

CITY OF KEOKUK, 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	\$8.37000	\$2,603,401	\$0	\$2,603,401	
2026-27	\$5.63643	\$2,655,469	\$7,877	\$2,663,346	2.3%
2027-28	\$5.67091	\$2,676,664	\$7,925	\$2,684,589	0.8%
2028-29	\$5.55174	\$2,738,279	\$7,758	\$2,746,037	2.3%
2029-30	\$5.58136	\$2,759,768	\$7,800	\$2,767,568	0.8%
2030-31	\$5.46009	\$2,822,917	\$7,630	\$2,830,548	2.3%
2031-32	\$5.48914	\$2,844,702	\$7,671	\$2,852,373	0.8%
2032-33	\$5.37003	\$2,909,419	\$7,504	\$2,916,923	2.3%
2033-34	\$5.39852	\$2,931,509	\$7,544	\$2,939,053	0.8%
2034-35	\$5.28152	\$2,997,833	\$7,381	\$3,005,214	2.3%
2035-36	\$5.30947	\$3,020,242	\$7,420	\$3,027,662	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	\$767,125,155	\$311,039,533	\$38,986,120	\$350,025,653
2026-27	\$706,458,238	\$472,523,882	\$43,974,372	\$516,498,255
2027-28	\$707,485,809	\$473,396,495	\$44,129,331	\$517,525,826
2028-29	\$731,069,428	\$494,626,436	\$46,483,009	\$541,109,445
2029-30	\$732,456,979	\$495,859,028	\$46,637,968	\$542,496,996
2030-31	\$757,483,861	\$518,406,801	\$49,117,077	\$567,523,878
2031-32	\$758,871,413	\$519,639,393	\$49,272,036	\$568,911,430
2032-33	\$785,028,508	\$543,185,676	\$51,882,849	\$595,068,525
2033-34	\$786,416,059	\$544,418,268	\$52,037,808	\$596,456,076
2034-35	\$813,752,364	\$569,005,471	\$54,786,910	\$623,792,381
2035-36	\$815,139,915	\$570,238,063	\$54,941,869	\$625,179,932

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	49.45%	-1.68%	47.77%	22.57%	15.41%	12.16%
2026-27	77.16%	-22.17%	54.99%	22.90%	12.21%	8.24%
2027-28	77.15%	-22.22%	54.92%	23.01%	12.18%	8.22%
2028-29	76.87%	-21.35%	55.52%	23.26%	11.77%	7.86%
2029-30	76.81%	-21.33%	55.49%	23.35%	11.74%	7.84%
2030-31	76.49%	-20.41%	56.08%	23.58%	11.33%	7.50%
2031-32	76.44%	-20.39%	56.05%	23.67%	11.31%	7.48%
2032-33	76.13%	-19.52%	56.61%	23.89%	10.92%	7.15%
2033-34	76.07%	-19.50%	56.57%	23.97%	10.89%	7.13%
2034-35	75.77%	-18.67%	57.10%	24.20%	10.52%	6.82%
2035-36	75.72%	-18.66%	57.06%	24.27%	10.49%	6.81%

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 KEOKUK, 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	\$311,039,533	\$8.37000	\$2,603,401
2026-27	\$472,523,882	\$5.63643	\$2,663,346
2027-28	\$473,396,495	\$5.67091	\$2,684,589
2028-29	\$494,626,436	\$5.55174	\$2,746,037
2029-30	\$495,859,028	\$5.58136	\$2,767,568
2030-31	\$518,406,801	\$5.46009	\$2,830,548
2031-32	\$519,639,393	\$5.48914	\$2,852,373
2032-33	\$543,185,676	\$5.37003	\$2,916,923
2033-34	\$544,418,268	\$5.39852	\$2,939,053
2034-35	\$569,005,471	\$5.28152	\$3,005,214
2035-36	\$570,238,063	\$5.30947	\$3,027,662

CITY OF KEOKUK, 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	\$311,039,533	\$8.37000	\$2,603,401
2026-27	\$316,825,426	\$8.37000	\$2,651,829
2027-28	\$321,194,145	\$8.37000	\$2,688,395
2028-29	\$330,118,029	\$8.10000	\$2,673,956
2029-30	\$334,855,531	\$8.10000	\$2,712,330
2030-31	\$344,246,248	\$8.10000	\$2,788,395
2031-32	\$349,208,201	\$8.10000	\$2,828,586
2032-33	\$359,089,445	\$8.10000	\$2,908,625
2033-34	\$364,288,339	\$8.10000	\$2,950,736
2034-35	\$374,685,507	\$8.10000	\$3,034,953
2035-36	\$380,133,119	\$8.10000	\$3,079,078

