

CITY OF JESUP, 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	\$8.47059	\$948,042	\$0	\$948,042	
2026-27	\$4.67089	\$967,003	\$4,314	\$971,317	2.5%
2027-28	\$4.70955	\$976,173	\$4,350	\$980,523	0.9%
2028-29	\$4.59964	\$1,000,133	\$4,248	\$1,004,381	2.4%
2029-30	\$4.63457	\$1,009,404	\$4,280	\$1,013,684	0.9%
2030-31	\$4.52461	\$1,033,958	\$4,179	\$1,038,137	2.4%
2031-32	\$4.55840	\$1,043,328	\$4,210	\$1,047,538	0.9%
2032-33	\$4.45091	\$1,068,488	\$4,111	\$1,072,599	2.4%
2033-34	\$4.48362	\$1,077,961	\$4,141	\$1,082,102	0.9%
2034-35	\$4.37855	\$1,103,744	\$4,044	\$1,107,788	2.4%
2035-36	\$4.41024	\$1,113,327	\$4,073	\$1,117,400	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	\$232,377,612	\$111,921,632	\$3,277,742	\$115,199,374
2026-27	\$218,343,158	\$207,951,290	\$7,355,731	\$215,307,022
2027-28	\$220,433,020	\$208,198,823	\$9,198,061	\$217,396,884
2028-29	\$232,805,185	\$218,360,871	\$11,408,178	\$229,769,049
2029-30	\$235,009,047	\$218,722,403	\$13,250,508	\$231,972,911
2030-31	\$248,141,701	\$229,442,318	\$15,663,246	\$245,105,565
2031-32	\$250,345,563	\$229,803,851	\$17,505,576	\$247,309,427
2032-33	\$264,151,338	\$240,984,133	\$20,131,069	\$261,115,202
2033-34	\$266,355,200	\$241,345,665	\$21,973,399	\$263,319,064
2034-35	\$280,861,833	\$253,003,414	\$24,822,282	\$277,825,697
2035-36	\$283,065,695	\$253,364,947	\$26,664,612	\$280,029,559

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	84.12%	-1.75%	82.37%	11.95%	4.51%	0.81%
2026-27	104.60%	-18.63%	85.97%	10.19%	2.94%	0.43%
2027-28	104.76%	-18.76%	86.00%	10.20%	2.92%	0.43%
2028-29	104.18%	-18.04%	86.15%	10.24%	2.79%	0.41%
2029-30	104.28%	-18.11%	86.18%	10.25%	2.76%	0.40%
2030-31	103.68%	-17.36%	86.32%	10.28%	2.64%	0.38%
2031-32	103.78%	-17.43%	86.34%	10.28%	2.61%	0.38%
2032-33	103.19%	-16.72%	86.47%	10.32%	2.50%	0.36%
2033-34	103.29%	-16.79%	86.49%	10.32%	2.48%	0.35%
2034-35	102.72%	-16.11%	86.61%	10.36%	2.37%	0.34%
2035-36	102.81%	-16.19%	86.63%	10.36%	2.36%	0.33%

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 JESUP, 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	\$111,921,632	\$8.47059	\$948,042
2026-27	\$207,951,290	\$4.67089	\$971,317
2027-28	\$208,198,823	\$4.70955	\$980,523
2028-29	\$218,360,871	\$4.59964	\$1,004,381
2029-30	\$218,722,403	\$4.63457	\$1,013,684
2030-31	\$229,442,318	\$4.52461	\$1,038,137
2031-32	\$229,803,851	\$4.55840	\$1,047,538
2032-33	\$240,984,133	\$4.45091	\$1,072,599
2033-34	\$241,345,665	\$4.48362	\$1,082,102
2034-35	\$253,003,414	\$4.37855	\$1,107,788
2035-36	\$253,364,947	\$4.41024	\$1,117,400

CITY OF JESUP, 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	\$111,921,632	\$8.47059	\$948,042
2026-27	\$112,436,431	\$8.47059	\$952,403
2027-28	\$112,154,886	\$8.47059	\$950,018
2028-29	\$115,094,630	\$8.10000	\$932,267
2029-30	\$116,828,151	\$8.10000	\$946,308
2030-31	\$119,861,646	\$8.10000	\$970,879
2031-32	\$121,776,645	\$8.10000	\$986,391
2032-33	\$124,909,259	\$8.10000	\$1,011,765
2033-34	\$127,015,701	\$8.10000	\$1,028,827
2034-35	\$130,253,394	\$8.10000	\$1,055,052
2035-36	\$132,560,960	\$8.10000	\$1,073,744

