

CITY OF KESWICK, 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	\$7.27107	\$36,629	\$0	\$36,629	
2026-27	\$4.59472	\$37,361	\$188	\$37,549	2.5%
2027-28	\$4.62965	\$37,737	\$189	\$37,926	1.0%
2028-29	\$4.47277	\$38,685	\$183	\$38,867	2.5%
2029-30	\$4.49933	\$39,062	\$184	\$39,246	1.0%
2030-31	\$4.34357	\$40,031	\$178	\$40,208	2.5%
2031-32	\$4.36911	\$40,409	\$179	\$40,588	0.9%
2032-33	\$4.22109	\$41,399	\$173	\$41,572	2.4%
2033-34	\$4.24569	\$41,780	\$174	\$41,953	0.9%
2034-35	\$4.10475	\$42,792	\$168	\$42,960	2.4%
2035-36	\$4.12847	\$43,175	\$169	\$43,344	0.9%

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	\$11,213,838	\$5,037,594	\$0	\$5,037,594
2026-27	\$9,121,986	\$8,172,224	\$0	\$8,172,224
2027-28	\$9,141,754	\$8,191,992	\$0	\$8,191,992
2028-29	\$9,639,543	\$8,689,781	\$0	\$8,689,781
2029-30	\$9,672,310	\$8,722,548	\$0	\$8,722,548
2030-31	\$10,206,672	\$9,256,910	\$0	\$9,256,910
2031-32	\$10,239,440	\$9,289,678	\$0	\$9,289,678
2032-33	\$10,798,377	\$9,848,615	\$0	\$9,848,615
2033-34	\$10,831,145	\$9,881,383	\$0	\$9,881,383
2034-35	\$11,415,701	\$10,465,939	\$0	\$10,465,939
2035-36	\$11,448,469	\$10,498,707	\$0	\$10,498,707

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	78.97%	-3.87%	75.09%	22.41%	0.00%	2.50%
2026-27	112.31%	-40.78%	71.53%	26.73%	0.00%	1.54%
2027-28	112.48%	-40.94%	71.54%	26.72%	0.00%	1.54%
2028-29	110.70%	-38.83%	71.87%	26.50%	0.00%	1.45%
2029-30	110.70%	-38.78%	71.93%	26.45%	0.00%	1.44%
2030-31	108.88%	-36.62%	72.26%	26.22%	0.00%	1.36%
2031-32	108.89%	-36.57%	72.31%	26.17%	0.00%	1.36%
2032-33	107.19%	-34.57%	72.61%	25.97%	0.00%	1.28%
2033-34	107.20%	-34.54%	72.66%	25.92%	0.00%	1.27%
2034-35	105.61%	-32.68%	72.93%	25.74%	0.00%	1.20%
2035-36	105.63%	-32.66%	72.97%	25.70%	0.00%	1.20%

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 KESWICK, 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	\$5,037,594	\$7.27107	\$36,629
2026-27	\$8,172,224	\$4.59472	\$37,549
2027-28	\$8,191,992	\$4.62965	\$37,926
2028-29	\$8,689,781	\$4.47277	\$38,867
2029-30	\$8,722,548	\$4.49933	\$39,246
2030-31	\$9,256,910	\$4.34357	\$40,208
2031-32	\$9,289,678	\$4.36911	\$40,588
2032-33	\$9,848,615	\$4.22109	\$41,572
2033-34	\$9,881,383	\$4.24569	\$41,953
2034-35	\$10,465,939	\$4.10475	\$42,960
2035-36	\$10,498,707	\$4.12847	\$43,344

CITY OF KESWICK, 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	\$5,037,594	\$7.27107	\$36,629
2026-27	\$5,182,226	\$7.19908	\$37,307
2027-28	\$5,287,073	\$7.19908	\$38,062
2028-29	\$5,491,714	\$7.19908	\$39,535
2029-30	\$5,601,962	\$7.19908	\$40,329
2030-31	\$5,817,613	\$7.19908	\$41,881
2031-32	\$5,933,531	\$7.19908	\$42,716
2032-33	\$6,160,760	\$7.19908	\$44,352
2033-34	\$6,282,663	\$7.19908	\$45,229
2034-35	\$6,522,076	\$7.19908	\$46,953
2035-36	\$6,650,263	\$7.19908	\$47,876

