

CITY OF KELLERTON, 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	\$8.25756	\$36,340	\$0	\$36,340	
2026-27	\$5.43383	\$37,067	\$215	\$37,282	2.6%
2027-28	\$5.47455	\$37,468	\$217	\$37,685	1.1%
2028-29	\$5.27986	\$38,438	\$209	\$38,647	2.6%
2029-30	\$5.30854	\$38,843	\$210	\$39,053	1.1%
2030-31	\$5.11475	\$39,834	\$202	\$40,037	2.5%
2031-32	\$5.14203	\$40,237	\$203	\$40,440	1.0%
2032-33	\$4.95935	\$41,249	\$196	\$41,445	2.5%
2033-34	\$4.98570	\$41,652	\$197	\$41,850	1.0%
2034-35	\$4.81304	\$42,687	\$190	\$42,877	2.5%
2035-36	\$4.83852	\$43,091	\$191	\$43,283	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	\$10,206,186	\$4,400,827	\$0	\$4,400,827
2026-27	\$7,776,263	\$6,861,061	\$0	\$6,861,061
2027-28	\$7,798,830	\$6,883,628	\$0	\$6,883,628
2028-29	\$8,234,958	\$7,319,756	\$0	\$7,319,756
2029-30	\$8,271,905	\$7,356,703	\$0	\$7,356,703
2030-31	\$8,742,896	\$7,827,694	\$0	\$7,827,694
2031-32	\$8,779,843	\$7,864,641	\$0	\$7,864,641
2032-33	\$9,272,175	\$8,356,973	\$0	\$8,356,973
2033-34	\$9,309,122	\$8,393,920	\$0	\$8,393,920
2034-35	\$9,823,690	\$8,908,488	\$0	\$8,908,488
2035-36	\$9,860,637	\$8,945,435	\$0	\$8,945,435

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	96.56%	-2.93%	93.63%	3.70%	0.00%	2.67%
2026-27	142.51%	-50.52%	91.99%	6.01%	0.00%	1.71%
2027-28	142.21%	-50.60%	91.61%	6.39%	0.00%	1.71%
2028-29	139.25%	-47.80%	91.45%	6.69%	0.00%	1.61%
2029-30	138.71%	-47.59%	91.11%	7.03%	0.00%	1.60%
2030-31	135.72%	-44.75%	90.97%	7.30%	0.00%	1.50%
2031-32	135.24%	-44.57%	90.66%	7.62%	0.00%	1.49%
2032-33	132.50%	-41.96%	90.53%	7.86%	0.00%	1.41%
2033-34	132.06%	-41.81%	90.25%	8.16%	0.00%	1.40%
2034-35	129.54%	-39.41%	90.12%	8.38%	0.00%	1.32%
2035-36	129.13%	-39.28%	89.85%	8.66%	0.00%	1.31%

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 KELLERTON, 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	\$4,400,827	\$8.25756	\$36,340
2026-27	\$6,861,061	\$5.43383	\$37,282
2027-28	\$6,883,628	\$5.47455	\$37,685
2028-29	\$7,319,756	\$5.27986	\$38,647
2029-30	\$7,356,703	\$5.30854	\$39,053
2030-31	\$7,827,694	\$5.11475	\$40,037
2031-32	\$7,864,641	\$5.14203	\$40,440
2032-33	\$8,356,973	\$4.95935	\$41,445
2033-34	\$8,393,920	\$4.98570	\$41,850
2034-35	\$8,908,488	\$4.81304	\$42,877
2035-36	\$8,945,435	\$4.83852	\$43,283

CITY OF KELLERTON, 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	\$4,400,827	\$8.25756	\$36,340
2026-27	\$4,428,822	\$8.25756	\$36,571
2027-28	\$4,538,963	\$8.25756	\$37,481
2028-29	\$4,697,994	\$8.10000	\$38,054
2029-30	\$4,813,222	\$8.10000	\$38,987
2030-31	\$4,981,281	\$8.10000	\$40,348
2031-32	\$5,101,848	\$8.10000	\$41,325
2032-33	\$5,279,399	\$8.10000	\$42,763
2033-34	\$5,405,602	\$8.10000	\$43,785
2034-35	\$5,593,145	\$8.10000	\$45,304
2035-36	\$5,725,265	\$8.10000	\$46,375

