21,373	\$16,392	\$3,000,000	\$3,536,832	\$11,518	\$18,492	\$11,493	\$18,492	\$11,537	\$18,757
\$4,000,000	\$4,939,200	\$28,670	\$26,195	\$4,000,000	\$4,121,204	\$28,670	\$21,857	\$4,000,000	\$4,715,776	\$15,364	\$24,745	\$15,339	\$24,745	\$15,382	\$25,010
\$5,000,000	\$6,174,000	\$35,966	\$32,744	\$5,000,000	\$5,151,505	\$35,966	\$27,321	\$5,000,000	\$5,894,720	\$19,209	\$30,997	\$19,184	\$30,997	\$19,228	\$31,262
\$6,000,000	\$7,408,800	\$43,263	\$39,292	\$6,000,000	\$6,181,806	\$43,263	\$32,785	\$6,000,000	\$7,073,664	\$23,055	\$37,250	\$23,030	\$37,250	\$23,073	\$37,515
\$7,000,000	\$8,643,600	\$50,560	\$45,841	\$7,000,000	\$7,212,107	\$50,560	\$38,249	\$7,000,000	\$8,252,608	\$26,900	\$43,502	\$26,875	\$43,502	\$26,919	\$43,767
\$8,000,000	\$9,878,400	\$57,857	\$52,390	\$8,000,000	\$8,242,408	\$57,857	\$43,713	\$8,000,000	\$9,431,552	\$30,746	\$49,755	\$30,721	\$49,755	\$30,764	\$50,020
\$9,000,000	\$11,113,200	\$65,154	\$58,938	\$9,000,000	\$9,272,709	\$65,154	\$49,177	\$9,000,000	\$10,610,496	\$34,591	\$56,007	\$34,566	\$56,007	\$34,610	\$56,272
\$10,000,000	\$12,348,000	\$72,451	\$65,487	\$10,000,000	\$10,303,010	\$72,451	\$54,642	\$10,000,000	\$11,789,440	\$38,437	\$62,260	\$38,412	\$62,260	\$38,456	\$62,525
\$15,000,000	\$18,522,000	\$108,935	\$98,231	\$15,000,000	\$15,454,515	\$108,935	\$81,962	\$15,000,000	\$17,684,160	\$57,665	\$93,522	\$57,640	\$93,522	\$57,683	\$93,787
\$20,000,000	\$24,696,000	\$145,419	\$130,974	\$20,000,000	\$20,606,020	\$145,419	\$109,283	\$20,000,000	\$23,578,880	\$76,892	\$124,784	\$76,867	\$124,784	\$76,911	\$125,050
\$25,000,000	\$30,870,000	\$181,903	\$163,718	\$25,000,000	\$25,757,525	\$181,903	\$136,604	\$25,000,000	\$29,473,600	\$96,120	\$156,047	\$96,095	\$156,047	\$96,139	\$156,312
\$30,000,000	\$37,044,000	\$218,387	\$196,461	\$30,000,000	\$30,909,030	\$218,387	\$163,925	\$30,000,000	\$35,368,320	\$115,348	\$187,309	\$115,323	\$187,309	\$115,367	\$187,574
\$35,000,000	\$43,218,000	\$254,871	\$229,205	\$35,000,000	\$36,060,535	\$254,871	\$191,246	\$35,000,000	\$41,263,040	\$134,576	\$218,572	\$134,551	\$218,572	\$134,594	\$218,837
\$40,000,000	\$49,392,000	\$291,355	\$261,948	\$40,000,000	\$41,212,040	\$291,355	\$218,566	\$40,000,000	\$47,157,760	\$153,804	\$249,834	\$153,779	\$249,834	\$153,822	\$250,099
\$45,000,000	\$55,566,000	\$327,839	\$294,692	\$45,000,000	\$46,363,545	\$327,839	\$245,887	\$45,000,000	\$53,052,480	\$173,031	\$281,097	\$173,006	\$281,097	\$173,050	\$281,362
\$50,000,000	\$61,740,000	\$364,323	\$327,436	\$50,000,000	\$51,515,050	\$364,323	\$273,208	\$50,000,000	\$58,947,200	\$192,259	\$312,359	\$192,234	\$312,359	\$192,278	\$312,624

CITY OF JAMAICA, 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	\$135	70.29%	\$81	42.09%	(\$126)	(72.67%)	(\$101)	(68.07%)	\$120	62.59%
