

CITY OF LANSING, 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	\$8.12624	\$419,520	\$0	\$419,520	
2026-27	\$4.20673	\$427,910	\$5,425	\$433,335	3.3%
2027-28	\$4.26006	\$437,568	\$5,494	\$443,062	2.2%
2028-29	\$4.16689	\$451,922	\$5,374	\$457,296	3.2%
2029-30	\$4.21644	\$461,693	\$5,438	\$467,130	2.2%
2030-31	\$4.12201	\$476,473	\$5,316	\$481,788	3.1%
2031-32	\$4.16800	\$486,135	\$5,375	\$491,510	2.0%
2032-33	\$4.07443	\$501,339	\$5,254	\$506,594	3.1%
2033-34	\$4.11713	\$510,886	\$5,309	\$516,196	1.9%
2034-35	\$4.02453	\$526,520	\$5,190	\$531,710	3.0%
2035-36	\$4.06420	\$535,947	\$5,241	\$541,188	1.8%

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	\$106,676,512	\$51,625,308	\$0	\$51,625,308
2026-27	\$105,742,950	\$103,009,948	\$0	\$103,009,948
2027-28	\$106,736,595	\$104,003,593	\$0	\$104,003,593
2028-29	\$112,478,185	\$109,745,183	\$0	\$109,745,183
2029-30	\$113,520,829	\$110,787,827	\$0	\$110,787,827
2030-31	\$119,614,935	\$116,881,933	\$0	\$116,881,933
2031-32	\$120,657,579	\$117,924,577	\$0	\$117,924,577
2032-33	\$127,067,876	\$124,334,874	\$0	\$124,334,874
2033-34	\$128,110,521	\$125,377,519	\$0	\$125,377,519
2034-35	\$134,850,220	\$132,117,218	\$0	\$132,117,218
2035-36	\$135,892,865	\$133,159,863	\$0	\$133,159,863

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	82.68%	-1.54%	81.15%	15.29%	1.86%	0.73%
2026-27	96.31%	-12.43%	83.88%	13.86%	1.19%	0.36%
2027-28	96.46%	-12.59%	83.86%	13.90%	1.18%	0.36%
2028-29	96.08%	-12.20%	83.88%	14.00%	1.13%	0.34%
2029-30	96.18%	-12.31%	83.87%	14.03%	1.12%	0.34%
2030-31	95.76%	-11.87%	83.89%	14.11%	1.07%	0.32%
2031-32	95.86%	-11.98%	83.88%	14.14%	1.06%	0.32%
2032-33	95.44%	-11.56%	83.89%	14.22%	1.01%	0.30%
2033-34	95.54%	-11.66%	83.88%	14.25%	1.01%	0.30%
2034-35	95.13%	-11.25%	83.88%	14.33%	0.96%	0.28%
2035-36	95.22%	-11.34%	83.88%	14.35%	0.96%	0.28%

**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 LANSING, 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	\$51,625,308	\$8.12624	\$419,520
2026-27	\$103,009,948	\$4.20673	\$433,335
2027-28	\$104,003,593	\$4.26006	\$443,062
2028-29	\$109,745,183	\$4.16689	\$457,296
2029-30	\$110,787,827	\$4.21644	\$467,130
2030-31	\$116,881,933	\$4.12201	\$481,788
2031-32	\$117,924,577	\$4.16800	\$491,510
2032-33	\$124,334,874	\$4.07443	\$506,594
2033-34	\$125,377,519	\$4.11713	\$516,196
2034-35	\$132,117,218	\$4.02453	\$531,710
2035-36	\$133,159,863	\$4.06420	\$541,188

## CITY OF LANSING, 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	\$51,625,308	\$8.12624	\$419,520
2026-27	\$53,080,123	\$8.04578	\$427,071
2027-28	\$54,615,596	\$7.96612	\$435,074
2028-29	\$57,013,070	\$7.96612	\$454,173
2029-30	\$58,624,564	\$7.96612	\$467,010
2030-31	\$61,161,428	\$7.96612	\$487,219
2031-32	\$62,852,790	\$7.96612	\$500,693
2032-33	\$65,536,318	\$7.96612	\$522,070
2033-34	\$67,311,934	\$7.96612	\$536,215
2034-35	\$70,149,906	\$7.96612	\$558,823
2035-36	\$72,014,036	\$7.96612	\$573,673