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	\$95,514,860	(\$3.79970)	\$18,914
2027-28	\$96,043,936	(\$3.76104)	\$30,505
2028-29	\$103,266,241	(\$3.50036)	\$72,115
2029-30	\$101,894,253	(\$3.46543)	\$67,376
2030-31	\$109,580,673	(\$3.57539)	\$67,258
2031-32	\$108,027,206	(\$3.54160)	\$61,147
2032-33	\$116,074,874	(\$3.64909)	\$60,834
2033-34	\$114,329,964	(\$3.61638)	\$53,275
2034-35	\$122,750,021	(\$3.72145)	\$52,736
2035-36	\$120,803,987	(\$3.68976)	\$43,656

CITY OF JESUP, 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	\$201	\$279	\$50,000	\$51,515	\$201	\$233	\$50,000	\$58,947	\$181	\$40	\$155	\$40	\$201	\$267
\$100,000	\$123,480	\$402	\$559	\$100,000	\$103,030	\$402	\$466	\$100,000	\$117,894	\$382	\$307	\$356	\$307	\$402	\$533
\$150,000	\$185,220	\$603	\$838	\$150,000	\$154,545	\$603	\$699	\$150,000	\$176,842	\$583	\$574	\$557	\$574	\$603	\$800
\$200,000	\$246,960	\$984	\$1,117	\$200,000	\$206,060	\$984	\$932	\$200,000	\$235,789	\$784	\$841	\$758	\$841	\$804	\$1,067
\$250,000	\$308,700	\$1,365	\$1,397	\$250,000	\$257,575	\$1,365	\$1,165	\$250,000	\$294,736	\$985	\$1,107	\$959	\$1,107	\$1,004	\$1,334
\$300,000	\$370,440	\$1,746	\$1,676	\$300,000	\$309,090	\$1,746	\$1,399	\$300,000	\$353,683	\$1,186	\$1,374	\$1,160	\$1,374	\$1,205	\$1,600
\$400,000	\$493,920	\$2,509	\$2,235	\$400,000	\$412,120	\$2,509	\$1,865	\$400,000	\$471,578	\$1,588	\$1,907	\$1,561	\$1,907	\$1,607	\$2,134
\$500,000	\$617,400	\$3,271	\$2,793	\$500,000	\$515,151	\$3,271	\$2,331	\$500,000	\$589,472	\$1,989	\$2,441	\$1,963	\$2,441	\$2,009	\$2,667
\$600,000	\$740,880	\$4,033	\$3,352	\$600,000	\$618,181	\$4,033	\$2,797	\$600,000	\$707,366	\$2,391	\$2,974	\$2,365	\$2,974	\$2,411	\$3,201
\$700,000	\$864,360	\$4,796	\$3,911	\$700,000	\$721,211	\$4,796	\$3,263	\$700,000	\$825,261	\$2,793	\$3,508	\$2,767	\$3,508	\$2,812	\$3,734
\$800,000	\$987,840	\$5,558	\$4,470	\$800,000	\$824,241	\$5,558	\$3,729	\$800,000	\$943,155	\$3,195	\$4,041	\$3,169	\$4,041	\$3,214	\$4,267
\$900,000	\$1,111,320	\$6,320	\$5,028	\$900,000	\$927,271	\$6,320	\$4,196	\$900,000	\$1,061,050	\$3,596	\$4,575	\$3,570	\$4,575	\$3,616	\$4,801
\$1,000,000	\$1,234,800	\$7,083	\$5,587	\$1,000,000	\$1,030,301	\$7,083	\$4,662	\$1,000,000	\$1,178,944	\$3,998	\$5,108	\$3,972	\$5,108	\$4,018	\$5,334
\$2,000,000	\$2,469,600	\$14,706	\$11,174	\$2,000,000	\$2,060,602	\$14,706	\$9,323	\$2,000,000	\$2,357,888	\$8,016	\$10,442	\$7,990	\$10,442	\$8,035	\$10,669
\$3,000,000	\$3,704,400	\$22,330	\$16,761	\$3,000,000	\$3,090,903	\$22,330	\$13,985	\$3,000,000	\$3,536,832	\$12,034	\$15,777	\$12,008	\$15,777	\$12,053	\$16,003
