

CITY OF KEOTA, 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	\$8.12626	\$241,337	\$0	\$241,337	
2026-27	\$4.68612	\$246,164	\$634	\$246,798	2.3%
2027-28	\$4.71520	\$248,032	\$638	\$248,671	0.8%
2028-29	\$4.58160	\$253,644	\$620	\$254,264	2.2%
2029-30	\$4.60651	\$255,536	\$624	\$256,159	0.7%
2030-31	\$4.47459	\$261,282	\$606	\$261,888	2.2%
2031-32	\$4.49882	\$263,197	\$609	\$263,806	0.7%
2032-33	\$4.37174	\$269,082	\$592	\$269,674	2.2%
2033-34	\$4.39532	\$271,022	\$595	\$271,617	0.7%
2034-35	\$4.27278	\$277,049	\$578	\$277,628	2.2%
2035-36	\$4.29574	\$279,016	\$581	\$279,597	0.7%

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	\$63,423,215	\$29,698,456	\$0	\$29,698,456
2026-27	\$55,628,872	\$52,665,875	\$0	\$52,665,875
2027-28	\$55,701,079	\$52,738,082	\$0	\$52,738,082
2028-29	\$58,459,854	\$55,496,857	\$0	\$55,496,857
2029-30	\$58,571,061	\$55,608,064	\$0	\$55,608,064
2030-31	\$61,490,763	\$58,527,766	\$0	\$58,527,766
2031-32	\$61,601,970	\$58,638,973	\$0	\$58,638,973
2032-33	\$64,648,675	\$61,685,678	\$0	\$61,685,678
2033-34	\$64,759,882	\$61,796,885	\$0	\$61,796,885
2034-35	\$67,938,881	\$64,975,884	\$0	\$64,975,884
2035-36	\$68,050,088	\$65,087,091	\$0	\$65,087,091

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	84.47%	-2.60%	81.87%	12.85%	3.60%	1.68%
2026-27	109.67%	-27.10%	82.57%	13.49%	2.93%	0.95%
2027-28	109.72%	-27.18%	82.54%	13.52%	2.93%	0.94%
2028-29	108.64%	-25.94%	82.69%	13.54%	2.81%	0.90%
2029-30	108.61%	-25.94%	82.68%	13.56%	2.80%	0.90%
2030-31	107.51%	-24.68%	82.83%	13.57%	2.69%	0.85%
2031-32	107.49%	-24.67%	82.82%	13.59%	2.69%	0.85%
2032-33	106.45%	-23.49%	82.95%	13.61%	2.58%	0.81%
2033-34	106.43%	-23.49%	82.94%	13.63%	2.57%	0.81%
2034-35	105.44%	-22.37%	83.06%	13.65%	2.47%	0.77%
2035-36	105.43%	-22.37%	83.05%	13.67%	2.47%	0.76%

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 KEOTA, 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	\$29,698,456	\$8.12626	\$241,337
2026-27	\$52,665,875	\$4.68612	\$246,798
2027-28	\$52,738,082	\$4.71520	\$248,671
2028-29	\$55,496,857	\$4.58160	\$254,264
2029-30	\$55,608,064	\$4.60651	\$256,159
2030-31	\$58,527,766	\$4.47459	\$261,888
2031-32	\$58,638,973	\$4.49882	\$263,806
2032-33	\$61,685,678	\$4.37174	\$269,674
2033-34	\$61,796,885	\$4.39532	\$271,617
2034-35	\$64,975,884	\$4.27278	\$277,628
2035-36	\$65,087,091	\$4.29574	\$279,597

CITY OF KEOTA, 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	\$29,698,456	\$8.12626	\$241,337
2026-27	\$30,172,523	\$8.12626	\$245,190
2027-28	\$30,778,790	\$8.12626	\$250,116
2028-29	\$31,838,802	\$8.10000	\$257,894
2029-30	\$32,476,087	\$8.10000	\$263,056
2030-31	\$33,592,335	\$8.10000	\$272,098
2031-32	\$34,262,179	\$8.10000	\$277,524
2032-33	\$35,437,552	\$8.10000	\$287,044
2033-34	\$36,141,767	\$8.10000	\$292,748
2034-35	\$37,379,376	\$8.10000	\$302,773
2035-36	\$38,119,671	\$8.10000	\$308,769

