

CITY OF LAKE MILLS, 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	\$8.37751	\$413,452	\$0	\$413,452	
2026-27	\$4.00673	\$421,721	\$184	\$421,905	2.0%
2027-28	\$4.03101	\$424,015	\$185	\$424,199	0.5%
2028-29	\$3.93995	\$432,683	\$181	\$432,864	2.0%
2029-30	\$3.96037	\$435,028	\$182	\$435,210	0.5%
2030-31	\$3.86866	\$443,914	\$177	\$444,091	2.0%
2031-32	\$3.88868	\$446,312	\$178	\$446,490	0.5%
2032-33	\$3.79966	\$455,421	\$174	\$455,595	2.0%
2033-34	\$3.81929	\$457,873	\$175	\$458,048	0.5%
2034-35	\$3.73282	\$467,209	\$171	\$467,380	2.0%
2035-36	\$3.75208	\$469,717	\$172	\$469,889	0.5%

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	\$155,321,720	\$49,352,661	\$31,915,548	\$81,268,209
2026-27	\$142,176,075	\$105,299,105	\$35,832,794	\$141,131,898
2027-28	\$142,154,702	\$105,234,041	\$35,876,484	\$141,110,525
2028-29	\$148,621,244	\$109,865,254	\$37,711,813	\$147,577,067
2029-30	\$148,690,871	\$109,891,190	\$37,755,503	\$147,646,694
2030-31	\$155,521,005	\$114,792,044	\$39,684,784	\$154,476,828
2031-32	\$155,590,632	\$114,817,981	\$39,728,474	\$154,546,455
2032-33	\$162,704,700	\$119,904,119	\$41,756,403	\$161,660,523
2033-34	\$162,774,326	\$119,930,056	\$41,800,093	\$161,730,149
2034-35	\$170,184,144	\$125,208,364	\$43,931,603	\$169,139,967
2035-36	\$170,253,771	\$125,234,300	\$43,975,293	\$169,209,594

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	72.54%	-1.90%	70.64%	13.83%	12.17%	0.10%
2026-27	96.06%	-19.93%	76.13%	13.38%	8.32%	0.06%
2027-28	96.14%	-20.01%	76.13%	13.38%	8.33%	0.06%
2028-29	95.66%	-19.21%	76.46%	13.43%	8.04%	0.06%
2029-30	95.68%	-19.21%	76.47%	13.43%	8.04%	0.06%
2030-31	95.17%	-18.38%	76.79%	13.47%	7.76%	0.05%
2031-32	95.18%	-18.38%	76.80%	13.47%	7.76%	0.05%
2032-33	94.69%	-17.58%	77.10%	13.52%	7.49%	0.05%
2033-34	94.70%	-17.59%	77.11%	13.51%	7.48%	0.05%
2034-35	94.23%	-16.83%	77.40%	13.57%	7.23%	0.05%
2035-36	94.24%	-16.83%	77.41%	13.56%	7.23%	0.05%

**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 LAKE MILLS, 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	\$49,352,661	\$8.37751	\$413,452
2026-27	\$105,299,105	\$4.00673	\$421,905
2027-28	\$105,234,041	\$4.03101	\$424,199
2028-29	\$109,865,254	\$3.93995	\$432,864
2029-30	\$109,891,190	\$3.96037	\$435,210
2030-31	\$114,792,044	\$3.86866	\$444,091
2031-32	\$114,817,981	\$3.88868	\$446,490
2032-33	\$119,904,119	\$3.79966	\$455,595
2033-34	\$119,930,056	\$3.81929	\$458,048
2034-35	\$125,208,364	\$3.73282	\$467,380
2035-36	\$125,234,300	\$3.75208	\$469,889

CITY OF LAKE MILLS, 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	\$49,352,661	\$8.37751	\$413,452
2026-27	\$46,838,040	\$8.37751	\$392,386
2027-28	\$48,062,447	\$8.37751	\$402,644
2028-29	\$48,800,654	\$8.10000	\$395,285
2029-30	\$50,137,487	\$8.10000	\$406,114
2030-31	\$50,911,457	\$8.10000	\$412,383
2031-32	\$52,320,429	\$8.10000	\$423,795
2032-33	\$53,132,073	\$8.10000	\$430,370
2033-34	\$54,617,210	\$8.10000	\$442,399
2034-35	\$55,468,712	\$8.10000	\$449,297
2035-36	\$57,033,785	\$8.10000	\$461,974