\$4,000,000	\$4,939,200	\$29,953	\$22,348	\$4,000,000	\$4,121,204	\$29,953	\$18,647	\$4,000,000	\$4,715,776	\$16,051	\$21,111	\$16,025	\$21,111	\$16,071	\$21,337
\$5,000,000	\$6,174,000	\$37,577	\$27,935	\$5,000,000	\$5,151,505	\$37,577	\$23,309	\$5,000,000	\$5,894,720	\$20,069	\$26,445	\$20,043	\$26,445	\$20,089	\$26,671
\$6,000,000	\$7,408,800	\$45,200	\$33,522	\$6,000,000	\$6,181,806	\$45,200	\$27,970	\$6,000,000	\$7,073,664	\$24,087	\$31,779	\$24,061	\$31,779	\$24,106	\$32,006
\$7,000,000	\$8,643,600	\$52,824	\$39,109	\$7,000,000	\$7,212,107	\$52,824	\$32,632	\$7,000,000	\$8,252,608	\$28,105	\$37,114	\$28,079	\$37,114	\$28,124	\$37,340
\$8,000,000	\$9,878,400	\$60,447	\$44,696	\$8,000,000	\$8,242,408	\$60,447	\$37,294	\$8,000,000	\$9,431,552	\$32,122	\$42,448	\$32,096	\$42,448	\$32,142	\$42,674
\$9,000,000	\$11,113,200	\$68,071	\$50,283	\$9,000,000	\$9,272,709	\$68,071	\$41,955	\$9,000,000	\$10,610,496	\$36,140	\$47,782	\$36,114	\$47,782	\$36,160	\$48,008
\$10,000,000	\$12,348,000	\$75,694	\$55,870	\$10,000,000	\$10,303,010	\$75,694	\$46,617	\$10,000,000	\$11,789,440	\$40,158	\$53,116	\$40,132	\$53,116	\$40,177	\$53,343
\$15,000,000	\$18,522,000	\$113,812	\$83,805	\$15,000,000	\$15,454,515	\$113,812	\$69,926	\$15,000,000	\$17,684,160	\$60,247	\$79,788	\$60,220	\$79,788	\$60,266	\$80,014
\$20,000,000	\$24,696,000	\$151,930	\$111,740	\$20,000,000	\$20,606,020	\$151,930	\$93,234	\$20,000,000	\$23,578,880	\$80,335	\$106,459	\$80,309	\$106,459	\$80,355	\$106,685
\$25,000,000	\$30,870,000	\$190,047	\$139,675	\$25,000,000	\$25,757,525	\$190,047	\$116,543	\$25,000,000	\$29,473,600	\$100,424	\$133,130	\$100,398	\$133,130	\$100,443	\$133,357
\$30,000,000	\$37,044,000	\$228,165	\$167,610	\$30,000,000	\$30,909,030	\$228,165	\$139,851	\$30,000,000	\$35,368,320	\$120,513	\$159,802	\$120,486	\$159,802	\$120,532	\$160,028
\$35,000,000	\$43,218,000	\$266,283	\$195,545	\$35,000,000	\$36,060,535	\$266,283	\$163,160	\$35,000,000	\$41,263,040	\$140,601	\$186,473	\$140,575	\$186,473	\$140,621	\$186,699
\$40,000,000	\$49,392,000	\$304,400	\$223,480	\$40,000,000	\$41,212,040	\$304,400	\$186,468	\$40,000,000	\$47,157,760	\$160,690	\$213,144	\$160,664	\$213,144	\$160,709	\$213,370
\$45,000,000	\$55,566,000	\$342,518	\$251,414	\$45,000,000	\$46,363,545	\$342,518	\$209,777	\$45,000,000	\$53,052,480	\$180,779	\$239,816	\$180,753	\$239,816	\$180,798	\$240,042
\$50,000,000	\$61,740,000	\$380,636	\$279,349	\$50,000,000	\$51,515,050	\$380,636	\$233,086	\$50,000,000	\$58,947,200	\$200,867	\$266,487	\$200,841	\$266,487	\$200,887	\$266,713

