

CITY OF JOICE, 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	\$8.10000	\$87,160	\$0	\$87,160	
2026-27	\$5.75982	\$88,903	\$0	\$88,903	2.0%
2027-28	\$5.79050	\$89,347	\$0	\$89,347	0.5%
2028-29	\$5.65510	\$91,134	\$0	\$91,134	2.0%
2029-30	\$5.68338	\$91,590	\$0	\$91,590	0.5%
2030-31	\$5.54866	\$93,422	\$0	\$93,422	2.0%
2031-32	\$5.57640	\$93,889	\$0	\$93,889	0.5%
2032-33	\$5.44419	\$95,767	\$0	\$95,767	2.0%
2033-34	\$5.47141	\$96,246	\$0	\$96,246	0.5%
2034-35	\$5.34165	\$98,170	\$0	\$98,170	2.0%
2035-36	\$5.36836	\$98,661	\$0	\$98,661	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	\$20,776,064	\$10,760,443	\$2,924,886	\$13,685,329
2026-27	\$20,073,710	\$15,434,982	\$3,275,872	\$18,710,854
2027-28	\$20,068,710	\$15,429,982	\$3,275,872	\$18,705,854
2028-29	\$20,917,935	\$16,115,413	\$3,439,666	\$19,555,079
2029-30	\$20,917,935	\$16,115,413	\$3,439,666	\$19,555,079
2030-31	\$21,811,332	\$16,836,826	\$3,611,649	\$20,448,476
2031-32	\$21,811,332	\$16,836,826	\$3,611,649	\$20,448,476
2032-33	\$22,745,716	\$17,590,629	\$3,792,232	\$21,382,860
2033-34	\$22,745,716	\$17,590,629	\$3,792,232	\$21,382,860
2034-35	\$23,722,992	\$18,378,293	\$3,981,843	\$22,360,136
2035-36	\$23,722,992	\$18,378,293	\$3,981,843	\$22,360,136

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	28.14%	-0.86%	27.28%	55.74%	0.00%	0.55%
2026-27	47.30%	-14.02%	33.28%	53.47%	0.00%	0.40%
2027-28	47.31%	-14.05%	33.26%	53.49%	0.00%	0.40%
2028-29	47.06%	-13.46%	33.60%	53.72%	0.00%	0.39%
2029-30	47.06%	-13.46%	33.60%	53.72%	0.00%	0.39%
2030-31	46.81%	-12.87%	33.93%	53.94%	0.00%	0.37%
2031-32	46.81%	-12.87%	33.93%	53.94%	0.00%	0.37%
2032-33	46.55%	-12.31%	34.24%	54.16%	0.00%	0.35%
2033-34	46.55%	-12.31%	34.24%	54.16%	0.00%	0.35%
2034-35	46.30%	-11.77%	34.53%	54.39%	0.00%	0.34%
2035-36	46.30%	-11.77%	34.53%	54.39%	0.00%	0.34%

**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 JOICE, 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	\$10,760,443	\$8.10000	\$87,160
2026-27	\$15,434,982	\$5.75982	\$88,903
2027-28	\$15,429,982	\$5.79050	\$89,347
2028-29	\$16,115,413	\$5.65510	\$91,134
2029-30	\$16,115,413	\$5.68338	\$91,590
2030-31	\$16,836,826	\$5.54866	\$93,422
2031-32	\$16,836,826	\$5.57640	\$93,889
2032-33	\$17,590,629	\$5.44419	\$95,767
2033-34	\$17,590,629	\$5.47141	\$96,246
2034-35	\$18,378,293	\$5.34165	\$98,170
2035-36	\$18,378,293	\$5.36836	\$98,661

## CITY OF JOICE, 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	\$10,760,443	\$8.10000	\$87,160
2026-27	\$11,318,194	\$7.94118	\$89,880
2027-28	\$11,401,228	\$7.94118	\$90,539
2028-29	\$11,782,344	\$7.94118	\$93,566
2029-30	\$11,869,721	\$7.94118	\$94,260
2030-31	\$12,270,162	\$7.94118	\$97,440
2031-32	\$12,362,097	\$7.94118	\$98,170
2032-33	\$12,782,839	\$7.94118	\$101,511
2033-34	\$12,879,585	\$7.94118	\$102,279
2034-35	\$13,321,664	\$7.94118	\$105,790
2035-36	\$13,423,461	\$7.94118	\$106,598