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	\$58,461,065	(\$4.37078)	\$29,519
2027-28	\$57,171,594	(\$4.34650)	\$21,556
2028-29	\$61,064,599	(\$4.16005)	\$37,578
2029-30	\$59,753,703	(\$4.13963)	\$29,096
2030-31	\$63,880,587	(\$4.23134)	\$31,709
2031-32	\$62,497,552	(\$4.21132)	\$22,695
2032-33	\$66,772,046	(\$4.30034)	\$25,225
2033-34	\$65,312,846	(\$4.28071)	\$15,648
2034-35	\$69,739,652	(\$4.36718)	\$18,084
2035-36	\$68,200,515	(\$4.34792)	\$7,915

CITY OF LAKE MILLS, 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	\$239	\$50,000	\$51,515	\$199	\$199	\$50,000	\$58,947	\$179	\$35	\$154	\$35	\$199	\$228
\$100,000	\$123,480	\$397	\$478	\$100,000	\$103,030	\$397	\$399	\$100,000	\$117,894	\$378	\$263	\$352	\$263	\$397	\$456
\$150,000	\$185,220	\$596	\$717	\$150,000	\$154,545	\$596	\$598	\$150,000	\$176,842	\$577	\$491	\$551	\$491	\$596	\$684
\$200,000	\$246,960	\$973	\$955	\$200,000	\$206,060	\$973	\$797	\$200,000	\$235,789	\$775	\$719	\$750	\$719	\$795	\$912
\$250,000	\$308,700	\$1,350	\$1,194	\$250,000	\$257,575	\$1,350	\$996	\$250,000	\$294,736	\$974	\$947	\$948	\$947	\$993	\$1,140
\$300,000	\$370,440	\$1,727	\$1,433	\$300,000	\$309,090	\$1,727	\$1,196	\$300,000	\$353,683	\$1,173	\$1,175	\$1,147	\$1,175	\$1,192	\$1,368
\$400,000	\$493,920	\$2,481	\$1,911	\$400,000	\$412,120	\$2,481	\$1,594	\$400,000	\$471,578	\$1,570	\$1,631	\$1,544	\$1,631	\$1,589	\$1,824
\$500,000	\$617,400	\$3,235	\$2,389	\$500,000	\$515,151	\$3,235	\$1,993	\$500,000	\$589,472	\$1,968	\$2,087	\$1,942	\$2,087	\$1,987	\$2,280
\$600,000	\$740,880	\$3,989	\$2,866	\$600,000	\$618,181	\$3,989	\$2,392	\$600,000	\$707,366	\$2,365	\$2,543	\$2,339	\$2,543	\$2,384	\$2,737
\$700,000	\$864,360	\$4,743	\$3,344	\$700,000	\$721,211	\$4,743	\$2,790	\$700,000	\$825,261	\$2,762	\$2,999	\$2,736	\$2,999	\$2,782	\$3,193
\$800,000	\$987,840	\$5,497	\$3,822	\$800,000	\$824,241	\$5,497	\$3,189	\$800,000	\$943,155	\$3,160	\$3,455	\$3,134	\$3,455	\$3,179	\$3,649
\$900,000	\$1,111,320	\$6,251	\$4,299	\$900,000	\$927,271	\$6,251	\$3,587	\$900,000	\$1,061,050	\$3,557	\$3,911	\$3,531	\$3,911	\$3,576	\$4,105
\$1,000,000	\$1,234,800	\$7,005	\$4,777	\$1,000,000	\$1,030,301	\$7,005	\$3,986	\$1,000,000	\$1,178,944	\$3,954	\$4,368	\$3,928	\$4,368	\$3,974	\$4,561
\$2,000,000	\$2,469,600	\$14,545	\$9,554	\$2,000,000	\$2,060,602	\$14,545	\$7,972	\$2,000,000	\$2,357,888	\$7,928	\$8,928	\$7,902	\$8,928	\$7,947	\$9,122
\$3,000,000	\$3,704,400	\$22,084	\$14,331	\$3,000,000	\$3,090,903	\$22,084	\$11,958	\$3,000,000	\$3,536,832	\$11,901	\$13,489	\$11,876	\$13,489	\$11,921	\$13,683
