

CITY OF KELLEY, 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	\$7.71913	\$103,475	\$0	\$103,475	
2026-27	\$4.24239	\$105,545	\$1,837	\$107,381	3.8%
2027-28	\$4.31622	\$108,830	\$1,869	\$110,699	3.1%
2028-29	\$4.21723	\$112,913	\$1,826	\$114,739	3.6%
2029-30	\$4.28543	\$116,220	\$1,856	\$118,075	2.9%
2030-31	\$4.18533	\$120,437	\$1,812	\$122,249	3.5%
2031-32	\$4.24831	\$123,717	\$1,840	\$125,557	2.7%
2032-33	\$4.14895	\$128,068	\$1,796	\$129,865	3.4%
2033-34	\$4.20715	\$131,318	\$1,822	\$133,140	2.5%
2034-35	\$4.10867	\$135,803	\$1,779	\$137,582	3.3%
2035-36	\$4.16249	\$139,020	\$1,802	\$140,823	2.4%

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	\$27,866,327	\$13,405,015	\$0	\$13,405,015
2026-27	\$26,718,286	\$25,311,584	\$0	\$25,311,584
2027-28	\$27,053,864	\$25,647,162	\$0	\$25,647,162
2028-29	\$28,613,849	\$27,207,147	\$0	\$27,207,147
2029-30	\$28,959,427	\$27,552,725	\$0	\$27,552,725
2030-31	\$30,615,657	\$29,208,955	\$0	\$29,208,955
2031-32	\$30,961,235	\$29,554,533	\$0	\$29,554,533
2032-33	\$32,707,296	\$31,300,594	\$0	\$31,300,594
2033-34	\$33,052,873	\$31,646,171	\$0	\$31,646,171
2034-35	\$34,892,498	\$33,485,796	\$0	\$33,485,796
2035-36	\$35,238,076	\$33,831,374	\$0	\$33,831,374

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	81.10%	-1.17%	79.93%	18.09%	1.16%	0.82%
2026-27	100.26%	-16.90%	83.36%	14.94%	0.97%	0.43%
2027-28	100.48%	-17.06%	83.42%	14.90%	0.96%	0.43%
2028-29	99.96%	-16.43%	83.53%	14.90%	0.91%	0.40%
2029-30	100.13%	-16.54%	83.59%	14.85%	0.90%	0.40%
2030-31	99.58%	-15.90%	83.68%	14.85%	0.86%	0.38%
2031-32	99.74%	-16.01%	83.74%	14.81%	0.85%	0.37%
2032-33	99.20%	-15.38%	83.82%	14.81%	0.81%	0.35%
2033-34	99.36%	-15.49%	83.87%	14.77%	0.80%	0.35%
2034-35	98.84%	-14.90%	83.94%	14.78%	0.76%	0.33%
2035-36	98.99%	-15.00%	83.99%	14.74%	0.76%	0.32%

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 KELLEY, 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	\$13,405,015	\$7.71913	\$103,475
2026-27	\$25,311,584	\$4.24239	\$107,381
2027-28	\$25,647,162	\$4.31622	\$110,699
2028-29	\$27,207,147	\$4.21723	\$114,739
2029-30	\$27,552,725	\$4.28543	\$118,075
2030-31	\$29,208,955	\$4.18533	\$122,249
2031-32	\$29,554,533	\$4.24831	\$125,557
2032-33	\$31,300,594	\$4.14895	\$129,865
2033-34	\$31,646,171	\$4.20715	\$133,140
2034-35	\$33,485,796	\$4.10867	\$137,582
2035-36	\$33,831,374	\$4.16249	\$140,823

CITY OF KELLEY, 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	\$13,405,015	\$7.71913	\$103,475
2026-27	\$13,871,914	\$7.64270	\$106,019
2027-28	\$14,313,249	\$7.56703	\$108,309
2028-29	\$14,997,921	\$7.56703	\$113,490
2029-30	\$15,461,387	\$7.56703	\$116,997
2030-31	\$16,186,439	\$7.56703	\$122,483
2031-32	\$16,673,162	\$7.56703	\$126,166
2032-33	\$17,440,711	\$7.56703	\$131,974
2033-34	\$17,951,962	\$7.56703	\$135,843
2034-35	\$18,764,269	\$7.56703	\$141,990
2035-36	\$19,301,296	\$7.56703	\$146,054

