

CITY OF KEYSTONE, 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	\$6.27528	\$173,900	\$0	\$173,900	
2026-27	\$3.51536	\$177,378	\$6,758	\$184,137	5.9%
2027-28	\$3.60145	\$187,819	\$6,924	\$194,743	5.8%
2028-29	\$3.51559	\$198,638	\$6,759	\$205,397	5.5%
2029-30	\$3.59850	\$209,504	\$6,918	\$216,422	5.4%
2030-31	\$3.51059	\$220,751	\$6,749	\$227,500	5.1%
2031-32	\$3.59214	\$232,049	\$6,906	\$238,955	5.0%
2032-33	\$3.50401	\$243,735	\$6,736	\$250,471	4.8%
2033-34	\$3.58435	\$255,480	\$6,891	\$262,371	4.8%
2034-35	\$3.49611	\$267,619	\$6,721	\$274,340	4.6%
2035-36	\$3.57536	\$279,827	\$6,874	\$286,701	4.5%

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	\$56,930,837	\$27,711,949	\$0	\$27,711,949
2026-27	\$54,585,457	\$52,380,632	\$0	\$52,380,632
2027-28	\$56,278,335	\$54,073,510	\$0	\$54,073,510
2028-29	\$60,629,334	\$58,424,509	\$0	\$58,424,509
2029-30	\$62,347,212	\$60,142,387	\$0	\$60,142,387
2030-31	\$67,008,648	\$64,803,823	\$0	\$64,803,823
2031-32	\$68,726,526	\$66,521,701	\$0	\$66,521,701
2032-33	\$73,686,081	\$71,481,256	\$0	\$71,481,256
2033-34	\$75,403,959	\$73,199,134	\$0	\$73,199,134
2034-35	\$80,674,888	\$78,470,063	\$0	\$78,470,063
2035-36	\$82,392,766	\$80,187,941	\$0	\$80,187,941

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	80.74%	-1.91%	78.83%	19.56%	0.00%	1.62%
2026-27	99.92%	-19.74%	80.18%	18.24%	0.00%	0.85%
2027-28	98.49%	-19.54%	78.96%	19.52%	0.00%	0.83%
2028-29	96.38%	-18.44%	77.94%	20.68%	0.00%	0.77%
2029-30	95.16%	-18.25%	76.91%	21.76%	0.00%	0.74%
2030-31	93.27%	-17.22%	76.05%	22.75%	0.00%	0.69%
2031-32	92.24%	-17.08%	75.17%	23.67%	0.00%	0.67%
2032-33	90.56%	-16.15%	74.41%	24.53%	0.00%	0.63%
2033-34	89.70%	-16.05%	73.65%	25.32%	0.00%	0.61%
2034-35	88.19%	-15.21%	72.98%	26.08%	0.00%	0.57%
2035-36	87.45%	-15.14%	72.31%	26.77%	0.00%	0.56%

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 KEYSTONE, 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	\$27,711,949	\$6.27528	\$173,900
2026-27	\$52,380,632	\$3.51536	\$184,137
2027-28	\$54,073,510	\$3.60145	\$194,743
2028-29	\$58,424,509	\$3.51559	\$205,397
2029-30	\$60,142,387	\$3.59850	\$216,422
2030-31	\$64,803,823	\$3.51059	\$227,500
2031-32	\$66,521,701	\$3.59214	\$238,955
2032-33	\$71,481,256	\$3.50401	\$250,471
2033-34	\$73,199,134	\$3.58435	\$262,371
2034-35	\$78,470,063	\$3.49611	\$274,340
2035-36	\$80,187,941	\$3.57536	\$286,701

CITY OF KEYSTONE, 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	\$27,711,949	\$6.27528	\$173,900
2026-27	\$29,421,132	\$6.09251	\$179,248
2027-28	\$31,031,519	\$5.97305	\$185,353
2028-29	\$33,230,089	\$5.97305	\$198,485
2029-30	\$34,888,810	\$5.97305	\$208,392
2030-31	\$37,243,810	\$5.97305	\$222,459
2031-32	\$38,953,329	\$5.97305	\$232,670
2032-33	\$41,472,804	\$5.97305	\$247,719
2033-34	\$43,235,896	\$5.97305	\$258,250
2034-35	\$45,928,371	\$5.97305	\$274,332
2035-36	\$47,747,762	\$5.97305	\$285,200