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	\$22,493,351	(\$3.44014)	\$1,609
2027-28	\$21,959,292	(\$3.41106)	-\$1,446
2028-29	\$23,658,055	(\$3.51840)	-\$3,630
2029-30	\$23,131,977	(\$3.49349)	-\$6,897
2030-31	\$24,935,431	(\$3.62541)	-\$10,210
2031-32	\$24,376,794	(\$3.60118)	-\$13,717
2032-33	\$26,248,126	(\$3.72826)	-\$17,370
2033-34	\$25,655,118	(\$3.70468)	-\$21,131
2034-35	\$27,596,508	(\$3.82722)	-\$25,145
2035-36	\$26,967,420	(\$3.80426)	-\$29,172

CITY OF KEOTA, 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	\$193	\$276	\$50,000	\$51,515	\$193	\$231	\$50,000	\$58,947	\$174	\$40	\$149	\$40	\$193	\$264
\$100,000	\$123,480	\$385	\$553	\$100,000	\$103,030	\$385	\$461	\$100,000	\$117,894	\$367	\$304	\$342	\$304	\$385	\$528
\$150,000	\$185,220	\$578	\$829	\$150,000	\$154,545	\$578	\$692	\$150,000	\$176,842	\$559	\$568	\$534	\$568	\$578	\$791
\$200,000	\$246,960	\$944	\$1,105	\$200,000	\$206,060	\$944	\$922	\$200,000	\$235,789	\$752	\$831	\$727	\$831	\$771	\$1,055
\$250,000	\$308,700	\$1,310	\$1,381	\$250,000	\$257,575	\$1,310	\$1,153	\$250,000	\$294,736	\$945	\$1,095	\$920	\$1,095	\$964	\$1,319
\$300,000	\$370,440	\$1,675	\$1,658	\$300,000	\$309,090	\$1,675	\$1,383	\$300,000	\$353,683	\$1,138	\$1,359	\$1,113	\$1,359	\$1,156	\$1,583
\$400,000	\$493,920	\$2,407	\$2,210	\$400,000	\$412,120	\$2,407	\$1,844	\$400,000	\$471,578	\$1,523	\$1,886	\$1,498	\$1,886	\$1,542	\$2,110
\$500,000	\$617,400	\$3,138	\$2,763	\$500,000	\$515,151	\$3,138	\$2,305	\$500,000	\$589,472	\$1,909	\$2,414	\$1,883	\$2,414	\$1,927	\$2,638
\$600,000	\$740,880	\$3,869	\$3,315	\$600,000	\$618,181	\$3,869	\$2,766	\$600,000	\$707,366	\$2,294	\$2,941	\$2,269	\$2,941	\$2,313	\$3,165
\$700,000	\$864,360	\$4,601	\$3,868	\$700,000	\$721,211	\$4,601	\$3,227	\$700,000	\$825,261	\$2,679	\$3,469	\$2,654	\$3,469	\$2,698	\$3,693
\$800,000	\$987,840	\$5,332	\$4,420	\$800,000	\$824,241	\$5,332	\$3,688	\$800,000	\$943,155	\$3,065	\$3,997	\$3,040	\$3,997	\$3,084	\$4,220
\$900,000	\$1,111,320	\$6,063	\$4,973	\$900,000	\$927,271	\$6,063	\$4,149	\$900,000	\$1,061,050	\$3,450	\$4,524	\$3,425	\$4,524	\$3,469	\$4,748
\$1,000,000	\$1,234,800	\$6,795	\$5,525	\$1,000,000	\$1,030,301	\$6,795	\$4,610	\$1,000,000	\$1,178,944	\$3,836	\$5,052	\$3,811	\$5,052	\$3,854	\$5,275
\$2,000,000	\$2,469,600	\$14,108	\$11,050	\$2,000,000	\$2,060,602	\$14,108	\$9,220	\$2,000,000	\$2,357,888	\$7,690	\$10,327	\$7,665	\$10,327	\$7,709	\$10,551
\$3,000,000	\$3,704,400	\$21,422	\$16,576	\$3,000,000	\$3,090,903	\$21,422	\$13,831	\$3,000,000	\$3,536,832	\$11,545	\$15,602	\$11,519	\$15,602	\$11,563	\$15,826
