

CITY OF KELLOGG, 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	\$7.86408	\$104,337	\$0	\$104,337	
2026-27	\$3.94442	\$106,424	\$1,648	\$108,072	3.6%
2027-28	\$4.00550	\$109,122	\$1,674	\$110,796	2.5%
2028-29	\$3.91135	\$113,012	\$1,634	\$114,646	3.5%
2029-30	\$3.96791	\$115,781	\$1,658	\$117,439	2.4%
2030-31	\$3.87181	\$119,788	\$1,618	\$121,406	3.4%
2031-32	\$3.92410	\$122,529	\$1,640	\$124,168	2.3%
2032-33	\$3.82960	\$126,652	\$1,600	\$128,252	3.3%
2033-34	\$3.87798	\$129,362	\$1,620	\$130,982	2.1%
2034-35	\$3.78513	\$133,601	\$1,581	\$135,183	3.2%
2035-36	\$3.82993	\$136,279	\$1,600	\$137,879	2.0%

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	\$42,048,074	\$13,267,526	\$9,305,914	\$22,573,440
2026-27	\$39,376,052	\$27,398,625	\$10,828,498	\$38,227,122
2027-28	\$39,841,210	\$27,660,845	\$11,031,435	\$38,692,280
2028-29	\$42,235,768	\$29,311,042	\$11,775,797	\$41,086,838
2029-30	\$42,724,926	\$29,597,262	\$11,978,734	\$41,575,996
2030-31	\$45,275,686	\$31,356,295	\$12,770,460	\$44,126,756
2031-32	\$45,764,843	\$31,642,516	\$12,973,397	\$44,615,913
2032-33	\$48,453,366	\$33,489,579	\$13,814,857	\$47,304,436
2033-34	\$48,942,524	\$33,775,800	\$14,017,794	\$47,793,594
2034-35	\$51,774,608	\$35,714,204	\$14,911,474	\$50,625,678
2035-36	\$52,263,766	\$36,000,424	\$15,114,411	\$51,114,836

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	66.75%	-1.72%	65.03%	32.08%	1.44%	0.89%
2026-27	92.13%	-20.19%	71.94%	25.69%	1.15%	0.52%
2027-28	92.56%	-20.36%	72.20%	25.46%	1.13%	0.52%
2028-29	92.09%	-19.54%	72.55%	25.24%	1.08%	0.49%
2029-30	92.43%	-19.62%	72.81%	25.02%	1.06%	0.48%
2030-31	91.91%	-18.78%	73.14%	24.81%	1.01%	0.45%
2031-32	92.23%	-18.87%	73.37%	24.60%	1.00%	0.45%
2032-33	91.72%	-18.06%	73.66%	24.43%	0.95%	0.42%
2033-34	92.02%	-18.15%	73.87%	24.24%	0.94%	0.42%
2034-35	91.52%	-17.39%	74.13%	24.08%	0.90%	0.40%
2035-36	91.80%	-17.48%	74.32%	23.91%	0.89%	0.39%

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 KELLOGG, 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	\$13,267,526	\$7.86408	\$104,337
2026-27	\$27,398,625	\$3.94442	\$108,072
2027-28	\$27,660,845	\$4.00550	\$110,796
2028-29	\$29,311,042	\$3.91135	\$114,646
2029-30	\$29,597,262	\$3.96791	\$117,439
2030-31	\$31,356,295	\$3.87181	\$121,406
2031-32	\$31,642,516	\$3.92410	\$124,168
2032-33	\$33,489,579	\$3.82960	\$128,252
2033-34	\$33,775,800	\$3.87798	\$130,982
2034-35	\$35,714,204	\$3.78513	\$135,183
2035-36	\$36,000,424	\$3.82993	\$137,879

CITY OF KELLOGG, 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	\$13,267,526	\$7.86408	\$104,337
2026-27	\$13,066,997	\$7.86408	\$102,760
2027-28	\$13,277,920	\$7.86408	\$104,419
2028-29	\$13,705,082	\$7.86408	\$107,778
2029-30	\$14,150,792	\$7.86408	\$111,283
2030-31	\$14,597,312	\$7.86408	\$114,794
2031-32	\$15,076,493	\$7.86408	\$118,563
2032-33	\$15,543,483	\$7.86408	\$122,235
2033-34	\$16,057,965	\$7.86408	\$126,281
2034-35	\$16,546,645	\$7.86408	\$130,124
2035-36	\$17,098,223	\$7.86408	\$134,462