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	\$2,989,998	(\$2.60436)	\$242
2027-28	\$2,904,919	(\$2.56943)	-\$136
2028-29	\$3,198,066	(\$2.72631)	-\$668
2029-30	\$3,120,587	(\$2.69975)	-\$1,083
2030-31	\$3,439,297	(\$2.85551)	-\$1,673
2031-32	\$3,356,147	(\$2.82997)	-\$2,128
2032-33	\$3,687,855	(\$2.97799)	-\$2,780
2033-34	\$3,598,720	(\$2.95339)	-\$3,276
2034-35	\$3,943,864	(\$3.09433)	-\$3,993
2035-36	\$3,848,444	(\$3.07061)	-\$4,532

CITY OF KESWICK, 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	\$172	\$268	\$50,000	\$51,515	\$172	\$224	\$50,000	\$58,947	\$156	\$39	\$133	\$39	\$172	\$256
\$100,000	\$123,480	\$345	\$536	\$100,000	\$103,030	\$345	\$448	\$100,000	\$117,894	\$328	\$295	\$306	\$295	\$345	\$512
\$150,000	\$185,220	\$517	\$805	\$150,000	\$154,545	\$517	\$671	\$150,000	\$176,842	\$501	\$551	\$478	\$551	\$517	\$768
\$200,000	\$246,960	\$845	\$1,073	\$200,000	\$206,060	\$845	\$895	\$200,000	\$235,789	\$673	\$807	\$651	\$807	\$690	\$1,024
\$250,000	\$308,700	\$1,172	\$1,341	\$250,000	\$257,575	\$1,172	\$1,119	\$250,000	\$294,736	\$845	\$1,063	\$823	\$1,063	\$862	\$1,280
\$300,000	\$370,440	\$1,499	\$1,609	\$300,000	\$309,090	\$1,499	\$1,343	\$300,000	\$353,683	\$1,018	\$1,319	\$995	\$1,319	\$1,035	\$1,536
\$400,000	\$493,920	\$2,153	\$2,145	\$400,000	\$412,120	\$2,153	\$1,790	\$400,000	\$471,578	\$1,363	\$1,831	\$1,340	\$1,831	\$1,380	\$2,048
\$500,000	\$617,400	\$2,808	\$2,682	\$500,000	\$515,151	\$2,808	\$2,238	\$500,000	\$589,472	\$1,708	\$2,343	\$1,685	\$2,343	\$1,724	\$2,560
\$600,000	\$740,880	\$3,462	\$3,218	\$600,000	\$618,181	\$3,462	\$2,685	\$600,000	\$707,366	\$2,053	\$2,855	\$2,030	\$2,855	\$2,069	\$3,072
\$700,000	\$864,360	\$4,116	\$3,754	\$700,000	\$721,211	\$4,116	\$3,133	\$700,000	\$825,261	\$2,397	\$3,367	\$2,375	\$3,367	\$2,414	\$3,585
\$800,000	\$987,840	\$4,771	\$4,291	\$800,000	\$824,241	\$4,771	\$3,580	\$800,000	\$943,155	\$2,742	\$3,879	\$2,720	\$3,879	\$2,759	\$4,097
\$900,000	\$1,111,320	\$5,425	\$4,827	\$900,000	\$927,271	\$5,425	\$4,028	\$900,000	\$1,061,050	\$3,087	\$4,392	\$3,065	\$4,392	\$3,104	\$4,609
\$1,000,000	\$1,234,800	\$6,080	\$5,363	\$1,000,000	\$1,030,301	\$6,080	\$4,475	\$1,000,000	\$1,178,944	\$3,432	\$4,904	\$3,410	\$4,904	\$3,449	\$5,121
\$2,000,000	\$2,469,600	\$12,624	\$10,727	\$2,000,000	\$2,060,602	\$12,624	\$8,950	\$2,000,000	\$2,357,888	\$6,881	\$10,024	\$6,858	\$10,024	\$6,898	\$10,242
\$3,000,000	\$3,704,400	\$19,168	\$16,090	\$3,000,000	\$3,090,903	\$19,168	\$13,426	\$3,000,000	\$3,536,832	\$10,330	\$15,145	\$10,307	\$15,145	\$10,346	\$15,362