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	\$22,959,500	(\$2.57715)	\$4,888
2027-28	\$23,041,991	(\$2.37160)	\$9,390
2028-29	\$25,194,420	(\$2.45746)	\$6,912
2029-30	\$25,253,577	(\$2.37455)	\$8,030
2030-31	\$27,560,013	(\$2.46246)	\$5,041
2031-32	\$27,568,371	(\$2.38091)	\$6,285
2032-33	\$30,008,452	(\$2.46904)	\$2,752
2033-34	\$29,963,238	(\$2.38870)	\$4,121
2034-35	\$32,541,692	(\$2.47694)	\$8
2035-36	\$32,440,179	(\$2.39769)	\$1,501

CITY OF KEYSTONE, 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	\$149	\$217	\$50,000	\$51,515	\$149	\$181	\$50,000	\$58,947	\$134	\$31	\$115	\$31	\$149	\$207
\$100,000	\$123,480	\$298	\$433	\$100,000	\$103,030	\$298	\$362	\$100,000	\$117,894	\$283	\$238	\$264	\$238	\$298	\$414
\$150,000	\$185,220	\$446	\$650	\$150,000	\$154,545	\$446	\$543	\$150,000	\$176,842	\$432	\$445	\$413	\$445	\$446	\$621
\$200,000	\$246,960	\$729	\$867	\$200,000	\$206,060	\$729	\$723	\$200,000	\$235,789	\$581	\$652	\$562	\$652	\$595	\$828
\$250,000	\$308,700	\$1,011	\$1,084	\$250,000	\$257,575	\$1,011	\$904	\$250,000	\$294,736	\$730	\$859	\$710	\$859	\$744	\$1,035
\$300,000	\$370,440	\$1,294	\$1,300	\$300,000	\$309,090	\$1,294	\$1,085	\$300,000	\$353,683	\$879	\$1,066	\$859	\$1,066	\$893	\$1,242
\$400,000	\$493,920	\$1,858	\$1,734	\$400,000	\$412,120	\$1,858	\$1,447	\$400,000	\$471,578	\$1,176	\$1,480	\$1,157	\$1,480	\$1,191	\$1,656
\$500,000	\$617,400	\$2,423	\$2,167	\$500,000	\$515,151	\$2,423	\$1,808	\$500,000	\$589,472	\$1,474	\$1,894	\$1,454	\$1,894	\$1,488	\$2,069
\$600,000	\$740,880	\$2,988	\$2,601	\$600,000	\$618,181	\$2,988	\$2,170	\$600,000	\$707,366	\$1,771	\$2,308	\$1,752	\$2,308	\$1,786	\$2,483
\$700,000	\$864,360	\$3,553	\$3,034	\$700,000	\$721,211	\$3,553	\$2,532	\$700,000	\$825,261	\$2,069	\$2,722	\$2,050	\$2,722	\$2,084	\$2,897
\$800,000	\$987,840	\$4,118	\$3,468	\$800,000	\$824,241	\$4,118	\$2,894	\$800,000	\$943,155	\$2,367	\$3,136	\$2,347	\$3,136	\$2,381	\$3,311
\$900,000	\$1,111,320	\$4,682	\$3,901	\$900,000	\$927,271	\$4,682	\$3,255	\$900,000	\$1,061,050	\$2,664	\$3,549	\$2,645	\$3,549	\$2,679	\$3,725
\$1,000,000	\$1,234,800	\$5,247	\$4,335	\$1,000,000	\$1,030,301	\$5,247	\$3,617	\$1,000,000	\$1,178,944	\$2,962	\$3,963	\$2,943	\$3,963	\$2,976	\$4,139
\$2,000,000	\$2,469,600	\$10,895	\$8,670	\$2,000,000	\$2,060,602	\$10,895	\$7,234	\$2,000,000	\$2,357,888	\$5,938	\$8,102	\$5,919	\$8,102	\$5,953	\$8,278
\$3,000,000	\$3,704,400	\$16,543	\$13,005	\$3,000,000	\$3,090,903	\$16,543	\$10,851	\$3,000,000	\$3,536,832	\$8,915	\$12,241	\$8,896	\$12,241	\$8,929	\$12,416