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	\$14,331,628	(\$3.91966)	\$5,312
2027-28	\$14,382,925	(\$3.85858)	\$6,377
2028-29	\$15,605,959	(\$3.95273)	\$6,868
2029-30	\$15,446,471	(\$3.89617)	\$6,156
2030-31	\$16,758,983	(\$3.99227)	\$6,611
2031-32	\$16,566,023	(\$3.93998)	\$5,606
2032-33	\$17,946,096	(\$4.03448)	\$6,017
2033-34	\$17,717,835	(\$3.98610)	\$4,701
2034-35	\$19,167,559	(\$4.07895)	\$5,059
2035-36	\$18,902,202	(\$4.03415)	\$3,417

CITY OF KELLOGG, 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	\$187	\$239	\$50,000	\$51,515	\$187	\$199	\$50,000	\$58,947	\$168	\$35	\$144	\$35	\$187	\$228
\$100,000	\$123,480	\$373	\$478	\$100,000	\$103,030	\$373	\$399	\$100,000	\$117,894	\$355	\$263	\$331	\$263	\$373	\$456
\$150,000	\$185,220	\$560	\$717	\$150,000	\$154,545	\$560	\$598	\$150,000	\$176,842	\$541	\$491	\$517	\$491	\$560	\$685
\$200,000	\$246,960	\$913	\$956	\$200,000	\$206,060	\$913	\$798	\$200,000	\$235,789	\$728	\$719	\$704	\$719	\$746	\$913
\$250,000	\$308,700	\$1,267	\$1,195	\$250,000	\$257,575	\$1,267	\$997	\$250,000	\$294,736	\$914	\$948	\$890	\$948	\$933	\$1,141
\$300,000	\$370,440	\$1,621	\$1,434	\$300,000	\$309,090	\$1,621	\$1,197	\$300,000	\$353,683	\$1,101	\$1,176	\$1,077	\$1,176	\$1,119	\$1,369
\$400,000	\$493,920	\$2,329	\$1,912	\$400,000	\$412,120	\$2,329	\$1,596	\$400,000	\$471,578	\$1,474	\$1,632	\$1,450	\$1,632	\$1,492	\$1,826
\$500,000	\$617,400	\$3,037	\$2,390	\$500,000	\$515,151	\$3,037	\$1,995	\$500,000	\$589,472	\$1,847	\$2,089	\$1,823	\$2,089	\$1,865	\$2,282
\$600,000	\$740,880	\$3,744	\$2,869	\$600,000	\$618,181	\$3,744	\$2,393	\$600,000	\$707,366	\$2,220	\$2,545	\$2,196	\$2,545	\$2,238	\$2,739
\$700,000	\$864,360	\$4,452	\$3,347	\$700,000	\$721,211	\$4,452	\$2,792	\$700,000	\$825,261	\$2,593	\$3,002	\$2,569	\$3,002	\$2,611	\$3,195
\$800,000	\$987,840	\$5,160	\$3,825	\$800,000	\$824,241	\$5,160	\$3,191	\$800,000	\$943,155	\$2,966	\$3,458	\$2,942	\$3,458	\$2,984	\$3,652
\$900,000	\$1,111,320	\$5,868	\$4,303	\$900,000	\$927,271	\$5,868	\$3,590	\$900,000	\$1,061,050	\$3,339	\$3,915	\$3,315	\$3,915	\$3,357	\$4,108
\$1,000,000	\$1,234,800	\$6,576	\$4,781	\$1,000,000	\$1,030,301	\$6,576	\$3,989	\$1,000,000	\$1,178,944	\$3,712	\$4,371	\$3,688	\$4,371	\$3,730	\$4,565
\$2,000,000	\$2,469,600	\$13,653	\$9,562	\$2,000,000	\$2,060,602	\$13,653	\$7,978	\$2,000,000	\$2,357,888	\$7,442	\$8,936	\$7,418	\$8,936	\$7,460	\$9,129
\$3,000,000	\$3,704,400	\$20,731	\$14,343	\$3,000,000	\$3,090,903	\$20,731	\$11,967	\$3,000,000	\$3,536,832	\$11,172	\$13,500	\$11,148	\$13,500	\$11,190	\$13,694