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	\$155,698,456	(\$2.73357)	\$11,517
2027-28	\$152,202,350	(\$2.69909)	-\$3,806
2028-29	\$164,508,407	(\$2.54826)	\$72,081
2029-30	\$161,003,497	(\$2.51864)	\$55,238
2030-31	\$174,160,553	(\$2.63991)	\$42,153
2031-32	\$170,431,192	(\$2.61086)	\$23,787
2032-33	\$184,096,231	(\$2.72997)	\$8,299
2033-34	\$180,129,929	(\$2.70148)	-\$11,683
2034-35	\$194,319,964	(\$2.81848)	-\$29,739
2035-36	\$190,104,945	(\$2.79053)	-\$51,416

CITY OF KEOKUK, 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	\$199	\$337	\$50,000	\$51,515	\$199	\$281	\$50,000	\$58,947	\$179	\$49	\$153	\$49	\$199	\$322
\$100,000	\$123,480	\$397	\$674	\$100,000	\$103,030	\$397	\$563	\$100,000	\$117,894	\$378	\$371	\$352	\$371	\$397	\$644
\$150,000	\$185,220	\$596	\$1,011	\$150,000	\$154,545	\$596	\$844	\$150,000	\$176,842	\$576	\$693	\$550	\$693	\$596	\$966
\$200,000	\$246,960	\$972	\$1,348	\$200,000	\$206,060	\$972	\$1,125	\$200,000	\$235,789	\$775	\$1,014	\$749	\$1,014	\$794	\$1,287
\$250,000	\$308,700	\$1,349	\$1,686	\$250,000	\$257,575	\$1,349	\$1,406	\$250,000	\$294,736	\$973	\$1,336	\$947	\$1,336	\$993	\$1,609
\$300,000	\$370,440	\$1,725	\$2,023	\$300,000	\$309,090	\$1,725	\$1,688	\$300,000	\$353,683	\$1,172	\$1,658	\$1,146	\$1,658	\$1,191	\$1,931
\$400,000	\$493,920	\$2,479	\$2,697	\$400,000	\$412,120	\$2,479	\$2,250	\$400,000	\$471,578	\$1,569	\$2,302	\$1,543	\$2,302	\$1,588	\$2,575
\$500,000	\$617,400	\$3,232	\$3,371	\$500,000	\$515,151	\$3,232	\$2,813	\$500,000	\$589,472	\$1,966	\$2,946	\$1,940	\$2,946	\$1,985	\$3,219
\$600,000	\$740,880	\$3,985	\$4,045	\$600,000	\$618,181	\$3,985	\$3,375	\$600,000	\$707,366	\$2,363	\$3,589	\$2,337	\$3,589	\$2,382	\$3,862
\$700,000	\$864,360	\$4,739	\$4,719	\$700,000	\$721,211	\$4,739	\$3,938	\$700,000	\$825,261	\$2,760	\$4,233	\$2,734	\$4,233	\$2,779	\$4,506
\$800,000	\$987,840	\$5,492	\$5,394	\$800,000	\$824,241	\$5,492	\$4,500	\$800,000	\$943,155	\$3,157	\$4,877	\$3,131	\$4,877	\$3,176	\$5,150
\$900,000	\$1,111,320	\$6,245	\$6,068	\$900,000	\$927,271	\$6,245	\$5,063	\$900,000	\$1,061,050	\$3,554	\$5,520	\$3,528	\$5,520	\$3,573	\$5,793
\$1,000,000	\$1,234,800	\$6,999	\$6,742	\$1,000,000	\$1,030,301	\$6,999	\$5,626	\$1,000,000	\$1,178,944	\$3,951	\$6,164	\$3,925	\$6,164	\$3,970	\$6,437
\$2,000,000	\$2,469,600	\$14,532	\$13,484	\$2,000,000	\$2,060,602	\$14,532	\$11,251	\$2,000,000	\$2,357,888	\$7,921	\$12,601	\$7,895	\$12,601	\$7,940	\$12,874
\$3,000,000	\$3,704,400	\$22,065	\$20,226	\$3,000,000	\$3,090,903	\$22,065	\$16,877	\$3,000,000	\$3,536,832	\$11,891	\$19,038	\$11,865	\$19,038	\$11,910	\$19,311