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	\$2,432,239	(\$2.82373)	\$711
2027-28	\$2,344,665	(\$2.78301)	\$204
2028-29	\$2,621,762	(\$2.82014)	\$594
2029-30	\$2,543,481	(\$2.79146)	\$66
2030-31	\$2,846,413	(\$2.98525)	-\$312
2031-32	\$2,762,794	(\$2.95797)	-\$885
2032-33	\$3,077,574	(\$3.14065)	-\$1,318
2033-34	\$2,988,318	(\$3.11430)	-\$1,936
2034-35	\$3,315,343	(\$3.28696)	-\$2,428
2035-36	\$3,220,170	(\$3.26148)	-\$3,092

CITY OF KELLERTON, 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	\$196	\$316	\$50,000	\$51,515	\$196	\$263	\$50,000	\$58,947	\$177	\$46	\$151	\$46	\$196	\$302
\$100,000	\$123,480	\$392	\$632	\$100,000	\$103,030	\$392	\$527	\$100,000	\$117,894	\$373	\$347	\$347	\$347	\$392	\$603
\$150,000	\$185,220	\$588	\$947	\$150,000	\$154,545	\$588	\$790	\$150,000	\$176,842	\$569	\$649	\$543	\$649	\$588	\$905
\$200,000	\$246,960	\$959	\$1,263	\$200,000	\$206,060	\$959	\$1,054	\$200,000	\$235,789	\$764	\$950	\$739	\$950	\$783	\$1,206
\$250,000	\$308,700	\$1,331	\$1,579	\$250,000	\$257,575	\$1,331	\$1,317	\$250,000	\$294,736	\$960	\$1,252	\$935	\$1,252	\$979	\$1,508
\$300,000	\$370,440	\$1,702	\$1,895	\$300,000	\$309,090	\$1,702	\$1,581	\$300,000	\$353,683	\$1,156	\$1,553	\$1,131	\$1,553	\$1,175	\$1,809
\$400,000	\$493,920	\$2,445	\$2,526	\$400,000	\$412,120	\$2,445	\$2,108	\$400,000	\$471,578	\$1,548	\$2,156	\$1,522	\$2,156	\$1,567	\$2,412
\$500,000	\$617,400	\$3,189	\$3,158	\$500,000	\$515,151	\$3,189	\$2,635	\$500,000	\$589,472	\$1,939	\$2,759	\$1,914	\$2,759	\$1,958	\$3,015
\$600,000	\$740,880	\$3,932	\$3,789	\$600,000	\$618,181	\$3,932	\$3,162	\$600,000	\$707,366	\$2,331	\$3,362	\$2,306	\$3,362	\$2,350	\$3,618
\$700,000	\$864,360	\$4,675	\$4,421	\$700,000	\$721,211	\$4,675	\$3,689	\$700,000	\$825,261	\$2,723	\$3,965	\$2,697	\$3,965	\$2,742	\$4,221
\$800,000	\$987,840	\$5,418	\$5,053	\$800,000	\$824,241	\$5,418	\$4,216	\$800,000	\$943,155	\$3,114	\$4,568	\$3,089	\$4,568	\$3,133	\$4,824
\$900,000	\$1,111,320	\$6,161	\$5,684	\$900,000	\$927,271	\$6,161	\$4,743	\$900,000	\$1,061,050	\$3,506	\$5,171	\$3,481	\$5,171	\$3,525	\$5,427
\$1,000,000	\$1,234,800	\$6,905	\$6,316	\$1,000,000	\$1,030,301	\$6,905	\$5,270	\$1,000,000	\$1,178,944	\$3,898	\$5,774	\$3,872	\$5,774	\$3,917	\$6,030
\$2,000,000	\$2,469,600	\$14,336	\$12,631	\$2,000,000	\$2,060,602	\$14,336	\$10,539	\$2,000,000	\$2,357,888	\$7,814	\$11,804	\$7,789	\$11,804	\$7,833	\$12,060
\$3,000,000	\$3,704,400	\$21,768	\$18,947	\$3,000,000	\$3,090,903	\$21,768	\$15,809	\$3,000,000	\$3,536,832	\$11,731	\$17,834	\$11,706	\$17,834	\$11,750	\$18,090