\$4,000,000	\$4,939,200	\$27,809	\$19,124	\$4,000,000	\$4,121,204	\$27,809	\$15,957	\$4,000,000	\$4,715,776	\$14,902	\$18,065	\$14,878	\$18,065	\$14,920	\$18,259
\$5,000,000	\$6,174,000	\$34,886	\$23,905	\$5,000,000	\$5,151,505	\$34,886	\$19,946	\$5,000,000	\$5,894,720	\$18,632	\$22,630	\$18,608	\$22,630	\$18,650	\$22,823
\$6,000,000	\$7,408,800	\$41,964	\$28,685	\$6,000,000	\$6,181,806	\$41,964	\$23,935	\$6,000,000	\$7,073,664	\$22,362	\$27,194	\$22,338	\$27,194	\$22,380	\$27,388
\$7,000,000	\$8,643,600	\$49,042	\$33,466	\$7,000,000	\$7,212,107	\$49,042	\$27,924	\$7,000,000	\$8,252,608	\$26,092	\$31,759	\$26,068	\$31,759	\$26,110	\$31,953
\$8,000,000	\$9,878,400	\$56,119	\$38,247	\$8,000,000	\$8,242,408	\$56,119	\$31,913	\$8,000,000	\$9,431,552	\$29,822	\$36,324	\$29,798	\$36,324	\$29,840	\$36,517
\$9,000,000	\$11,113,200	\$63,197	\$43,028	\$9,000,000	\$9,272,709	\$63,197	\$35,902	\$9,000,000	\$10,610,496	\$33,552	\$40,888	\$33,528	\$40,888	\$33,571	\$41,082
\$10,000,000	\$12,348,000	\$70,275	\$47,809	\$10,000,000	\$10,303,010	\$70,275	\$39,891	\$10,000,000	\$11,789,440	\$37,282	\$45,453	\$37,258	\$45,453	\$37,301	\$45,646
\$15,000,000	\$18,522,000	\$105,663	\$71,714	\$15,000,000	\$15,454,515	\$105,663	\$59,837	\$15,000,000	\$17,684,160	\$55,933	\$68,276	\$55,909	\$68,276	\$55,951	\$68,470
\$20,000,000	\$24,696,000	\$141,051	\$95,618	\$20,000,000	\$20,606,020	\$141,051	\$79,783	\$20,000,000	\$23,578,880	\$74,583	\$91,099	\$74,559	\$91,099	\$74,601	\$91,293
\$25,000,000	\$30,870,000	\$176,440	\$119,523	\$25,000,000	\$25,757,525	\$176,440	\$99,728	\$25,000,000	\$29,473,600	\$93,233	\$113,923	\$93,209	\$113,923	\$93,251	\$114,116
\$30,000,000	\$37,044,000	\$211,828	\$143,427	\$30,000,000	\$30,909,030	\$211,828	\$119,674	\$30,000,000	\$35,368,320	\$111,884	\$136,746	\$111,859	\$136,746	\$111,902	\$136,939
\$35,000,000	\$43,218,000	\$247,216	\$167,332	\$35,000,000	\$36,060,535	\$247,216	\$139,620	\$35,000,000	\$41,263,040	\$130,534	\$159,569	\$130,510	\$159,569	\$130,552	\$159,763
\$40,000,000	\$49,392,000	\$282,605	\$191,236	\$40,000,000	\$41,212,040	\$282,605	\$159,565	\$40,000,000	\$47,157,760	\$149,184	\$182,392	\$149,160	\$182,392	\$149,202	\$182,586
\$45,000,000	\$55,566,000	\$317,993	\$215,141	\$45,000,000	\$46,363,545	\$317,993	\$179,511	\$45,000,000	\$53,052,480	\$167,835	\$205,216	\$167,810	\$205,216	\$167,853	\$205,409
\$50,000,000	\$61,740,000	\$353,381	\$239,046	\$50,000,000	\$51,515,050	\$353,381	\$199,456	\$50,000,000	\$58,947,200	\$186,485	\$228,039	\$186,461	\$228,039	\$186,503	\$228,232