CITY OF JESUP, 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	\$78	39.06%	\$32	16.03%	(\$141)	(77.68%)	(\$115)	(73.93%)	\$66	32.77%
\$100,000	\$157	39.06%	\$64	16.03%	(\$75)	(19.64%)	(\$49)	(13.75%)	\$132	32.77%
\$150,000	\$235	39.06%	\$97	16.03%	(\$9)	(1.59%)	\$17	3.02%	\$197	32.77%
\$200,000	\$134	13.58%	(\$51)	(5.23%)	\$57	7.21%	\$83	10.91%	\$263	32.77%
\$250,000	\$32	2.32%	(\$200)	(14.62%)	\$122	12.43%	\$149	15.49%	\$329	32.77%
\$300,000	(\$70)	(4.01%)	(\$348)	(19.91%)	\$188	15.87%	\$214	18.48%	\$395	32.77%
\$400,000	(\$274)	(10.91%)	(\$644)	(25.67%)	\$320	20.15%	\$346	22.16%	\$527	32.77%
\$500,000	(\$477)	(14.60%)	(\$940)	(28.74%)	\$452	22.70%	\$478	24.33%	\$658	32.77%
\$600,000	(\$681)	(16.89%)	(\$1,236)	(30.65%)	\$583	24.39%	\$609	25.76%	\$790	32.77%
\$700,000	(\$885)	(18.45%)	(\$1,532)	(31.95%)	\$715	25.59%	\$741	26.78%	\$922	32.77%
\$800,000	(\$1,088)	(19.58%)	(\$1,829)	(32.90%)	\$846	26.50%	\$873	27.54%	\$1,053	32.77%
\$900,000	(\$1,292)	(20.44%)	(\$2,125)	(33.62%)	\$978	27.20%	\$1,004	28.13%	\$1,185	32.77%
\$1,000,000	(\$1,496)	(21.12%)	(\$2,421)	(34.18%)	\$1,110	27.76%	\$1,136	28.60%	\$1,317	32.77%
\$2,000,000	(\$3,532)	(24.02%)	(\$5,383)	(36.60%)	\$2,426	30.27%	\$2,452	30.69%	\$2,633	32.77%
\$3,000,000	(\$5,569)	(24.94%)	(\$8,345)	(37.37%)	\$3,743	31.10%	\$3,769	31.39%	\$3,950	32.77%
\$4,000,000	(\$7,605)	(25.39%)	(\$11,306)	(37.75%)	\$5,059	31.52%	\$5,085	31.73%	\$5,266	32.77%
\$5,000,000	(\$9,642)	(25.66%)	(\$14,268)	(37.97%)	\$6,376	31.77%	\$6,402	31.94%	\$6,583	32.77%
\$6,000,000	(\$11,678)	(25.84%)	(\$17,230)	(38.12%)	\$7,692	31.94%	\$7,719	32.08%	\$7,899	32.77%
\$7,000,000	(\$13,715)	(25.96%)	(\$20,192)	(38.22%)	\$9,009	32.05%	\$9,035	32.18%	\$9,216	32.77%
\$8,000,000	(\$15,751)	(26.06%)	(\$23,154)	(38.30%)	\$10,325	32.14%	\$10,352	32.25%	\$10,532	32.77%
\$9,000,000	(\$17,788)	(26.13%)	(\$26,116)	(38.37%)	\$11,642	32.21%	\$11,668	32.31%	\$11,849	32.77%
\$10,000,000	(\$19,825)	(26.19%)	(\$29,077)	(38.41%)	\$12,959	32.27%	\$12,985	32.35%	\$13,165	32.77%
\$15,000,000	(\$30,007)	(26.37%)	(\$43,886)	(38.56%)	\$19,541	32.44%	\$19,567	32.49%	\$19,748	32.77%
\$20,000,000	(\$40,190)	(26.45%)	(\$58,696)	(38.63%)	\$26,124	32.52%	\$26,150	32.56%	\$26,331	32.77%
\$25,000,000	(\$50,373)	(26.51%)	(\$73,505)	(38.68%)	\$32,706	32.57%	\$32,733	32.60%	\$32,913	32.77%
\$30,000,000	(\$60,555)	(26.54%)	(\$88,314)	(38.71%)	\$39,289	32.60%	\$39,315	32.63%	\$39,496	32.77%
\$35,000,000	(\$70,738)	(26.57%)	(\$103,123)	(38.73%)	\$45,872	32.63%	\$45,898	32.65%	\$46,078	32.77%
\$40,000,000	(\$80,921)	(26.58%)	(\$117,932)	(38.74%)	\$52,454	32.64%	\$52,480	32.66%	\$52,661	32.77%
\$45,000,000	(\$91,104)	(26.60%)	(\$132,741)	(38.75%)	\$59,037	32.66%	\$59,063	32.68%	\$59,244	32.77%
\$50,000,000	(\$101,286)	(26.61%)	(\$147,550)	(38.76%)	\$65,620	32.67%	\$65,646	32.69%	\$65,826	32.77%