\$4,000,000	\$4,939,200	\$29,200	\$25,263	\$4,000,000	\$4,121,204	\$29,200	\$21,079	\$4,000,000	\$4,715,776	\$15,648	\$23,864	\$15,622	\$23,864	\$15,667	\$24,120
\$5,000,000	\$6,174,000	\$36,632	\$31,578	\$5,000,000	\$5,151,505	\$36,632	\$26,349	\$5,000,000	\$5,894,720	\$19,564	\$29,894	\$19,539	\$29,894	\$19,583	\$30,150
\$6,000,000	\$7,408,800	\$44,064	\$37,894	\$6,000,000	\$6,181,806	\$44,064	\$31,618	\$6,000,000	\$7,073,664	\$23,481	\$35,924	\$23,456	\$35,924	\$23,500	\$36,180
\$7,000,000	\$8,643,600	\$51,495	\$44,210	\$7,000,000	\$7,212,107	\$51,495	\$36,888	\$7,000,000	\$8,252,608	\$27,398	\$41,954	\$27,372	\$41,954	\$27,417	\$42,210
\$8,000,000	\$9,878,400	\$58,927	\$50,526	\$8,000,000	\$8,242,408	\$58,927	\$42,158	\$8,000,000	\$9,431,552	\$31,315	\$47,984	\$31,289	\$47,984	\$31,334	\$48,240
\$9,000,000	\$11,113,200	\$66,359	\$56,841	\$9,000,000	\$9,272,709	\$66,359	\$47,428	\$9,000,000	\$10,610,496	\$35,231	\$54,014	\$35,206	\$54,014	\$35,250	\$54,270
\$10,000,000	\$12,348,000	\$73,791	\$63,157	\$10,000,000	\$10,303,010	\$73,791	\$52,697	\$10,000,000	\$11,789,440	\$39,148	\$60,044	\$39,122	\$60,044	\$39,167	\$60,300
\$15,000,000	\$18,522,000	\$110,950	\$94,735	\$15,000,000	\$15,454,515	\$110,950	\$79,046	\$15,000,000	\$17,684,160	\$58,731	\$90,194	\$58,706	\$90,194	\$58,750	\$90,450
\$20,000,000	\$24,696,000	\$148,109	\$126,314	\$20,000,000	\$20,606,020	\$148,109	\$105,395	\$20,000,000	\$23,578,880	\$78,315	\$120,344	\$78,289	\$120,344	\$78,334	\$120,600
\$25,000,000	\$30,870,000	\$185,268	\$157,892	\$25,000,000	\$25,757,525	\$185,268	\$131,743	\$25,000,000	\$29,473,600	\$97,898	\$150,494	\$97,873	\$150,494	\$97,917	\$150,750
\$30,000,000	\$37,044,000	\$222,427	\$189,471	\$30,000,000	\$30,909,030	\$222,427	\$158,092	\$30,000,000	\$35,368,320	\$117,482	\$180,644	\$117,456	\$180,644	\$117,501	\$180,900
\$35,000,000	\$43,218,000	\$259,586	\$221,049	\$35,000,000	\$36,060,535	\$259,586	\$184,441	\$35,000,000	\$41,263,040	\$137,065	\$210,794	\$137,040	\$210,794	\$137,084	\$211,050
\$40,000,000	\$49,392,000	\$296,745	\$252,628	\$40,000,000	\$41,212,040	\$296,745	\$210,789	\$40,000,000	\$47,157,760	\$156,649	\$240,944	\$156,623	\$240,944	\$156,668	\$241,200
\$45,000,000	\$55,566,000	\$333,904	\$284,206	\$45,000,000	\$46,363,545	\$333,904	\$237,138	\$45,000,000	\$53,052,480	\$176,232	\$271,094	\$176,207	\$271,094	\$176,251	\$271,350
\$50,000,000	\$61,740,000	\$371,063	\$315,785	\$50,000,000	\$51,515,050	\$371,063	\$263,487	\$50,000,000	\$58,947,200	\$195,816	\$301,244	\$195,790	\$301,244	\$195,835	\$301,500