\$4,000,000	\$4,939,200	\$28,736	\$22,101	\$4,000,000	\$4,121,204	\$28,736	\$18,441	\$4,000,000	\$4,715,776	\$15,399	\$20,877	\$15,374	\$20,877	\$15,418	\$21,101
\$5,000,000	\$6,174,000	\$36,049	\$27,626	\$5,000,000	\$5,151,505	\$36,049	\$23,051	\$5,000,000	\$5,894,720	\$19,253	\$26,153	\$19,228	\$26,153	\$19,272	\$26,376
\$6,000,000	\$7,408,800	\$43,363	\$33,151	\$6,000,000	\$6,181,806	\$43,363	\$27,661	\$6,000,000	\$7,073,664	\$23,108	\$31,428	\$23,083	\$31,428	\$23,126	\$31,652
\$7,000,000	\$8,643,600	\$50,677	\$38,677	\$7,000,000	\$7,212,107	\$50,677	\$32,271	\$7,000,000	\$8,252,608	\$26,962	\$36,703	\$26,937	\$36,703	\$26,981	\$36,927
\$8,000,000	\$9,878,400	\$57,990	\$44,202	\$8,000,000	\$8,242,408	\$57,990	\$36,881	\$8,000,000	\$9,431,552	\$30,817	\$41,979	\$30,792	\$41,979	\$30,835	\$42,202
\$9,000,000	\$11,113,200	\$65,304	\$49,727	\$9,000,000	\$9,272,709	\$65,304	\$41,492	\$9,000,000	\$10,610,496	\$34,671	\$47,254	\$34,646	\$47,254	\$34,690	\$47,478
\$10,000,000	\$12,348,000	\$72,617	\$55,252	\$10,000,000	\$10,303,010	\$72,617	\$46,102	\$10,000,000	\$11,789,440	\$38,525	\$52,529	\$38,500	\$52,529	\$38,544	\$52,753
\$15,000,000	\$18,522,000	\$109,186	\$82,878	\$15,000,000	\$15,454,515	\$109,186	\$69,153	\$15,000,000	\$17,684,160	\$57,798	\$78,906	\$57,772	\$78,906	\$57,816	\$79,129
\$20,000,000	\$24,696,000	\$145,754	\$110,504	\$20,000,000	\$20,606,020	\$145,754	\$92,203	\$20,000,000	\$23,578,880	\$77,070	\$105,282	\$77,045	\$105,282	\$77,088	\$105,506
\$25,000,000	\$30,870,000	\$182,322	\$138,131	\$25,000,000	\$25,757,525	\$182,322	\$115,254	\$25,000,000	\$29,473,600	\$96,342	\$131,659	\$96,317	\$131,659	\$96,360	\$131,882
\$30,000,000	\$37,044,000	\$218,890	\$165,757	\$30,000,000	\$30,909,030	\$218,890	\$138,305	\$30,000,000	\$35,368,320	\$115,614	\$158,035	\$115,589	\$158,035	\$115,632	\$158,259
\$35,000,000	\$43,218,000	\$255,458	\$193,383	\$35,000,000	\$36,060,535	\$255,458	\$161,356	\$35,000,000	\$41,263,040	\$134,886	\$184,411	\$134,861	\$184,411	\$134,905	\$184,635
\$40,000,000	\$49,392,000	\$292,026	\$221,009	\$40,000,000	\$41,212,040	\$292,026	\$184,407	\$40,000,000	\$47,157,760	\$154,158	\$210,788	\$154,133	\$210,788	\$154,177	\$211,012
\$45,000,000	\$55,566,000	\$328,595	\$248,635	\$45,000,000	\$46,363,545	\$328,595	\$207,458	\$45,000,000	\$53,052,480	\$173,430	\$237,164	\$173,405	\$237,164	\$173,449	\$237,388
\$50,000,000	\$61,740,000	\$365,163	\$276,261	\$50,000,000	\$51,515,050	\$365,163	\$230,509	\$50,000,000	\$58,947,200	\$192,702	\$263,541	\$192,677	\$263,541	\$192,721	\$263,765