\$4,000,000	\$4,939,200	\$29,624	\$19,108	\$4,000,000	\$4,121,204	\$29,624	\$15,944	\$4,000,000	\$4,715,776	\$15,875	\$18,050	\$15,849	\$18,050	\$15,894	\$18,244
\$5,000,000	\$6,174,000	\$37,164	\$23,885	\$5,000,000	\$5,151,505	\$37,164	\$19,929	\$5,000,000	\$5,894,720	\$19,849	\$22,611	\$19,823	\$22,611	\$19,868	\$22,805
\$6,000,000	\$7,408,800	\$44,704	\$28,662	\$6,000,000	\$6,181,806	\$44,704	\$23,915	\$6,000,000	\$7,073,664	\$23,822	\$27,172	\$23,796	\$27,172	\$23,842	\$27,366
\$7,000,000	\$8,643,600	\$52,243	\$33,439	\$7,000,000	\$7,212,107	\$52,243	\$27,901	\$7,000,000	\$8,252,608	\$27,796	\$31,733	\$27,770	\$31,733	\$27,815	\$31,927
\$8,000,000	\$9,878,400	\$59,783	\$38,216	\$8,000,000	\$8,242,408	\$59,783	\$31,887	\$8,000,000	\$9,431,552	\$31,769	\$36,294	\$31,744	\$36,294	\$31,789	\$36,487
\$9,000,000	\$11,113,200	\$67,323	\$42,993	\$9,000,000	\$9,272,709	\$67,323	\$35,873	\$9,000,000	\$10,610,496	\$35,743	\$40,855	\$35,717	\$40,855	\$35,762	\$41,048
\$10,000,000	\$12,348,000	\$74,863	\$47,770	\$10,000,000	\$10,303,010	\$74,863	\$39,859	\$10,000,000	\$11,789,440	\$39,717	\$45,416	\$39,691	\$45,416	\$39,736	\$45,609
\$15,000,000	\$18,522,000	\$112,561	\$71,655	\$15,000,000	\$15,454,515	\$112,561	\$59,788	\$15,000,000	\$17,684,160	\$59,585	\$68,221	\$59,559	\$68,221	\$59,604	\$68,414
\$20,000,000	\$24,696,000	\$150,260	\$95,540	\$20,000,000	\$20,606,020	\$150,260	\$79,718	\$20,000,000	\$23,578,880	\$79,452	\$91,025	\$79,427	\$91,025	\$79,472	\$91,219
\$25,000,000	\$30,870,000	\$187,959	\$119,426	\$25,000,000	\$25,757,525	\$187,959	\$99,647	\$25,000,000	\$29,473,600	\$99,320	\$113,830	\$99,295	\$113,830	\$99,340	\$114,023
\$30,000,000	\$37,044,000	\$225,658	\$143,311	\$30,000,000	\$30,909,030	\$225,658	\$119,577	\$30,000,000	\$35,368,320	\$119,188	\$136,635	\$119,163	\$136,635	\$119,208	\$136,828
\$35,000,000	\$43,218,000	\$263,357	\$167,196	\$35,000,000	\$36,060,535	\$263,357	\$139,506	\$35,000,000	\$41,263,040	\$139,056	\$159,439	\$139,030	\$159,439	\$139,076	\$159,633
\$40,000,000	\$49,392,000	\$301,055	\$191,081	\$40,000,000	\$41,212,040	\$301,055	\$159,435	\$40,000,000	\$47,157,760	\$158,924	\$182,244	\$158,898	\$182,244	\$158,943	\$182,437
\$45,000,000	\$55,566,000	\$338,754	\$214,966	\$45,000,000	\$46,363,545	\$338,754	\$179,365	\$45,000,000	\$53,052,480	\$178,792	\$205,049	\$178,766	\$205,049	\$178,811	\$205,242
\$50,000,000	\$61,740,000	\$376,453	\$238,851	\$50,000,000	\$51,515,050	\$376,453	\$199,294	\$50,000,000	\$58,947,200	\$198,660	\$227,853	\$198,634	\$227,853	\$198,679	\$228,047