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	\$49,929,825	(\$3.83905)	\$6,264
2027-28	\$49,387,996	(\$3.70606)	\$7,987
2028-29	\$52,732,113	(\$3.79923)	\$3,123
2029-30	\$52,163,263	(\$3.74968)	\$120
2030-31	\$55,720,505	(\$3.84411)	-\$5,431
2031-32	\$55,071,787	(\$3.79812)	-\$9,183
2032-33	\$58,798,556	(\$3.89169)	-\$15,476
2033-34	\$58,065,585	(\$3.84899)	-\$20,019
2034-35	\$61,967,313	(\$3.94159)	-\$27,113
2035-36	\$61,145,826	(\$3.90192)	-\$32,484

CITY OF LANSING, 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	\$193	\$254	\$50,000	\$51,515	\$193	\$212	\$50,000	\$58,947	\$174	\$37	\$149	\$37	\$193	\$243
\$100,000	\$123,480	\$385	\$509	\$100,000	\$103,030	\$385	\$425	\$100,000	\$117,894	\$367	\$280	\$342	\$280	\$385	\$486
\$150,000	\$185,220	\$578	\$763	\$150,000	\$154,545	\$578	\$637	\$150,000	\$176,842	\$559	\$523	\$534	\$523	\$578	\$729
\$200,000	\$246,960	\$944	\$1,018	\$200,000	\$206,060	\$944	\$849	\$200,000	\$235,789	\$752	\$766	\$727	\$766	\$771	\$972
\$250,000	\$308,700	\$1,310	\$1,272	\$250,000	\$257,575	\$1,310	\$1,062	\$250,000	\$294,736	\$945	\$1,009	\$920	\$1,009	\$964	\$1,215
\$300,000	\$370,440	\$1,675	\$1,527	\$300,000	\$309,090	\$1,675	\$1,274	\$300,000	\$353,683	\$1,138	\$1,252	\$1,113	\$1,252	\$1,156	\$1,458
\$400,000	\$493,920	\$2,407	\$2,036	\$400,000	\$412,120	\$2,407	\$1,699	\$400,000	\$471,578	\$1,523	\$1,738	\$1,498	\$1,738	\$1,542	\$1,944
\$500,000	\$617,400	\$3,138	\$2,545	\$500,000	\$515,151	\$3,138	\$2,123	\$500,000	\$589,472	\$1,909	\$2,224	\$1,883	\$2,224	\$1,927	\$2,430
\$600,000	\$740,880	\$3,869	\$3,054	\$600,000	\$618,181	\$3,869	\$2,548	\$600,000	\$707,366	\$2,294	\$2,710	\$2,269	\$2,710	\$2,313	\$2,916
\$700,000	\$864,360	\$4,601	\$3,563	\$700,000	\$721,211	\$4,601	\$2,973	\$700,000	\$825,261	\$2,679	\$3,196	\$2,654	\$3,196	\$2,698	\$3,402
\$800,000	\$987,840	\$5,332	\$4,072	\$800,000	\$824,241	\$5,332	\$3,398	\$800,000	\$943,155	\$3,065	\$3,682	\$3,040	\$3,682	\$3,084	\$3,888
\$900,000	\$1,111,320	\$6,063	\$4,581	\$900,000	\$927,271	\$6,063	\$3,822	\$900,000	\$1,061,050	\$3,450	\$4,168	\$3,425	\$4,168	\$3,469	\$4,374
\$1,000,000	\$1,234,800	\$6,795	\$5,090	\$1,000,000	\$1,030,301	\$6,795	\$4,247	\$1,000,000	\$1,178,944	\$3,836	\$4,654	\$3,811	\$4,654	\$3,854	\$4,860
\$2,000,000	\$2,469,600	\$14,108	\$10,180	\$2,000,000	\$2,060,602	\$14,108	\$8,494	\$2,000,000	\$2,357,888	\$7,690	\$9,513	\$7,665	\$9,513	\$7,709	\$9,719
\$3,000,000	\$3,704,400	\$21,422	\$15,270	\$3,000,000	\$3,090,903	\$21,422	\$12,741	\$3,000,000	\$3,536,832	\$11,545	\$14,373	\$11,519	\$14,373	\$11,563	\$14,579