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	\$4,116,788	(\$2.18136)	-\$977
2027-28	\$4,028,754	(\$2.15068)	-\$1,192
2028-29	\$4,333,069	(\$2.28608)	-\$2,431
2029-30	\$4,245,692	(\$2.25780)	-\$2,670
2030-31	\$4,566,664	(\$2.39252)	-\$4,018
2031-32	\$4,474,730	(\$2.36478)	-\$4,281
2032-33	\$4,807,790	(\$2.49699)	-\$5,744
2033-34	\$4,711,043	(\$2.46977)	-\$6,034
2034-35	\$5,056,629	(\$2.59953)	-\$7,619
2035-36	\$4,954,832	(\$2.57282)	-\$7,937

CITY OF JOICE, 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	\$343	\$50,000	\$51,515	\$192	\$286	\$50,000	\$58,947	\$173	\$50	\$148	\$50	\$192	\$327
\$100,000	\$123,480	\$384	\$685	\$100,000	\$103,030	\$384	\$572	\$100,000	\$117,894	\$366	\$377	\$341	\$377	\$384	\$654
\$150,000	\$185,220	\$576	\$1,028	\$150,000	\$154,545	\$576	\$858	\$150,000	\$176,842	\$558	\$704	\$533	\$704	\$576	\$981
\$200,000	\$246,960	\$941	\$1,370	\$200,000	\$206,060	\$941	\$1,143	\$200,000	\$235,789	\$750	\$1,031	\$725	\$1,031	\$768	\$1,308
\$250,000	\$308,700	\$1,305	\$1,713	\$250,000	\$257,575	\$1,305	\$1,429	\$250,000	\$294,736	\$942	\$1,358	\$917	\$1,358	\$960	\$1,635
\$300,000	\$370,440	\$1,670	\$2,055	\$300,000	\$309,090	\$1,670	\$1,715	\$300,000	\$353,683	\$1,134	\$1,685	\$1,109	\$1,685	\$1,153	\$1,962
\$400,000	\$493,920	\$2,399	\$2,741	\$400,000	\$412,120	\$2,399	\$2,287	\$400,000	\$471,578	\$1,518	\$2,339	\$1,493	\$2,339	\$1,537	\$2,617
\$500,000	\$617,400	\$3,128	\$3,426	\$500,000	\$515,151	\$3,128	\$2,858	\$500,000	\$589,472	\$1,902	\$2,993	\$1,877	\$2,993	\$1,921	\$3,271
\$600,000	\$740,880	\$3,857	\$4,111	\$600,000	\$618,181	\$3,857	\$3,430	\$600,000	\$707,366	\$2,287	\$3,648	\$2,262	\$3,648	\$2,305	\$3,925
\$700,000	\$864,360	\$4,586	\$4,796	\$700,000	\$721,211	\$4,586	\$4,002	\$700,000	\$825,261	\$2,671	\$4,302	\$2,646	\$4,302	\$2,689	\$4,579
\$800,000	\$987,840	\$5,315	\$5,481	\$800,000	\$824,241	\$5,315	\$4,573	\$800,000	\$943,155	\$3,055	\$4,956	\$3,030	\$4,956	\$3,074	\$5,233
\$900,000	\$1,111,320	\$6,044	\$6,166	\$900,000	\$927,271	\$6,044	\$5,145	\$900,000	\$1,061,050	\$3,439	\$5,610	\$3,414	\$5,610	\$3,458	\$5,887
\$1,000,000	\$1,234,800	\$6,773	\$6,851	\$1,000,000	\$1,030,301	\$6,773	\$5,717	\$1,000,000	\$1,178,944	\$3,823	\$6,264	\$3,798	\$6,264	\$3,842	\$6,542
\$2,000,000	\$2,469,600	\$14,063	\$13,703	\$2,000,000	\$2,060,602	\$14,063	\$11,434	\$2,000,000	\$2,357,888	\$7,665	\$12,806	\$7,640	\$12,806	\$7,684	\$13,083
\$3,000,000	\$3,704,400	\$21,353	\$20,554	\$3,000,000	\$3,090,903	\$21,353	\$17,150	\$3,000,000	\$3,536,832	\$11,507	\$19,347	\$11,482	\$19,347	\$11,526	\$19,625