\$4,000,000	\$4,939,200	\$25,712	\$21,454	\$4,000,000	\$4,121,204	\$25,712	\$17,901	\$4,000,000	\$4,715,776	\$13,778	\$20,266	\$13,756	\$20,266	\$13,795	\$20,483
\$5,000,000	\$6,174,000	\$32,256	\$26,817	\$5,000,000	\$5,151,505	\$32,256	\$22,376	\$5,000,000	\$5,894,720	\$17,227	\$25,387	\$17,205	\$25,387	\$17,244	\$25,604
\$6,000,000	\$7,408,800	\$38,800	\$32,181	\$6,000,000	\$6,181,806	\$38,800	\$26,851	\$6,000,000	\$7,073,664	\$20,676	\$30,508	\$20,654	\$30,508	\$20,693	\$30,725
\$7,000,000	\$8,643,600	\$45,343	\$37,544	\$7,000,000	\$7,212,107	\$45,343	\$31,326	\$7,000,000	\$8,252,608	\$24,125	\$35,629	\$24,102	\$35,629	\$24,141	\$35,846
\$8,000,000	\$9,878,400	\$51,887	\$42,908	\$8,000,000	\$8,242,408	\$51,887	\$35,801	\$8,000,000	\$9,431,552	\$27,574	\$40,749	\$27,551	\$40,749	\$27,590	\$40,967
\$9,000,000	\$11,113,200	\$58,431	\$48,271	\$9,000,000	\$9,272,709	\$58,431	\$40,277	\$9,000,000	\$10,610,496	\$31,022	\$45,870	\$31,000	\$45,870	\$31,039	\$46,087
\$10,000,000	\$12,348,000	\$64,975	\$53,634	\$10,000,000	\$10,303,010	\$64,975	\$44,752	\$10,000,000	\$11,789,440	\$34,471	\$50,991	\$34,449	\$50,991	\$34,488	\$51,208
\$15,000,000	\$18,522,000	\$97,695	\$80,452	\$15,000,000	\$15,454,515	\$97,695	\$67,128	\$15,000,000	\$17,684,160	\$51,715	\$76,595	\$51,693	\$76,595	\$51,732	\$76,812
\$20,000,000	\$24,696,000	\$130,415	\$107,269	\$20,000,000	\$20,606,020	\$130,415	\$89,504	\$20,000,000	\$23,578,880	\$68,959	\$102,199	\$68,937	\$102,199	\$68,976	\$102,417
\$25,000,000	\$30,870,000	\$163,135	\$134,086	\$25,000,000	\$25,757,525	\$163,135	\$111,880	\$25,000,000	\$29,473,600	\$86,203	\$127,803	\$86,180	\$127,803	\$86,220	\$128,021
\$30,000,000	\$37,044,000	\$195,855	\$160,903	\$30,000,000	\$30,909,030	\$195,855	\$134,256	\$30,000,000	\$35,368,320	\$103,447	\$153,408	\$103,424	\$153,408	\$103,464	\$153,625
\$35,000,000	\$43,218,000	\$228,574	\$187,720	\$35,000,000	\$36,060,535	\$228,574	\$156,631	\$35,000,000	\$41,263,040	\$120,691	\$179,012	\$120,668	\$179,012	\$120,707	\$179,229
\$40,000,000	\$49,392,000	\$261,294	\$214,538	\$40,000,000	\$41,212,040	\$261,294	\$179,007	\$40,000,000	\$47,157,760	\$137,935	\$204,616	\$137,912	\$204,616	\$137,951	\$204,833
\$45,000,000	\$55,566,000	\$294,014	\$241,355	\$45,000,000	\$46,363,545	\$294,014	\$201,383	\$45,000,000	\$53,052,480	\$155,179	\$230,220	\$155,156	\$230,220	\$155,195	\$230,437
\$50,000,000	\$61,740,000	\$326,734	\$268,172	\$50,000,000	\$51,515,050	\$326,734	\$223,759	\$50,000,000	\$58,947,200	\$172,423	\$255,824	\$172,400	\$255,824	\$172,439	\$256,041