\$4,000,000	\$4,939,200	\$22,190	\$17,340	\$4,000,000	\$4,121,204	\$22,190	\$14,468	\$4,000,000	\$4,715,776	\$11,891	\$16,380	\$11,872	\$16,380	\$11,906	\$16,555
\$5,000,000	\$6,174,000	\$27,838	\$21,674	\$5,000,000	\$5,151,505	\$27,838	\$18,085	\$5,000,000	\$5,894,720	\$14,868	\$20,518	\$14,849	\$20,518	\$14,882	\$20,694
\$6,000,000	\$7,408,800	\$33,486	\$26,009	\$6,000,000	\$6,181,806	\$33,486	\$21,702	\$6,000,000	\$7,073,664	\$17,844	\$24,657	\$17,825	\$24,657	\$17,859	\$24,833
\$7,000,000	\$8,643,600	\$39,134	\$30,344	\$7,000,000	\$7,212,107	\$39,134	\$25,319	\$7,000,000	\$8,252,608	\$20,821	\$28,796	\$20,801	\$28,796	\$20,835	\$28,972
\$8,000,000	\$9,878,400	\$44,781	\$34,679	\$8,000,000	\$8,242,408	\$44,781	\$28,936	\$8,000,000	\$9,431,552	\$23,797	\$32,935	\$23,778	\$32,935	\$23,812	\$33,110
\$9,000,000	\$11,113,200	\$50,429	\$39,014	\$9,000,000	\$9,272,709	\$50,429	\$32,553	\$9,000,000	\$10,610,496	\$26,774	\$37,074	\$26,754	\$37,074	\$26,788	\$37,249
\$10,000,000	\$12,348,000	\$56,077	\$43,349	\$10,000,000	\$10,303,010	\$56,077	\$36,170	\$10,000,000	\$11,789,440	\$29,750	\$41,212	\$29,731	\$41,212	\$29,765	\$41,388
\$15,000,000	\$18,522,000	\$84,316	\$65,023	\$15,000,000	\$15,454,515	\$84,316	\$54,254	\$15,000,000	\$17,684,160	\$44,633	\$61,906	\$44,613	\$61,906	\$44,647	\$62,082
\$20,000,000	\$24,696,000	\$112,554	\$86,698	\$20,000,000	\$20,606,020	\$112,554	\$72,339	\$20,000,000	\$23,578,880	\$59,515	\$82,600	\$59,496	\$82,600	\$59,529	\$82,776
\$25,000,000	\$30,870,000	\$140,793	\$108,372	\$25,000,000	\$25,757,525	\$140,793	\$90,424	\$25,000,000	\$29,473,600	\$74,397	\$103,294	\$74,378	\$103,294	\$74,412	\$103,470
\$30,000,000	\$37,044,000	\$169,032	\$130,046	\$30,000,000	\$30,909,030	\$169,032	\$108,509	\$30,000,000	\$35,368,320	\$89,280	\$123,988	\$89,260	\$123,988	\$89,294	\$124,164
\$35,000,000	\$43,218,000	\$197,271	\$151,721	\$35,000,000	\$36,060,535	\$197,271	\$126,594	\$35,000,000	\$41,263,040	\$104,162	\$144,682	\$104,143	\$144,682	\$104,176	\$144,858
\$40,000,000	\$49,392,000	\$225,509	\$173,395	\$40,000,000	\$41,212,040	\$225,509	\$144,679	\$40,000,000	\$47,157,760	\$119,044	\$165,376	\$119,025	\$165,376	\$119,059	\$165,552
\$45,000,000	\$55,566,000	\$253,748	\$195,069	\$45,000,000	\$46,363,545	\$253,748	\$162,763	\$45,000,000	\$53,052,480	\$133,927	\$186,070	\$133,907	\$186,070	\$133,941	\$186,246
\$50,000,000	\$61,740,000	\$281,987	\$216,744	\$50,000,000	\$51,515,050	\$281,987	\$180,848	\$50,000,000	\$58,947,200	\$148,809	\$206,764	\$148,790	\$206,764	\$148,823	\$206,939