CITY OF KELLERTON, 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	\$120	61.25%	\$68	34.55%	(\$131)	(74.12%)	(\$106)	(69.77%)	\$106	53.96%
\$100,000	\$240	61.25%	\$135	34.55%	(\$25)	(6.82%)	\$0	0.01%	\$211	53.96%
\$150,000	\$360	61.25%	\$203	34.55%	\$80	14.12%	\$106	19.47%	\$317	53.96%
\$200,000	\$304	31.70%	\$95	9.89%	\$186	24.32%	\$211	28.61%	\$423	53.96%
\$250,000	\$248	18.65%	(\$13)	(1.00%)	\$292	30.37%	\$317	33.92%	\$528	53.96%
\$300,000	\$192	11.30%	(\$121)	(7.13%)	\$397	34.36%	\$423	37.39%	\$634	53.96%
\$400,000	\$81	3.31%	(\$338)	(13.80%)	\$609	39.32%	\$634	41.65%	\$845	53.96%
\$500,000	(\$31)	(0.97%)	(\$554)	(17.37%)	\$820	42.28%	\$845	44.17%	\$1,057	53.96%
\$600,000	(\$142)	(3.62%)	(\$770)	(19.58%)	\$1,031	44.24%	\$1,057	45.83%	\$1,268	53.96%
\$700,000	(\$254)	(5.43%)	(\$986)	(21.09%)	\$1,243	45.64%	\$1,268	47.01%	\$1,479	53.96%
\$800,000	(\$366)	(6.75%)	(\$1,202)	(22.19%)	\$1,454	46.68%	\$1,479	47.89%	\$1,691	53.96%
\$900,000	(\$477)	(7.75%)	(\$1,419)	(23.02%)	\$1,665	47.50%	\$1,691	48.58%	\$1,902	53.96%
\$1,000,000	(\$589)	(8.53%)	(\$1,635)	(23.68%)	\$1,877	48.15%	\$1,902	49.12%	\$2,113	53.96%
\$2,000,000	(\$1,705)	(11.89%)	(\$3,797)	(26.48%)	\$3,990	51.06%	\$4,015	51.55%	\$4,227	53.96%
\$3,000,000	(\$2,821)	(12.96%)	(\$5,959)	(27.37%)	\$6,103	52.03%	\$6,129	52.36%	\$6,340	53.96%
\$4,000,000	(\$3,937)	(13.48%)	(\$8,121)	(27.81%)	\$8,217	52.51%	\$8,242	52.76%	\$8,453	53.96%
\$5,000,000	(\$5,053)	(13.79%)	(\$10,283)	(28.07%)	\$10,330	52.80%	\$10,355	53.00%	\$10,567	53.96%
\$6,000,000	(\$6,169)	(14.00%)	(\$12,445)	(28.24%)	\$12,443	52.99%	\$12,469	53.16%	\$12,680	53.96%
\$7,000,000	(\$7,286)	(14.15%)	(\$14,607)	(28.37%)	\$14,556	53.13%	\$14,582	53.27%	\$14,793	53.96%
\$8,000,000	(\$8,402)	(14.26%)	(\$16,769)	(28.46%)	\$16,670	53.23%	\$16,695	53.36%	\$16,906	53.96%
\$9,000,000	(\$9,518)	(14.34%)	(\$18,931)	(28.53%)	\$18,783	53.31%	\$18,809	53.42%	\$19,020	53.96%
\$10,000,000	(\$10,634)	(14.41%)	(\$21,093)	(28.59%)	\$20,896	53.38%	\$20,922	53.48%	\$21,133	53.96%
\$15,000,000	(\$16,214)	(14.61%)	(\$31,904)	(28.76%)	\$31,463	53.57%	\$31,488	53.64%	\$31,700	53.96%
\$20,000,000	(\$21,795)	(14.72%)	(\$42,714)	(28.84%)	\$42,029	53.67%	\$42,055	53.72%	\$42,266	53.96%
\$25,000,000	(\$27,376)	(14.78%)	(\$53,525)	(28.89%)	\$52,596	53.73%	\$52,621	53.77%	\$52,833	53.96%
\$30,000,000	(\$32,956)	(14.82%)	(\$64,335)	(28.92%)	\$63,163	53.76%	\$63,188	53.80%	\$63,399	53.96%
\$35,000,000	(\$38,537)	(14.85%)	(\$75,145)	(28.95%)	\$73,729	53.79%	\$73,755	53.82%	\$73,966	53.96%
\$40,000,000	(\$44,117)	(14.87%)	(\$85,956)	(28.97%)	\$84,296	53.81%	\$84,321	53.84%	\$84,532	53.96%
\$45,000,000	(\$49,698)	(14.88%)	(\$96,766)	(28.98%)	\$94,862	53.83%	\$94,888	53.85%	\$95,099	53.96%
\$50,000,000	(\$55,278)	(14.90%)	(\$107,576)	(28.99%)	\$105,429	53.84%	\$105,454	53.86%	\$105,666	53.96%