CITY OF KEOTA, 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	\$84	43.35%	\$38	19.61%	(\$134)	(76.99%)	(\$109)	(73.13%)	\$71	36.86%
\$100,000	\$167	43.35%	\$76	19.61%	(\$63)	(17.16%)	(\$38)	(11.09%)	\$142	36.86%
\$150,000	\$251	43.35%	\$113	19.61%	\$8	1.45%	\$33	6.20%	\$213	36.86%
\$200,000	\$161	17.08%	(\$22)	(2.31%)	\$79	10.52%	\$104	14.33%	\$284	36.86%
\$250,000	\$72	5.48%	(\$157)	(11.99%)	\$150	15.89%	\$175	19.05%	\$355	36.86%
\$300,000	(\$18)	(1.05%)	(\$292)	(17.44%)	\$221	19.45%	\$246	22.14%	\$426	36.86%
\$400,000	(\$196)	(8.16%)	(\$563)	(23.37%)	\$363	23.85%	\$388	25.93%	\$568	36.86%
\$500,000	(\$375)	(11.96%)	(\$833)	(26.54%)	\$505	26.48%	\$530	28.16%	\$710	36.86%
\$600,000	(\$554)	(14.32%)	(\$1,103)	(28.51%)	\$647	28.23%	\$673	29.64%	\$853	36.86%
\$700,000	(\$733)	(15.93%)	(\$1,374)	(29.86%)	\$790	29.47%	\$815	30.69%	\$995	36.86%
\$800,000	(\$912)	(17.10%)	(\$1,644)	(30.83%)	\$932	30.40%	\$957	31.47%	\$1,137	36.86%
\$900,000	(\$1,091)	(17.99%)	(\$1,914)	(31.57%)	\$1,074	31.12%	\$1,099	32.08%	\$1,279	36.86%
\$1,000,000	(\$1,270)	(18.68%)	(\$2,185)	(32.15%)	\$1,216	31.70%	\$1,241	32.56%	\$1,421	36.86%
\$2,000,000	(\$3,058)	(21.67%)	(\$4,888)	(34.65%)	\$2,637	34.29%	\$2,662	34.73%	\$2,842	36.86%
\$3,000,000	(\$4,846)	(22.62%)	(\$7,591)	(35.44%)	\$4,058	35.15%	\$4,083	35.44%	\$4,263	36.86%
\$4,000,000	(\$6,635)	(23.09%)	(\$10,295)	(35.83%)	\$5,478	35.58%	\$5,504	35.80%	\$5,684	36.86%
\$5,000,000	(\$8,423)	(23.37%)	(\$12,998)	(36.06%)	\$6,899	35.83%	\$6,924	36.01%	\$7,104	36.86%
\$6,000,000	(\$10,212)	(23.55%)	(\$15,702)	(36.21%)	\$8,320	36.01%	\$8,345	36.15%	\$8,525	36.86%
\$7,000,000	(\$12,000)	(23.68%)	(\$18,405)	(36.32%)	\$9,741	36.13%	\$9,766	36.26%	\$9,946	36.86%
\$8,000,000	(\$13,788)	(23.78%)	(\$21,109)	(36.40%)	\$11,162	36.22%	\$11,187	36.33%	\$11,367	36.86%
\$9,000,000	(\$15,577)	(23.85%)	(\$23,812)	(36.46%)	\$12,583	36.29%	\$12,608	36.39%	\$12,788	36.86%
\$10,000,000	(\$17,365)	(23.91%)	(\$26,516)	(36.51%)	\$14,004	36.35%	\$14,029	36.44%	\$14,209	36.86%
\$15,000,000	(\$26,307)	(24.09%)	(\$40,033)	(36.67%)	\$21,108	36.52%	\$21,133	36.58%	\$21,313	36.86%
\$20,000,000	(\$35,249)	(24.18%)	(\$53,550)	(36.74%)	\$28,212	36.61%	\$28,238	36.65%	\$28,418	36.86%
\$25,000,000	(\$44,191)	(24.24%)	(\$67,068)	(36.79%)	\$35,317	36.66%	\$35,342	36.69%	\$35,522	36.86%
\$30,000,000	(\$53,133)	(24.27%)	(\$80,585)	(36.82%)	\$42,421	36.69%	\$42,446	36.72%	\$42,626	36.86%
\$35,000,000	(\$62,075)	(24.30%)	(\$94,102)	(36.84%)	\$49,526	36.72%	\$49,551	36.74%	\$49,731	36.86%
\$40,000,000	(\$71,018)	(24.32%)	(\$107,619)	(36.85%)	\$56,630	36.74%	\$56,655	36.76%	\$56,835	36.86%
\$45,000,000	(\$79,960)	(24.33%)	(\$121,137)	(36.87%)	\$63,734	36.75%	\$63,759	36.77%	\$63,939	36.86%
\$50,000,000	(\$88,902)	(24.35%)	(\$134,654)	(36.88%)	\$70,839	36.76%	\$70,864	36.78%	\$71,044	36.86%