CITY OF KEYSTONE, 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	\$68	45.64%	\$32	21.52%	(\$103)	(76.63%)	(\$84)	(72.70%)	\$58	39.05%
\$100,000	\$136	45.64%	\$64	21.52%	(\$45)	(15.84%)	(\$26)	(9.67%)	\$116	39.05%
\$150,000	\$204	45.64%	\$96	21.52%	\$13	3.07%	\$33	7.90%	\$174	39.05%
\$200,000	\$138	18.95%	(\$5)	(0.75%)	\$71	12.29%	\$91	16.16%	\$232	39.05%
\$250,000	\$72	7.17%	(\$107)	(10.58%)	\$129	17.75%	\$149	20.95%	\$291	39.05%
\$300,000	\$7	0.53%	(\$209)	(16.12%)	\$188	21.35%	\$207	24.09%	\$349	39.05%
\$400,000	(\$124)	(6.70%)	(\$412)	(22.15%)	\$304	25.83%	\$323	27.94%	\$465	39.05%
\$500,000	(\$256)	(10.55%)	(\$615)	(25.37%)	\$420	28.50%	\$439	30.21%	\$581	39.05%
\$600,000	(\$387)	(12.95%)	(\$818)	(27.37%)	\$536	30.27%	\$556	31.71%	\$697	39.05%
\$700,000	(\$518)	(14.59%)	(\$1,021)	(28.73%)	\$653	31.54%	\$672	32.78%	\$814	39.05%
\$800,000	(\$650)	(15.78%)	(\$1,224)	(29.73%)	\$769	32.48%	\$788	33.57%	\$930	39.05%
\$900,000	(\$781)	(16.68%)	(\$1,427)	(30.48%)	\$885	33.22%	\$904	34.19%	\$1,046	39.05%
\$1,000,000	(\$912)	(17.38%)	(\$1,630)	(31.07%)	\$1,001	33.80%	\$1,021	34.68%	\$1,162	39.05%
\$2,000,000	(\$2,225)	(20.42%)	(\$3,661)	(33.60%)	\$2,164	36.43%	\$2,183	36.88%	\$2,325	39.05%
\$3,000,000	(\$3,538)	(21.39%)	(\$5,692)	(34.41%)	\$3,326	37.31%	\$3,345	37.61%	\$3,487	39.05%
\$4,000,000	(\$4,851)	(21.86%)	(\$7,722)	(34.80%)	\$4,488	37.74%	\$4,508	37.97%	\$4,649	39.05%
\$5,000,000	(\$6,164)	(22.14%)	(\$9,753)	(35.04%)	\$5,651	38.00%	\$5,670	38.18%	\$5,812	39.05%
\$6,000,000	(\$7,477)	(22.33%)	(\$11,784)	(35.19%)	\$6,813	38.18%	\$6,832	38.33%	\$6,974	39.05%
\$7,000,000	(\$8,789)	(22.46%)	(\$13,815)	(35.30%)	\$7,975	38.30%	\$7,995	38.43%	\$8,136	39.05%
\$8,000,000	(\$10,102)	(22.56%)	(\$15,846)	(35.38%)	\$9,137	38.40%	\$9,157	38.51%	\$9,299	39.05%
\$9,000,000	(\$11,415)	(22.64%)	(\$17,876)	(35.45%)	\$10,300	38.47%	\$10,319	38.57%	\$10,461	39.05%
\$10,000,000	(\$12,728)	(22.70%)	(\$19,907)	(35.50%)	\$11,462	38.53%	\$11,481	38.62%	\$11,623	39.05%
\$15,000,000	(\$19,292)	(22.88%)	(\$30,061)	(35.65%)	\$17,274	38.70%	\$17,293	38.76%	\$17,435	39.05%
\$20,000,000	(\$25,857)	(22.97%)	(\$40,215)	(35.73%)	\$23,085	38.79%	\$23,105	38.83%	\$23,246	39.05%
\$25,000,000	(\$32,421)	(23.03%)	(\$50,369)	(35.78%)	\$28,897	38.84%	\$28,916	38.88%	\$29,058	39.05%
\$30,000,000	(\$38,986)	(23.06%)	(\$60,523)	(35.81%)	\$34,709	38.88%	\$34,728	38.91%	\$34,870	39.05%
\$35,000,000	(\$45,550)	(23.09%)	(\$70,677)	(35.83%)	\$40,520	38.90%	\$40,540	38.93%	\$40,681	39.05%
\$40,000,000	(\$52,114)	(23.11%)	(\$80,831)	(35.84%)	\$46,332	38.92%	\$46,351	38.94%	\$46,493	39.05%
\$45,000,000	(\$58,679)	(23.12%)	(\$90,985)	(35.86%)	\$52,143	38.93%	\$52,163	38.95%	\$52,305	39.05%
\$50,000,000	(\$65,243)	(23.14%)	(\$101,139)	(35.87%)	\$57,955	38.95%	\$57,974	38.96%	\$58,116	39.05%