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	\$11,439,670	(\$3.40031)	\$1,363
2027-28	\$11,333,912	(\$3.25081)	\$2,390
2028-29	\$12,209,226	(\$3.34980)	\$1,249
2029-30	\$12,091,337	(\$3.28160)	\$1,078
2030-31	\$13,022,516	(\$3.38170)	-\$234
2031-32	\$12,881,371	(\$3.31872)	-\$610
2032-33	\$13,859,883	(\$3.41808)	-\$2,110
2033-34	\$13,694,209	(\$3.35988)	-\$2,703
2034-35	\$14,721,527	(\$3.45836)	-\$4,408
2035-36	\$14,530,078	(\$3.40454)	-\$5,231

CITY OF KELLEY, 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	\$183	\$258	\$50,000	\$51,515	\$183	\$216	\$50,000	\$58,947	\$165	\$37	\$142	\$37	\$183	\$247
\$100,000	\$123,480	\$366	\$517	\$100,000	\$103,030	\$366	\$431	\$100,000	\$117,894	\$348	\$284	\$325	\$284	\$366	\$493
\$150,000	\$185,220	\$549	\$775	\$150,000	\$154,545	\$549	\$647	\$150,000	\$176,842	\$531	\$531	\$508	\$531	\$549	\$740
\$200,000	\$246,960	\$897	\$1,034	\$200,000	\$206,060	\$897	\$862	\$200,000	\$235,789	\$715	\$778	\$691	\$778	\$732	\$987
\$250,000	\$308,700	\$1,244	\$1,292	\$250,000	\$257,575	\$1,244	\$1,078	\$250,000	\$294,736	\$898	\$1,024	\$874	\$1,024	\$915	\$1,234
\$300,000	\$370,440	\$1,591	\$1,550	\$300,000	\$309,090	\$1,591	\$1,294	\$300,000	\$353,683	\$1,081	\$1,271	\$1,057	\$1,271	\$1,098	\$1,480
\$400,000	\$493,920	\$2,286	\$2,067	\$400,000	\$412,120	\$2,286	\$1,725	\$400,000	\$471,578	\$1,447	\$1,764	\$1,423	\$1,764	\$1,465	\$1,974
\$500,000	\$617,400	\$2,981	\$2,584	\$500,000	\$515,151	\$2,981	\$2,156	\$500,000	\$589,472	\$1,813	\$2,258	\$1,789	\$2,258	\$1,831	\$2,467
\$600,000	\$740,880	\$3,675	\$3,101	\$600,000	\$618,181	\$3,675	\$2,587	\$600,000	\$707,366	\$2,179	\$2,751	\$2,155	\$2,751	\$2,197	\$2,961
\$700,000	\$864,360	\$4,370	\$3,618	\$700,000	\$721,211	\$4,370	\$3,019	\$700,000	\$825,261	\$2,545	\$3,245	\$2,521	\$3,245	\$2,563	\$3,454
\$800,000	\$987,840	\$5,065	\$4,134	\$800,000	\$824,241	\$5,065	\$3,450	\$800,000	\$943,155	\$2,911	\$3,738	\$2,887	\$3,738	\$2,929	\$3,947
\$900,000	\$1,111,320	\$5,760	\$4,651	\$900,000	\$927,271	\$5,760	\$3,881	\$900,000	\$1,061,050	\$3,277	\$4,232	\$3,254	\$4,232	\$3,295	\$4,441
\$1,000,000	\$1,234,800	\$6,454	\$5,168	\$1,000,000	\$1,030,301	\$6,454	\$4,312	\$1,000,000	\$1,178,944	\$3,644	\$4,725	\$3,620	\$4,725	\$3,661	\$4,934
\$2,000,000	\$2,469,600	\$13,402	\$10,336	\$2,000,000	\$2,060,602	\$13,402	\$8,624	\$2,000,000	\$2,357,888	\$7,305	\$9,659	\$7,281	\$9,659	\$7,323	\$9,869
\$3,000,000	\$3,704,400	\$20,349	\$15,504	\$3,000,000	\$3,090,903	\$20,349	\$12,936	\$3,000,000	\$3,536,832	\$10,966	\$14,594	\$10,942	\$14,594	\$10,984	\$14,803