\$4,000,000	\$4,939,200	\$28,736	\$20,359	\$4,000,000	\$4,121,204	\$28,736	\$16,988	\$4,000,000	\$4,715,776	\$15,399	\$19,232	\$15,374	\$19,232	\$15,418	\$19,438
\$5,000,000	\$6,174,000	\$36,049	\$25,449	\$5,000,000	\$5,151,505	\$36,049	\$21,235	\$5,000,000	\$5,894,720	\$19,253	\$24,092	\$19,228	\$24,092	\$19,272	\$24,298
\$6,000,000	\$7,408,800	\$43,363	\$30,539	\$6,000,000	\$6,181,806	\$43,363	\$25,481	\$6,000,000	\$7,073,664	\$23,108	\$28,952	\$23,083	\$28,952	\$23,126	\$29,158
\$7,000,000	\$8,643,600	\$50,676	\$35,629	\$7,000,000	\$7,212,107	\$50,676	\$29,728	\$7,000,000	\$8,252,608	\$26,962	\$33,811	\$26,937	\$33,811	\$26,981	\$34,017
\$8,000,000	\$9,878,400	\$57,990	\$40,719	\$8,000,000	\$8,242,408	\$57,990	\$33,975	\$8,000,000	\$9,431,552	\$30,817	\$38,671	\$30,791	\$38,671	\$30,835	\$38,877
\$9,000,000	\$11,113,200	\$65,304	\$45,809	\$9,000,000	\$9,272,709	\$65,304	\$38,222	\$9,000,000	\$10,610,496	\$34,671	\$43,530	\$34,646	\$43,530	\$34,690	\$43,737
\$10,000,000	\$12,348,000	\$72,617	\$50,899	\$10,000,000	\$10,303,010	\$72,617	\$42,469	\$10,000,000	\$11,789,440	\$38,525	\$48,390	\$38,500	\$48,390	\$38,544	\$48,596
\$15,000,000	\$18,522,000	\$109,185	\$76,348	\$15,000,000	\$15,454,515	\$109,185	\$63,704	\$15,000,000	\$17,684,160	\$57,797	\$72,688	\$57,772	\$72,688	\$57,816	\$72,894
\$20,000,000	\$24,696,000	\$145,753	\$101,797	\$20,000,000	\$20,606,020	\$145,753	\$84,938	\$20,000,000	\$23,578,880	\$77,069	\$96,986	\$77,044	\$96,986	\$77,088	\$97,192
\$25,000,000	\$30,870,000	\$182,322	\$127,246	\$25,000,000	\$25,757,525	\$182,322	\$106,173	\$25,000,000	\$29,473,600	\$96,341	\$121,284	\$96,316	\$121,284	\$96,360	\$121,490
\$30,000,000	\$37,044,000	\$218,890	\$152,696	\$30,000,000	\$30,909,030	\$218,890	\$127,407	\$30,000,000	\$35,368,320	\$115,613	\$145,582	\$115,588	\$145,582	\$115,632	\$145,789
\$35,000,000	\$43,218,000	\$255,458	\$178,145	\$35,000,000	\$36,060,535	\$255,458	\$148,642	\$35,000,000	\$41,263,040	\$134,886	\$169,881	\$134,860	\$169,881	\$134,904	\$170,087
\$40,000,000	\$49,392,000	\$292,026	\$203,594	\$40,000,000	\$41,212,040	\$292,026	\$169,876	\$40,000,000	\$47,157,760	\$154,158	\$194,179	\$154,132	\$194,179	\$154,176	\$194,385
\$45,000,000	\$55,566,000	\$328,594	\$229,044	\$45,000,000	\$46,363,545	\$328,594	\$191,111	\$45,000,000	\$53,052,480	\$173,430	\$218,477	\$173,405	\$218,477	\$173,448	\$218,683
\$50,000,000	\$61,740,000	\$365,162	\$254,493	\$50,000,000	\$51,515,050	\$365,162	\$212,346	\$50,000,000	\$58,947,200	\$192,702	\$242,775	\$192,677	\$242,775	\$192,720	\$242,981