\$4,000,000	\$4,939,200	\$28,643	\$27,406	\$4,000,000	\$4,121,204	\$28,643	\$22,867	\$4,000,000	\$4,715,776	\$15,349	\$25,889	\$15,324	\$25,889	\$15,368	\$26,166
\$5,000,000	\$6,174,000	\$35,933	\$34,257	\$5,000,000	\$5,151,505	\$35,933	\$28,584	\$5,000,000	\$5,894,720	\$19,191	\$32,430	\$19,166	\$32,430	\$19,210	\$32,708
\$6,000,000	\$7,408,800	\$43,223	\$41,109	\$6,000,000	\$6,181,806	\$43,223	\$34,301	\$6,000,000	\$7,073,664	\$23,033	\$38,972	\$23,008	\$38,972	\$23,052	\$39,249
\$7,000,000	\$8,643,600	\$50,513	\$47,960	\$7,000,000	\$7,212,107	\$50,513	\$40,018	\$7,000,000	\$8,252,608	\$26,875	\$45,513	\$26,850	\$45,513	\$26,894	\$45,791
\$8,000,000	\$9,878,400	\$57,803	\$54,812	\$8,000,000	\$8,242,408	\$57,803	\$45,734	\$8,000,000	\$9,431,552	\$30,717	\$52,055	\$30,692	\$52,055	\$30,736	\$52,332
\$9,000,000	\$11,113,200	\$65,093	\$61,663	\$9,000,000	\$9,272,709	\$65,093	\$51,451	\$9,000,000	\$10,610,496	\$34,559	\$58,597	\$34,534	\$58,597	\$34,578	\$58,874
\$10,000,000	\$12,348,000	\$72,383	\$68,515	\$10,000,000	\$10,303,010	\$72,383	\$57,168	\$10,000,000	\$11,789,440	\$38,401	\$65,138	\$38,376	\$65,138	\$38,420	\$65,416
\$15,000,000	\$18,522,000	\$108,833	\$102,772	\$15,000,000	\$15,454,515	\$108,833	\$85,752	\$15,000,000	\$17,684,160	\$57,611	\$97,846	\$57,586	\$97,846	\$57,629	\$98,123
\$20,000,000	\$24,696,000	\$145,283	\$137,030	\$20,000,000	\$20,606,020	\$145,283	\$114,336	\$20,000,000	\$23,578,880	\$76,821	\$130,554	\$76,796	\$130,554	\$76,839	\$130,831
\$25,000,000	\$30,870,000	\$181,733	\$171,287	\$25,000,000	\$25,757,525	\$181,733	\$142,920	\$25,000,000	\$29,473,600	\$96,030	\$163,262	\$96,005	\$163,262	\$96,049	\$163,539
\$30,000,000	\$37,044,000	\$218,183	\$205,545	\$30,000,000	\$30,909,030	\$218,183	\$171,504	\$30,000,000	\$35,368,320	\$115,240	\$195,969	\$115,215	\$195,969	\$115,259	\$196,247
\$35,000,000	\$43,218,000	\$254,633	\$239,802	\$35,000,000	\$36,060,535	\$254,633	\$200,088	\$35,000,000	\$41,263,040	\$134,450	\$228,677	\$134,425	\$228,677	\$134,469	\$228,955
\$40,000,000	\$49,392,000	\$291,083	\$274,059	\$40,000,000	\$41,212,040	\$291,083	\$228,672	\$40,000,000	\$47,157,760	\$153,660	\$261,385	\$153,635	\$261,385	\$153,678	\$261,662
\$45,000,000	\$55,566,000	\$327,533	\$308,317	\$45,000,000	\$46,363,545	\$327,533	\$257,256	\$45,000,000	\$53,052,480	\$172,870	\$294,093	\$172,845	\$294,093	\$172,888	\$294,370
\$50,000,000	\$61,740,000	\$363,983	\$342,574	\$50,000,000	\$51,515,050	\$363,983	\$285,839	\$50,000,000	\$58,947,200	\$192,079	\$326,801	\$192,054	\$326,801	\$192,098	\$327,078