\$4,000,000	\$4,939,200	\$27,296	\$20,672	\$4,000,000	\$4,121,204	\$27,296	\$17,249	\$4,000,000	\$4,715,776	\$14,627	\$19,528	\$14,604	\$19,528	\$14,645	\$19,737
\$5,000,000	\$6,174,000	\$34,243	\$25,840	\$5,000,000	\$5,151,505	\$34,243	\$21,561	\$5,000,000	\$5,894,720	\$18,289	\$24,462	\$18,265	\$24,462	\$18,307	\$24,671
\$6,000,000	\$7,408,800	\$41,190	\$31,008	\$6,000,000	\$6,181,806	\$41,190	\$25,873	\$6,000,000	\$7,073,664	\$21,950	\$29,396	\$21,926	\$29,396	\$21,968	\$29,606
\$7,000,000	\$8,643,600	\$48,138	\$36,176	\$7,000,000	\$7,212,107	\$48,138	\$30,185	\$7,000,000	\$8,252,608	\$25,611	\$34,331	\$25,588	\$34,331	\$25,629	\$34,540
\$8,000,000	\$9,878,400	\$55,085	\$41,344	\$8,000,000	\$8,242,408	\$55,085	\$34,497	\$8,000,000	\$9,431,552	\$29,273	\$39,265	\$29,249	\$39,265	\$29,290	\$39,474
\$9,000,000	\$11,113,200	\$62,032	\$46,512	\$9,000,000	\$9,272,709	\$62,032	\$38,809	\$9,000,000	\$10,610,496	\$32,934	\$44,199	\$32,910	\$44,199	\$32,952	\$44,408
\$10,000,000	\$12,348,000	\$68,979	\$51,680	\$10,000,000	\$10,303,010	\$68,979	\$43,121	\$10,000,000	\$11,789,440	\$36,595	\$49,133	\$36,572	\$49,133	\$36,613	\$49,343
\$15,000,000	\$18,522,000	\$103,715	\$77,521	\$15,000,000	\$15,454,515	\$103,715	\$64,682	\$15,000,000	\$17,684,160	\$54,902	\$73,805	\$54,878	\$73,805	\$54,920	\$74,014
\$20,000,000	\$24,696,000	\$138,451	\$103,361	\$20,000,000	\$20,606,020	\$138,451	\$86,243	\$20,000,000	\$23,578,880	\$73,208	\$98,476	\$73,185	\$98,476	\$73,226	\$98,685
\$25,000,000	\$30,870,000	\$173,188	\$129,201	\$25,000,000	\$25,757,525	\$173,188	\$107,804	\$25,000,000	\$29,473,600	\$91,515	\$123,147	\$91,491	\$123,147	\$91,533	\$123,357
\$30,000,000	\$37,044,000	\$207,924	\$155,041	\$30,000,000	\$30,909,030	\$207,924	\$129,364	\$30,000,000	\$35,368,320	\$109,821	\$147,819	\$109,798	\$147,819	\$109,839	\$148,028
\$35,000,000	\$43,218,000	\$242,660	\$180,882	\$35,000,000	\$36,060,535	\$242,660	\$150,925	\$35,000,000	\$41,263,040	\$128,128	\$172,490	\$128,104	\$172,490	\$128,146	\$172,699
\$40,000,000	\$49,392,000	\$277,396	\$206,722	\$40,000,000	\$41,212,040	\$277,396	\$172,486	\$40,000,000	\$47,157,760	\$146,434	\$197,162	\$146,411	\$197,162	\$146,452	\$197,371
\$45,000,000	\$55,566,000	\$312,132	\$232,562	\$45,000,000	\$46,363,545	\$312,132	\$194,047	\$45,000,000	\$53,052,480	\$164,741	\$221,833	\$164,717	\$221,833	\$164,759	\$222,042
\$50,000,000	\$61,740,000	\$346,868	\$258,402	\$50,000,000	\$51,515,050	\$346,868	\$215,607	\$50,000,000	\$58,947,200	\$183,048	\$246,504	\$183,024	\$246,504	\$183,065	\$246,713