CITY OF            LAKE MILLS, 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	\$40	20.22%	\$1	0.31%	(\$145)	(80.71%)	(\$119)	(77.46%)	\$29	14.78%
\$100,000	\$80	20.22%	\$1	0.31%	(\$115)	(30.53%)	(\$90)	(25.44%)	\$59	14.78%
\$150,000	\$121	20.22%	\$2	0.31%	(\$86)	(14.92%)	(\$60)	(10.93%)	\$88	14.78%
\$200,000	(\$18)	(1.81%)	(\$176)	(18.07%)	(\$57)	(7.31%)	(\$31)	(4.12%)	\$117	14.78%
\$250,000	(\$156)	(11.54%)	(\$354)	(26.19%)	(\$27)	(2.81%)	(\$1)	(0.16%)	\$147	14.78%
\$300,000	(\$294)	(17.02%)	(\$531)	(30.76%)	\$2	0.17%	\$28	2.43%	\$176	14.78%
\$400,000	(\$570)	(22.98%)	(\$887)	(35.74%)	\$61	3.87%	\$87	5.61%	\$235	14.78%
\$500,000	(\$846)	(26.17%)	(\$1,242)	(38.39%)	\$120	6.07%	\$145	7.49%	\$294	14.78%
\$600,000	(\$1,123)	(28.15%)	(\$1,597)	(40.05%)	\$178	7.54%	\$204	8.72%	\$352	14.78%
\$700,000	(\$1,399)	(29.50%)	(\$1,953)	(41.17%)	\$237	8.58%	\$263	9.60%	\$411	14.78%
\$800,000	(\$1,675)	(30.48%)	(\$2,308)	(41.99%)	\$296	9.36%	\$322	10.26%	\$470	14.78%
\$900,000	(\$1,952)	(31.22%)	(\$2,664)	(42.61%)	\$354	9.97%	\$380	10.77%	\$529	14.78%
\$1,000,000	(\$2,228)	(31.80%)	(\$3,019)	(43.10%)	\$413	10.45%	\$439	11.18%	\$587	14.78%
\$2,000,000	(\$4,991)	(34.31%)	(\$6,573)	(45.19%)	\$1,001	12.62%	\$1,026	12.99%	\$1,175	14.78%
\$3,000,000	(\$7,753)	(35.11%)	(\$10,127)	(45.85%)	\$1,588	13.34%	\$1,614	13.59%	\$1,762	14.78%
\$4,000,000	(\$10,516)	(35.50%)	(\$13,681)	(46.18%)	\$2,175	13.70%	\$2,201	13.89%	\$2,349	14.78%
\$5,000,000	(\$13,279)	(35.73%)	(\$17,234)	(46.37%)	\$2,763	13.92%	\$2,788	14.07%	\$2,937	14.78%
\$6,000,000	(\$16,041)	(35.88%)	(\$20,788)	(46.50%)	\$3,350	14.06%	\$3,376	14.19%	\$3,524	14.78%
\$7,000,000	(\$18,804)	(35.99%)	(\$24,342)	(46.59%)	\$3,937	14.16%	\$3,963	14.27%	\$4,111	14.78%
\$8,000,000	(\$21,567)	(36.08%)	(\$27,896)	(46.66%)	\$4,525	14.24%	\$4,550	14.33%	\$4,699	14.78%
\$9,000,000	(\$24,330)	(36.14%)	(\$31,450)	(46.72%)	\$5,112	14.30%	\$5,138	14.38%	\$5,286	14.78%
\$10,000,000	(\$27,092)	(36.19%)	(\$35,004)	(46.76%)	\$5,699	14.35%	\$5,725	14.42%	\$5,873	14.78%
\$15,000,000	(\$40,906)	(36.34%)	(\$52,773)	(46.88%)	\$8,636	14.49%	\$8,662	14.54%	\$8,810	14.78%
\$20,000,000	(\$54,720)	(36.42%)	(\$70,543)	(46.95%)	\$11,573	14.57%	\$11,599	14.60%	\$11,747	14.78%
\$25,000,000	(\$68,534)	(36.46%)	(\$88,312)	(46.98%)	\$14,510	14.61%	\$14,535	14.64%	\$14,684	14.78%
\$30,000,000	(\$82,347)	(36.49%)	(\$106,081)	(47.01%)	\$17,446	14.64%	\$17,472	14.66%	\$17,620	14.78%
\$35,000,000	(\$96,161)	(36.51%)	(\$123,851)	(47.03%)	\$20,383	14.66%	\$20,409	14.68%	\$20,557	14.78%
\$40,000,000	(\$109,975)	(36.53%)	(\$141,620)	(47.04%)	\$23,320	14.67%	\$23,346	14.69%	\$23,494	14.78%
\$45,000,000	(\$123,788)	(36.54%)	(\$159,389)	(47.05%)	\$26,256	14.69%	\$26,282	14.70%	\$26,431	14.78%
\$50,000,000	(\$137,602)	(36.55%)	(\$177,159)	(47.06%)	\$29,193	14.70%	\$29,219	14.71%	\$29,367	14.78%