CITY OF JOICE, 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	\$150	78.33%	\$94	48.80%	(\$124)	(71.38%)	(\$99)	(66.57%)	\$135	70.27%
\$100,000	\$301	78.33%	\$187	48.80%	\$11	3.05%	\$36	10.61%	\$270	70.27%
\$150,000	\$451	78.33%	\$281	48.80%	\$146	26.21%	\$171	32.12%	\$405	70.27%
\$200,000	\$430	45.65%	\$203	21.53%	\$281	37.49%	\$306	42.23%	\$540	70.27%
\$250,000	\$408	31.22%	\$124	9.49%	\$416	44.18%	\$441	48.11%	\$675	70.27%
\$300,000	\$386	23.10%	\$45	2.71%	\$551	48.60%	\$576	51.94%	\$810	70.27%
\$400,000	\$342	14.25%	(\$112)	(4.67%)	\$821	54.08%	\$846	56.66%	\$1,080	70.27%
\$500,000	\$298	9.53%	(\$269)	(8.61%)	\$1,091	57.35%	\$1,116	59.44%	\$1,350	70.27%
\$600,000	\$254	6.59%	(\$427)	(11.06%)	\$1,361	59.52%	\$1,386	61.28%	\$1,620	70.27%
\$700,000	\$210	4.58%	(\$584)	(12.74%)	\$1,631	61.07%	\$1,656	62.59%	\$1,890	70.27%
\$800,000	\$166	3.13%	(\$741)	(13.95%)	\$1,901	62.22%	\$1,926	63.56%	\$2,160	70.27%
\$900,000	\$123	2.03%	(\$899)	(14.87%)	\$2,171	63.12%	\$2,196	64.31%	\$2,430	70.27%
\$1,000,000	\$79	1.16%	(\$1,056)	(15.59%)	\$2,441	63.84%	\$2,466	64.92%	\$2,700	70.27%
\$2,000,000	(\$360)	(2.56%)	(\$2,629)	(18.70%)	\$5,140	67.06%	\$5,165	67.61%	\$5,399	70.27%
\$3,000,000	(\$798)	(3.74%)	(\$4,202)	(19.68%)	\$7,840	68.13%	\$7,865	68.50%	\$8,099	70.27%
\$4,000,000	(\$1,237)	(4.32%)	(\$5,776)	(20.16%)	\$10,540	68.67%	\$10,565	68.94%	\$10,798	70.27%
\$5,000,000	(\$1,675)	(4.66%)	(\$7,349)	(20.45%)	\$13,239	68.99%	\$13,264	69.21%	\$13,498	70.27%
\$6,000,000	(\$2,114)	(4.89%)	(\$8,922)	(20.64%)	\$15,939	69.20%	\$15,964	69.38%	\$16,198	70.27%
\$7,000,000	(\$2,552)	(5.05%)	(\$10,495)	(20.78%)	\$18,638	69.35%	\$18,663	69.51%	\$18,897	70.27%
\$8,000,000	(\$2,991)	(5.17%)	(\$12,068)	(20.88%)	\$21,338	69.47%	\$21,363	69.60%	\$21,597	70.27%
\$9,000,000	(\$3,429)	(5.27%)	(\$13,642)	(20.96%)	\$24,038	69.56%	\$24,063	69.68%	\$24,296	70.27%
\$10,000,000	(\$3,868)	(5.34%)	(\$15,215)	(21.02%)	\$26,737	69.63%	\$26,762	69.74%	\$26,996	70.27%
\$15,000,000	(\$6,061)	(5.57%)	(\$23,081)	(21.21%)	\$40,235	69.84%	\$40,260	69.91%	\$40,494	70.27%
\$20,000,000	(\$8,253)	(5.68%)	(\$30,947)	(21.30%)	\$53,733	69.95%	\$53,758	70.00%	\$53,992	70.27%
\$25,000,000	(\$10,446)	(5.75%)	(\$38,813)	(21.36%)	\$67,231	70.01%	\$67,256	70.05%	\$67,490	70.27%
\$30,000,000	(\$12,638)	(5.79%)	(\$46,679)	(21.39%)	\$80,729	70.05%	\$80,754	70.09%	\$80,988	70.27%
\$35,000,000	(\$14,831)	(5.82%)	(\$54,545)	(21.42%)	\$94,227	70.08%	\$94,252	70.12%	\$94,486	70.27%
\$40,000,000	(\$17,023)	(5.85%)	(\$62,411)	(21.44%)	\$107,725	70.11%	\$107,750	70.13%	\$107,984	70.27%
\$45,000,000	(\$19,216)	(5.87%)	(\$70,277)	(21.46%)	\$121,223	70.12%	\$121,248	70.15%	\$121,482	70.27%
\$50,000,000	(\$21,409)	(5.88%)	(\$78,143)	(21.47%)	\$134,721	70.14%	\$134,746	70.16%	\$134,980	70.27%