\$4,000,000	\$4,939,200	\$29,598	\$26,968	\$4,000,000	\$4,121,204	\$29,598	\$22,502	\$4,000,000	\$4,715,776	\$15,861	\$25,476	\$15,835	\$25,476	\$15,880	\$25,749
\$5,000,000	\$6,174,000	\$37,131	\$33,711	\$5,000,000	\$5,151,505	\$37,131	\$28,128	\$5,000,000	\$5,894,720	\$19,831	\$31,913	\$19,805	\$31,913	\$19,850	\$32,186
\$6,000,000	\$7,408,800	\$44,664	\$40,453	\$6,000,000	\$6,181,806	\$44,664	\$33,753	\$6,000,000	\$7,073,664	\$23,801	\$38,350	\$23,775	\$38,350	\$23,820	\$38,623
\$7,000,000	\$8,643,600	\$52,197	\$47,195	\$7,000,000	\$7,212,107	\$52,197	\$39,379	\$7,000,000	\$8,252,608	\$27,771	\$44,787	\$27,745	\$44,787	\$27,790	\$45,060
\$8,000,000	\$9,878,400	\$59,730	\$53,937	\$8,000,000	\$8,242,408	\$59,730	\$45,004	\$8,000,000	\$9,431,552	\$31,741	\$51,224	\$31,715	\$51,224	\$31,760	\$51,497
\$9,000,000	\$11,113,200	\$67,263	\$60,679	\$9,000,000	\$9,272,709	\$67,263	\$50,630	\$9,000,000	\$10,610,496	\$35,711	\$57,661	\$35,685	\$57,661	\$35,730	\$57,934
\$10,000,000	\$12,348,000	\$74,796	\$67,421	\$10,000,000	\$10,303,010	\$74,796	\$56,255	\$10,000,000	\$11,789,440	\$39,681	\$64,098	\$39,655	\$64,098	\$39,700	\$64,371
\$15,000,000	\$18,522,000	\$112,461	\$101,132	\$15,000,000	\$15,454,515	\$112,461	\$84,383	\$15,000,000	\$17,684,160	\$59,531	\$96,284	\$59,505	\$96,284	\$59,550	\$96,557
\$20,000,000	\$24,696,000	\$150,126	\$134,842	\$20,000,000	\$20,606,020	\$150,126	\$112,511	\$20,000,000	\$23,578,880	\$79,381	\$128,470	\$79,355	\$128,470	\$79,400	\$128,743
\$25,000,000	\$30,870,000	\$187,791	\$168,553	\$25,000,000	\$25,757,525	\$187,791	\$140,638	\$25,000,000	\$29,473,600	\$99,231	\$160,656	\$99,206	\$160,656	\$99,251	\$160,929
\$30,000,000	\$37,044,000	\$225,456	\$202,264	\$30,000,000	\$30,909,030	\$225,456	\$168,766	\$30,000,000	\$35,368,320	\$119,081	\$192,841	\$119,056	\$192,841	\$119,101	\$193,114
\$35,000,000	\$43,218,000	\$263,121	\$235,974	\$35,000,000	\$36,060,535	\$263,121	\$196,894	\$35,000,000	\$41,263,040	\$138,932	\$225,027	\$138,906	\$225,027	\$138,951	\$225,300
\$40,000,000	\$49,392,000	\$300,786	\$269,685	\$40,000,000	\$41,212,040	\$300,786	\$225,021	\$40,000,000	\$47,157,760	\$158,782	\$257,213	\$158,756	\$257,213	\$158,801	\$257,486
\$45,000,000	\$55,566,000	\$338,451	\$303,395	\$45,000,000	\$46,363,545	\$338,451	\$253,149	\$45,000,000	\$53,052,480	\$178,632	\$289,398	\$178,606	\$289,398	\$178,651	\$289,671
\$50,000,000	\$61,740,000	\$376,116	\$337,106	\$50,000,000	\$51,515,050	\$376,116	\$281,277	\$50,000,000	\$58,947,200	\$198,482	\$321,584	\$198,456	\$321,584	\$198,501	\$321,857