CITY OF KELLEY, 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	\$75	41.15%	\$33	17.78%	(\$128)	(77.35%)	(\$104)	(73.54%)	\$64	34.77%
\$100,000	\$151	41.15%	\$65	17.78%	(\$64)	(18.43%)	(\$40)	(12.45%)	\$127	34.77%
\$150,000	\$226	41.15%	\$98	17.78%	(\$1)	(0.11%)	\$23	4.58%	\$191	34.77%
\$200,000	\$137	15.29%	(\$34)	(3.81%)	\$63	8.83%	\$87	12.58%	\$255	34.77%
\$250,000	\$48	3.87%	(\$166)	(13.34%)	\$127	14.12%	\$151	17.23%	\$318	34.77%
\$300,000	(\$41)	(2.57%)	(\$298)	(18.70%)	\$190	17.62%	\$214	20.27%	\$382	34.77%
\$400,000	(\$219)	(9.57%)	(\$561)	(24.55%)	\$318	21.96%	\$341	24.00%	\$509	34.77%
\$500,000	(\$397)	(13.31%)	(\$825)	(27.67%)	\$445	24.54%	\$469	26.20%	\$636	34.77%
\$600,000	(\$575)	(15.63%)	(\$1,088)	(29.61%)	\$572	26.26%	\$596	27.66%	\$764	34.77%
\$700,000	(\$753)	(17.22%)	(\$1,352)	(30.93%)	\$700	27.49%	\$723	28.69%	\$891	34.77%
\$800,000	(\$930)	(18.37%)	(\$1,615)	(31.89%)	\$827	28.40%	\$851	29.46%	\$1,018	34.77%
\$900,000	(\$1,108)	(19.24%)	(\$1,879)	(32.62%)	\$954	29.11%	\$978	30.06%	\$1,146	34.77%
\$1,000,000	(\$1,286)	(19.93%)	(\$2,142)	(33.19%)	\$1,081	29.68%	\$1,105	30.53%	\$1,273	34.77%
\$2,000,000	(\$3,065)	(22.87%)	(\$4,777)	(35.65%)	\$2,354	32.23%	\$2,378	32.66%	\$2,546	34.77%
\$3,000,000	(\$4,845)	(23.81%)	(\$7,412)	(36.43%)	\$3,627	33.08%	\$3,651	33.37%	\$3,819	34.77%
\$4,000,000	(\$6,624)	(24.27%)	(\$10,047)	(36.81%)	\$4,900	33.50%	\$4,924	33.72%	\$5,092	34.77%
\$5,000,000	(\$8,403)	(24.54%)	(\$12,682)	(37.04%)	\$6,173	33.75%	\$6,197	33.93%	\$6,365	34.77%
\$6,000,000	(\$10,182)	(24.72%)	(\$15,318)	(37.19%)	\$7,446	33.92%	\$7,470	34.07%	\$7,638	34.77%
\$7,000,000	(\$11,961)	(24.85%)	(\$17,953)	(37.29%)	\$8,719	34.04%	\$8,743	34.17%	\$8,911	34.77%
\$8,000,000	(\$13,740)	(24.94%)	(\$20,588)	(37.37%)	\$9,992	34.13%	\$10,016	34.24%	\$10,184	34.77%
\$9,000,000	(\$15,520)	(25.02%)	(\$23,223)	(37.44%)	\$11,265	34.21%	\$11,289	34.30%	\$11,457	34.77%
\$10,000,000	(\$17,299)	(25.08%)	(\$25,858)	(37.49%)	\$12,538	34.26%	\$12,562	34.35%	\$12,730	34.77%
\$15,000,000	(\$26,195)	(25.26%)	(\$39,033)	(37.63%)	\$18,903	34.43%	\$18,927	34.49%	\$19,094	34.77%
\$20,000,000	(\$35,091)	(25.35%)	(\$52,208)	(37.71%)	\$25,268	34.51%	\$25,292	34.56%	\$25,459	34.77%
\$25,000,000	(\$43,986)	(25.40%)	(\$65,384)	(37.75%)	\$31,633	34.57%	\$31,656	34.60%	\$31,824	34.77%
\$30,000,000	(\$52,882)	(25.43%)	(\$78,559)	(37.78%)	\$37,997	34.60%	\$38,021	34.63%	\$38,189	34.77%
\$35,000,000	(\$61,778)	(25.46%)	(\$91,734)	(37.80%)	\$44,362	34.62%	\$44,386	34.65%	\$44,554	34.77%
\$40,000,000	(\$70,674)	(25.48%)	(\$104,910)	(37.82%)	\$50,727	34.64%	\$50,751	34.66%	\$50,919	34.77%
\$45,000,000	(\$79,570)	(25.49%)	(\$118,085)	(37.83%)	\$57,092	34.66%	\$57,116	34.67%	\$57,283	34.77%
\$50,000,000	(\$88,466)	(25.50%)	(\$131,260)	(37.84%)	\$63,457	34.67%	\$63,480	34.68%	\$63,648	34.77%