\$100,000	\$270	70.29%	\$162	42.09%	(\$6)	(1.59%)	\$19	5.62%	\$241	62.59%
\$150,000	\$405	70.29%	\$243	42.09%	\$115	20.52%	\$140	26.17%	\$361	62.59%
\$200,000	\$368	39.09%	\$151	16.05%	\$235	31.30%	\$260	35.82%	\$481	62.59%
\$250,000	\$331	25.31%	\$60	4.56%	\$355	37.68%	\$380	41.43%	\$602	62.59%
\$300,000	\$293	17.55%	(\$32)	(1.92%)	\$476	41.90%	\$501	45.09%	\$722	62.59%
\$400,000	\$218	9.10%	(\$215)	(8.97%)	\$716	47.13%	\$741	49.60%	\$963	62.59%
\$500,000	\$144	4.59%	(\$399)	(12.73%)	\$957	50.26%	\$982	52.25%	\$1,203	62.59%
\$600,000	\$69	1.78%	(\$582)	(15.07%)	\$1,198	52.33%	\$1,223	54.01%	\$1,444	62.59%
\$700,000	(\$6)	(0.13%)	(\$765)	(16.67%)	\$1,438	53.80%	\$1,463	55.26%	\$1,685	62.59%
\$800,000	(\$81)	(1.52%)	(\$948)	(17.83%)	\$1,679	54.91%	\$1,704	56.19%	\$1,926	62.59%
\$900,000	(\$156)	(2.57%)	(\$1,132)	(18.71%)	\$1,920	55.77%	\$1,945	56.91%	\$2,166	62.59%
\$1,000,000	(\$230)	(3.40%)	(\$1,315)	(19.40%)	\$2,160	56.45%	\$2,185	57.48%	\$2,407	62.59%
\$2,000,000	(\$979)	(6.95%)	(\$3,148)	(22.36%)	\$4,567	59.53%	\$4,592	60.05%	\$4,814	62.59%
\$3,000,000	(\$1,727)	(8.08%)	(\$4,980)	(23.30%)	\$6,974	60.55%	\$6,999	60.90%	\$7,221	62.59%
\$4,000,000	(\$2,475)	(8.63%)	(\$6,813)	(23.76%)	\$9,381	61.06%	\$9,406	61.32%	\$9,628	62.59%
\$5,000,000	(\$3,223)	(8.96%)	(\$8,646)	(24.04%)	\$11,788	61.37%	\$11,813	61.58%	\$12,035	62.59%
\$6,000,000	(\$3,971)	(9.18%)	(\$10,478)	(24.22%)	\$14,195	61.57%	\$14,220	61.75%	\$14,442	62.59%
\$7,000,000	(\$4,719)	(9.33%)	(\$12,311)	(24.35%)	\$16,602	61.72%	\$16,627	61.87%	\$16,848	62.59%
\$8,000,000	(\$5,467)	(9.45%)	(\$14,144)	(24.45%)	\$19,009	61.83%	\$19,034	61.96%	\$19,255	62.59%
\$9,000,000	(\$6,215)	(9.54%)	(\$15,976)	(24.52%)	\$21,416	61.91%	\$21,441	62.03%	\$21,662	62.59%
\$10,000,000	(\$6,963)	(9.61%)	(\$17,809)	(24.58%)	\$23,823	61.98%	\$23,848	62.08%	\$24,069	62.59%
\$15,000,000	(\$10,704)	(9.83%)	(\$26,972)	(24.76%)	\$35,857	62.18%	\$35,882	62.25%	\$36,104	62.59%
\$20,000,000	(\$14,445)	(9.93%)	(\$36,136)	(24.85%)	\$47,892	62.28%	\$47,917	62.34%	\$48,139	62.59%
\$25,000,000	(\$18,185)	(10.00%)	(\$45,299)	(24.90%)	\$59,927	62.35%	\$59,952	62.39%	\$60,173	62.59%
\$30,000,000	(\$21,926)	(10.04%)	(\$54,462)	(24.94%)	\$71,961	62.39%	\$71,986	62.42%	\$72,208	62.59%
\$35,000,000	(\$25,666)	(10.07%)	(\$63,625)	(24.96%)	\$83,996	62.42%	\$84,021	62.45%	\$84,242	62.59%
\$40,000,000	(\$29,407)	(10.09%)	(\$72,789)	(24.98%)	\$96,031	62.44%	\$96,056	62.46%	\$96,277	62.59%
\$45,000,000	(\$33,147)	(10.11%)	(\$81,952)	(25.00%)	\$108,065	62.45%	\$108,090	62.48%	\$108,312	62.59%
\$50,000,000	(\$36,888)	(10.13%)	(\$91,115)	(25.01%)	\$120,100	62.47%	\$120,125	62.49%	\$120,346	62.59%