CITY OF KEOKUK, 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	\$139	69.83%	\$83	41.70%	(\$130)	(72.75%)	(\$105)	(68.16%)	\$123	62.14%
\$100,000	\$277	69.83%	\$166	41.70%	(\$7)	(1.86%)	\$19	5.33%	\$247	62.14%
\$150,000	\$416	69.83%	\$248	41.70%	\$116	20.19%	\$142	25.82%	\$370	62.14%
\$200,000	\$376	38.70%	\$153	15.73%	\$240	30.94%	\$265	35.45%	\$493	62.14%
\$250,000	\$337	24.96%	\$58	4.27%	\$363	37.30%	\$389	41.04%	\$617	62.14%
\$300,000	\$297	17.22%	(\$38)	(2.19%)	\$486	41.51%	\$512	44.70%	\$740	62.14%
\$400,000	\$218	8.80%	(\$229)	(9.22%)	\$733	46.73%	\$759	49.19%	\$987	62.14%
\$500,000	\$139	4.30%	(\$419)	(12.97%)	\$980	49.84%	\$1,006	51.84%	\$1,234	62.14%
\$600,000	\$60	1.50%	(\$610)	(15.31%)	\$1,227	51.91%	\$1,252	53.59%	\$1,480	62.14%
\$700,000	(\$19)	(0.40%)	(\$801)	(16.90%)	\$1,473	53.38%	\$1,499	54.83%	\$1,727	62.14%
\$800,000	(\$98)	(1.79%)	(\$992)	(18.05%)	\$1,720	54.48%	\$1,746	55.76%	\$1,974	62.14%
\$900,000	(\$177)	(2.84%)	(\$1,182)	(18.93%)	\$1,967	55.34%	\$1,992	56.48%	\$2,220	62.14%
\$1,000,000	(\$256)	(3.66%)	(\$1,373)	(19.62%)	\$2,213	56.02%	\$2,239	57.05%	\$2,467	62.14%
\$2,000,000	(\$1,047)	(7.21%)	(\$3,280)	(22.57%)	\$4,680	59.09%	\$4,706	59.61%	\$4,934	62.14%
\$3,000,000	(\$1,838)	(8.33%)	(\$5,188)	(23.51%)	\$7,148	60.11%	\$7,173	60.46%	\$7,401	62.14%
\$4,000,000	(\$2,629)	(8.88%)	(\$7,095)	(23.97%)	\$9,615	60.62%	\$9,641	60.88%	\$9,868	62.14%
\$5,000,000	(\$3,420)	(9.21%)	(\$9,003)	(24.25%)	\$12,082	60.92%	\$12,108	61.13%	\$12,336	62.14%
\$6,000,000	(\$4,211)	(9.43%)	(\$10,910)	(24.43%)	\$14,549	61.13%	\$14,575	61.30%	\$14,803	62.14%
\$7,000,000	(\$5,002)	(9.58%)	(\$12,818)	(24.56%)	\$17,016	61.27%	\$17,042	61.42%	\$17,270	62.14%
\$8,000,000	(\$5,793)	(9.70%)	(\$14,725)	(24.65%)	\$19,483	61.38%	\$19,509	61.51%	\$19,737	62.14%
\$9,000,000	(\$6,583)	(9.79%)	(\$16,633)	(24.73%)	\$21,950	61.47%	\$21,976	61.58%	\$22,204	62.14%
\$10,000,000	(\$7,374)	(9.86%)	(\$18,540)	(24.79%)	\$24,417	61.53%	\$24,443	61.64%	\$24,671	62.14%
\$15,000,000	(\$11,329)	(10.07%)	(\$28,078)	(24.97%)	\$36,753	61.74%	\$36,779	61.81%	\$37,007	62.14%
\$20,000,000	(\$15,283)	(10.18%)	(\$37,615)	(25.06%)	\$49,089	61.84%	\$49,114	61.89%	\$49,342	62.14%
\$25,000,000	(\$19,238)	(10.24%)	(\$47,152)	(25.11%)	\$61,424	61.90%	\$61,450	61.94%	\$61,678	62.14%
\$30,000,000	(\$23,192)	(10.29%)	(\$56,689)	(25.14%)	\$73,760	61.94%	\$73,786	61.98%	\$74,013	62.14%
\$35,000,000	(\$27,146)	(10.32%)	(\$66,227)	(25.17%)	\$86,095	61.97%	\$86,121	62.00%	\$86,349	62.14%
\$40,000,000	(\$31,101)	(10.34%)	(\$75,764)	(25.19%)	\$98,431	61.99%	\$98,457	62.02%	\$98,685	62.14%
\$45,000,000	(\$35,055)	(10.36%)	(\$85,301)	(25.20%)	\$110,766	62.01%	\$110,792	62.03%	\$111,020	62.14%
\$50,000,000	(\$39,010)	(10.37%)	(\$94,839)	(25.22%)	\$123,102	62.02%	\$123,128	62.04%	\$123,356	62.14%