CITY OF KESWICK, 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	55.52%	\$51	29.76%	(\$117)	(75.04%)	(\$94)	(70.84%)	\$84	48.48%
\$100,000	\$191	55.52%	\$103	29.76%	(\$33)	(10.13%)	(\$11)	(3.54%)	\$167	48.48%
\$150,000	\$287	55.52%	\$154	29.76%	\$50	10.06%	\$73	15.22%	\$251	48.48%
\$200,000	\$228	27.02%	\$51	5.98%	\$134	19.90%	\$156	24.03%	\$334	48.48%
\$250,000	\$169	14.44%	(\$53)	(4.52%)	\$218	25.73%	\$240	29.16%	\$418	48.48%
\$300,000	\$110	7.35%	(\$156)	(10.43%)	\$301	29.59%	\$324	32.50%	\$502	48.48%
\$400,000	(\$8)	(0.37%)	(\$363)	(16.87%)	\$468	34.37%	\$491	36.62%	\$669	48.48%
\$500,000	(\$126)	(4.49%)	(\$570)	(20.31%)	\$636	37.22%	\$658	39.04%	\$836	48.48%
\$600,000	(\$244)	(7.05%)	(\$777)	(22.44%)	\$803	39.11%	\$825	40.65%	\$1,003	48.48%
\$700,000	(\$362)	(8.80%)	(\$984)	(23.90%)	\$970	40.46%	\$992	41.78%	\$1,170	48.48%
\$800,000	(\$480)	(10.06%)	(\$1,191)	(24.96%)	\$1,137	41.47%	\$1,160	42.63%	\$1,338	48.48%
\$900,000	(\$598)	(11.03%)	(\$1,398)	(25.76%)	\$1,304	42.25%	\$1,327	43.29%	\$1,505	48.48%
\$1,000,000	(\$716)	(11.78%)	(\$1,605)	(26.39%)	\$1,472	42.88%	\$1,494	43.82%	\$1,672	48.48%
\$2,000,000	(\$1,897)	(15.03%)	(\$3,673)	(29.10%)	\$3,144	45.69%	\$3,166	46.16%	\$3,344	48.48%
\$3,000,000	(\$3,077)	(16.05%)	(\$5,742)	(29.96%)	\$4,816	46.62%	\$4,838	46.94%	\$5,016	48.48%
\$4,000,000	(\$4,258)	(16.56%)	(\$7,811)	(30.38%)	\$6,488	47.09%	\$6,510	47.33%	\$6,688	48.48%
\$5,000,000	(\$5,438)	(16.86%)	(\$9,880)	(30.63%)	\$8,160	47.37%	\$8,182	47.56%	\$8,360	48.48%
\$6,000,000	(\$6,619)	(17.06%)	(\$11,948)	(30.80%)	\$9,832	47.55%	\$9,854	47.71%	\$10,032	48.48%
\$7,000,000	(\$7,799)	(17.20%)	(\$14,017)	(30.91%)	\$11,504	47.68%	\$11,526	47.82%	\$11,704	48.48%
\$8,000,000	(\$8,980)	(17.31%)	(\$16,086)	(31.00%)	\$13,176	47.78%	\$13,198	47.90%	\$13,376	48.48%
\$9,000,000	(\$10,160)	(17.39%)	(\$18,155)	(31.07%)	\$14,848	47.86%	\$14,870	47.97%	\$15,048	48.48%
\$10,000,000	(\$11,341)	(17.45%)	(\$20,224)	(31.12%)	\$16,520	47.92%	\$16,542	48.02%	\$16,720	48.48%
\$15,000,000	(\$17,244)	(17.65%)	(\$30,567)	(31.29%)	\$24,880	48.11%	\$24,903	48.17%	\$25,081	48.48%
\$20,000,000	(\$23,146)	(17.75%)	(\$40,911)	(31.37%)	\$33,240	48.20%	\$33,263	48.25%	\$33,441	48.48%
\$25,000,000	(\$29,049)	(17.81%)	(\$51,255)	(31.42%)	\$41,601	48.26%	\$41,623	48.30%	\$41,801	48.48%
\$30,000,000	(\$34,951)	(17.85%)	(\$61,599)	(31.45%)	\$49,961	48.30%	\$49,983	48.33%	\$50,161	48.48%
\$35,000,000	(\$40,854)	(17.87%)	(\$71,943)	(31.47%)	\$58,321	48.32%	\$58,343	48.35%	\$58,521	48.48%
\$40,000,000	(\$46,757)	(17.89%)	(\$82,287)	(31.49%)	\$66,681	48.34%	\$66,704	48.37%	\$66,882	48.48%
\$45,000,000	(\$52,659)	(17.91%)	(\$92,631)	(31.51%)	\$75,041	48.36%	\$75,064	48.38%	\$75,242	48.48%
\$50,000,000	(\$58,562)	(17.92%)	(\$102,975)	(31.52%)	\$83,402	48.37%	\$83,424	48.39%	\$83,602	48.48%