CITY OF KELLOGG, 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	\$53	28.17%	\$13	6.95%	(\$134)	(79.43%)	(\$110)	(75.97%)	\$42	22.37%
\$100,000	\$105	28.17%	\$26	6.95%	(\$92)	(25.93%)	(\$68)	(20.50%)	\$83	22.37%
\$150,000	\$158	28.17%	\$39	6.95%	(\$50)	(9.29%)	(\$26)	(5.04%)	\$125	22.37%
\$200,000	\$43	4.68%	(\$116)	(12.65%)	(\$9)	(1.18%)	\$16	2.23%	\$167	22.37%
\$250,000	(\$72)	(5.69%)	(\$270)	(21.31%)	\$33	3.62%	\$57	6.45%	\$209	22.37%
\$300,000	(\$187)	(11.53%)	(\$424)	(26.18%)	\$75	6.80%	\$99	9.21%	\$250	22.37%
\$400,000	(\$417)	(17.89%)	(\$733)	(31.49%)	\$158	10.74%	\$183	12.59%	\$334	22.37%
\$500,000	(\$646)	(21.28%)	(\$1,042)	(34.32%)	\$242	13.09%	\$266	14.60%	\$417	22.37%
\$600,000	(\$876)	(23.39%)	(\$1,351)	(36.08%)	\$325	14.65%	\$349	15.92%	\$501	22.37%
\$700,000	(\$1,106)	(24.83%)	(\$1,660)	(37.28%)	\$409	15.76%	\$433	16.86%	\$584	22.37%
\$800,000	(\$1,335)	(25.88%)	(\$1,969)	(38.15%)	\$492	16.59%	\$516	17.55%	\$668	22.37%
\$900,000	(\$1,565)	(26.67%)	(\$2,278)	(38.81%)	\$576	17.24%	\$600	18.10%	\$751	22.37%
\$1,000,000	(\$1,795)	(27.29%)	(\$2,586)	(39.33%)	\$659	17.76%	\$683	18.53%	\$835	22.37%
\$2,000,000	(\$4,091)	(29.97%)	(\$5,675)	(41.56%)	\$1,494	20.07%	\$1,518	20.46%	\$1,669	22.37%
\$3,000,000	(\$6,388)	(30.81%)	(\$8,763)	(42.27%)	\$2,328	20.84%	\$2,353	21.10%	\$2,504	22.37%
\$4,000,000	(\$8,685)	(31.23%)	(\$11,852)	(42.62%)	\$3,163	21.22%	\$3,187	21.42%	\$3,338	22.37%
\$5,000,000	(\$10,982)	(31.48%)	(\$14,941)	(42.83%)	\$3,997	21.45%	\$4,022	21.61%	\$4,173	22.37%
\$6,000,000	(\$13,278)	(31.64%)	(\$18,029)	(42.96%)	\$4,832	21.61%	\$4,856	21.74%	\$5,008	22.37%
\$7,000,000	(\$15,575)	(31.76%)	(\$21,118)	(43.06%)	\$5,667	21.72%	\$5,691	21.83%	\$5,842	22.37%
\$8,000,000	(\$17,872)	(31.85%)	(\$24,206)	(43.13%)	\$6,501	21.80%	\$6,525	21.90%	\$6,677	22.37%
\$9,000,000	(\$20,169)	(31.91%)	(\$27,295)	(43.19%)	\$7,336	21.86%	\$7,360	21.95%	\$7,511	22.37%
\$10,000,000	(\$22,465)	(31.97%)	(\$30,383)	(43.24%)	\$8,170	21.91%	\$8,195	21.99%	\$8,346	22.37%
\$15,000,000	(\$33,949)	(32.13%)	(\$45,826)	(43.37%)	\$12,343	22.07%	\$12,368	22.12%	\$12,519	22.37%
\$20,000,000	(\$45,433)	(32.21%)	(\$61,269)	(43.44%)	\$16,516	22.14%	\$16,541	22.18%	\$16,692	22.37%
\$25,000,000	(\$56,917)	(32.26%)	(\$76,711)	(43.48%)	\$20,689	22.19%	\$20,713	22.22%	\$20,865	22.37%
\$30,000,000	(\$68,401)	(32.29%)	(\$92,154)	(43.50%)	\$24,862	22.22%	\$24,886	22.25%	\$25,038	22.37%
\$35,000,000	(\$79,884)	(32.31%)	(\$107,597)	(43.52%)	\$29,035	22.24%	\$29,059	22.27%	\$29,211	22.37%
\$40,000,000	(\$91,368)	(32.33%)	(\$123,039)	(43.54%)	\$33,208	22.26%	\$33,232	22.28%	\$33,384	22.37%
\$45,000,000	(\$102,852)	(32.34%)	(\$138,482)	(43.55%)	\$37,381	22.27%	\$37,405	22.29%	\$37,557	22.37%
\$50,000,000	(\$114,336)	(32.35%)	(\$153,925)	(43.56%)	\$41,554	22.28%	\$41,578	22.30%	\$41,729	22.37%