CITY OF            LANSING, 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	\$62	32.05%	\$20	10.18%	(\$137)	(78.81%)	(\$112)	(75.24%)	\$50	26.08%
\$100,000	\$124	32.05%	\$39	10.18%	(\$87)	(23.69%)	(\$62)	(18.10%)	\$101	26.08%
\$150,000	\$185	32.05%	\$59	10.18%	(\$37)	(6.55%)	(\$12)	(2.17%)	\$151	26.08%
\$200,000	\$74	7.85%	(\$94)	(10.01%)	\$14	1.81%	\$39	5.32%	\$201	26.08%
\$250,000	(\$37)	(2.83%)	(\$248)	(18.92%)	\$64	6.76%	\$89	9.67%	\$251	26.08%
\$300,000	(\$148)	(8.85%)	(\$401)	(23.95%)	\$114	10.03%	\$139	12.51%	\$302	26.08%
\$400,000	(\$371)	(15.40%)	(\$708)	(29.41%)	\$215	14.10%	\$240	16.00%	\$402	26.08%
\$500,000	(\$593)	(18.90%)	(\$1,014)	(32.33%)	\$315	16.52%	\$340	18.07%	\$503	26.08%
\$600,000	(\$815)	(21.07%)	(\$1,321)	(34.14%)	\$416	18.12%	\$441	19.43%	\$603	26.08%
\$700,000	(\$1,038)	(22.56%)	(\$1,628)	(35.38%)	\$516	19.27%	\$541	20.39%	\$704	26.08%
\$800,000	(\$1,260)	(23.63%)	(\$1,934)	(36.28%)	\$617	20.12%	\$642	21.11%	\$804	26.08%
\$900,000	(\$1,483)	(24.45%)	(\$2,241)	(36.96%)	\$717	20.79%	\$742	21.67%	\$905	26.08%
\$1,000,000	(\$1,705)	(25.09%)	(\$2,548)	(37.50%)	\$818	21.32%	\$843	22.12%	\$1,005	26.08%
\$2,000,000	(\$3,929)	(27.85%)	(\$5,615)	(39.80%)	\$1,823	23.71%	\$1,848	24.11%	\$2,010	26.08%
\$3,000,000	(\$6,152)	(28.72%)	(\$8,681)	(40.52%)	\$2,828	24.50%	\$2,853	24.77%	\$3,016	26.08%
\$4,000,000	(\$8,376)	(29.15%)	(\$11,748)	(40.88%)	\$3,833	24.89%	\$3,859	25.10%	\$4,021	26.08%
\$5,000,000	(\$10,600)	(29.40%)	(\$14,815)	(41.10%)	\$4,839	25.13%	\$4,864	25.29%	\$5,026	26.08%
\$6,000,000	(\$12,824)	(29.57%)	(\$17,881)	(41.24%)	\$5,844	25.29%	\$5,869	25.43%	\$6,031	26.08%
\$7,000,000	(\$15,047)	(29.69%)	(\$20,948)	(41.34%)	\$6,849	25.40%	\$6,874	25.52%	\$7,036	26.08%
\$8,000,000	(\$17,271)	(29.78%)	(\$24,015)	(41.41%)	\$7,854	25.49%	\$7,879	25.59%	\$8,042	26.08%
\$9,000,000	(\$19,495)	(29.85%)	(\$27,081)	(41.47%)	\$8,860	25.55%	\$8,885	25.64%	\$9,047	26.08%
\$10,000,000	(\$21,719)	(29.91%)	(\$30,148)	(41.52%)	\$9,865	25.61%	\$9,890	25.69%	\$10,052	26.08%
\$15,000,000	(\$32,837)	(30.07%)	(\$45,482)	(41.66%)	\$14,891	25.76%	\$14,916	25.82%	\$15,078	26.08%
\$20,000,000	(\$43,956)	(30.16%)	(\$60,815)	(41.72%)	\$19,917	25.84%	\$19,942	25.88%	\$20,104	26.08%
\$25,000,000	(\$55,075)	(30.21%)	(\$76,149)	(41.77%)	\$24,943	25.89%	\$24,968	25.92%	\$25,130	26.08%
\$30,000,000	(\$66,194)	(30.24%)	(\$91,482)	(41.79%)	\$29,969	25.92%	\$29,994	25.95%	\$30,156	26.08%
\$35,000,000	(\$77,313)	(30.26%)	(\$106,816)	(41.81%)	\$34,995	25.94%	\$35,020	25.97%	\$35,182	26.08%
\$40,000,000	(\$88,431)	(30.28%)	(\$122,149)	(41.83%)	\$40,021	25.96%	\$40,046	25.98%	\$40,209	26.08%
\$45,000,000	(\$99,550)	(30.30%)	(\$137,483)	(41.84%)	\$45,047	25.97%	\$45,072	25.99%	\$45,235	26.08%
\$50,000,000	(\$110,669)	(30.31%)	(\$152,816)	(41.85%)	\$50,073	25.98%	\$50,098	26.00%	\$50,261	26.08%