

CITY OF LARRABEE, 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	\$7.86413	\$62,342	\$0	\$62,342	
2026-27	\$6.96171	\$63,589	\$639	\$64,227	3.0%
2027-28	\$7.03163	\$64,802	\$645	\$65,447	1.9%
2028-29	\$6.84780	\$66,756	\$628	\$67,384	3.0%
2029-30	\$6.91224	\$67,977	\$634	\$68,611	1.8%
2030-31	\$6.72929	\$69,983	\$617	\$70,601	2.9%
2031-32	\$6.78865	\$71,183	\$623	\$71,806	1.7%
2032-33	\$6.60959	\$73,242	\$606	\$73,848	2.8%
2033-34	\$6.66431	\$74,420	\$611	\$75,031	1.6%
2034-35	\$6.48908	\$76,532	\$595	\$77,127	2.8%
2035-36	\$6.53956	\$77,688	\$600	\$78,288	1.5%

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	\$10,853,311	\$7,927,361	\$0	\$7,927,361
2026-27	\$9,392,697	\$9,225,790	\$0	\$9,225,790
2027-28	\$9,474,407	\$9,307,500	\$0	\$9,307,500
2028-29	\$10,007,150	\$9,840,243	\$0	\$9,840,243
2029-30	\$10,092,927	\$9,926,020	\$0	\$9,926,020
2030-31	\$10,658,442	\$10,491,535	\$0	\$10,491,535
2031-32	\$10,744,220	\$10,577,313	\$0	\$10,577,313
2032-33	\$11,339,783	\$11,172,876	\$0	\$11,172,876
2033-34	\$11,425,561	\$11,258,654	\$0	\$11,258,654
2034-35	\$12,052,580	\$11,885,673	\$0	\$11,885,673
2035-36	\$12,138,358	\$11,971,451	\$0	\$11,971,451

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	20.09%	-0.57%	19.52%	52.44%	27.28%	0.77%
2026-27	39.97%	-27.43%	12.54%	59.45%	27.08%	0.66%
2027-28	39.90%	-27.30%	12.61%	59.63%	26.84%	0.65%
2028-29	39.53%	-25.91%	13.62%	59.88%	25.64%	0.62%
2029-30	39.45%	-25.74%	13.71%	60.01%	25.42%	0.61%
2030-31	39.08%	-24.40%	14.68%	60.24%	24.29%	0.58%
2031-32	39.01%	-24.26%	14.76%	60.36%	24.10%	0.58%
2032-33	38.65%	-23.01%	15.64%	60.58%	23.04%	0.54%
2033-34	38.59%	-22.88%	15.71%	60.70%	22.86%	0.54%
2034-35	38.25%	-21.72%	16.53%	60.92%	21.87%	0.51%
2035-36	38.20%	-21.61%	16.59%	61.02%	21.72%	0.51%

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 LARRABEE, 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	\$7,927,361	\$7.86413	\$62,342
2026-27	\$9,225,790	\$6.96171	\$64,227
2027-28	\$9,307,500	\$7.03163	\$65,447
2028-29	\$9,840,243	\$6.84780	\$67,384
2029-30	\$9,926,020	\$6.91224	\$68,611
2030-31	\$10,491,535	\$6.72929	\$70,601
2031-32	\$10,577,313	\$6.78865	\$71,806
2032-33	\$11,172,876	\$6.60959	\$73,848
2033-34	\$11,258,654	\$6.66431	\$75,031
2034-35	\$11,885,673	\$6.48908	\$77,127
2035-36	\$11,971,451	\$6.53956	\$78,288

CITY OF LARRABEE, 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	\$7,927,361	\$7.86413	\$62,342
2026-27	\$8,511,516	\$7.63508	\$64,986
2027-28	\$8,613,768	\$7.63508	\$65,767
2028-29	\$8,990,919	\$7.63508	\$68,646
2029-30	\$9,095,640	\$7.63508	\$69,446
2030-31	\$9,493,948	\$7.63508	\$72,487
2031-32	\$9,601,263	\$7.63508	\$73,306
2032-33	\$10,021,785	\$7.63508	\$76,517
2033-34	\$10,131,837	\$7.63508	\$77,357
2034-35	\$10,575,689	\$7.63508	\$80,746
2035-36	\$10,688,615	\$7.63508	\$81,608

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	\$714,274	(\$0.67337)	-\$759
2027-28	\$693,732	(\$0.60345)	-\$320
2028-29	\$849,324	(\$0.78728)	-\$1,262
2029-30	\$830,380	(\$0.72284)	-\$835
2030-31	\$997,587	(\$0.90579)	-\$1,886
2031-32	\$976,050	(\$0.84643)	-\$1,501
2032-33	\$1,151,091	(\$1.02549)	-\$2,669
2033-34	\$1,126,817	(\$0.97077)	-\$2,326
2034-35	\$1,309,984	(\$1.14600)	-\$3,619
2035-36	\$1,282,836	(\$1.09552)	-\$3,320

CITY OF LARRABEE, 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	\$187	\$415	\$50,000	\$51,515	\$187	\$347	\$50,000	\$58,947	\$168	\$60	\$144	\$60	\$187	\$397
\$100,000	\$123,480	\$373	\$831	\$100,000	\$103,030	\$373	\$693	\$100,000	\$117,894	\$355	\$457	\$331	\$457	\$373	\$793
\$150,000	\$185,220	\$560	\$1,246	\$150,000	\$154,545	\$560	\$1,040	\$150,000	\$176,842	\$541	\$854	\$517	\$854	\$560	\$1,190
\$200,000	\$246,960	\$913	\$1,662	\$200,000	\$206,060	\$913	\$1,387	\$200,000	\$235,789	\$728	\$1,250	\$704	\$1,250	\$746	\$1,587
\$250,000	\$308,700	\$1,267	\$2,077	\$250,000	\$257,575	\$1,267	\$1,733	\$250,000	\$294,736	\$914	\$1,647	\$890	\$1,647	\$933	\$1,983
\$300,000	\$370,440	\$1,621	\$2,493	\$300,000	\$309,090	\$1,621	\$2,080	\$300,000	\$353,683	\$1,101	\$2,044	\$1,077	\$2,044	\$1,119	\$2,380
\$400,000	\$493,920	\$2,329	\$3,324	\$400,000	\$412,120	\$2,329	\$2,773	\$400,000	\$471,578	\$1,474	\$2,837	\$1,450	\$2,837	\$1,492	\$3,173
\$500,000	\$617,400	\$3,037	\$4,155	\$500,000	\$515,151	\$3,037	\$3,467	\$500,000	\$589,472	\$1,847	\$3,630	\$1,823	\$3,630	\$1,865	\$3,967
\$600,000	\$740,880	\$3,744	\$4,986	\$600,000	\$618,181	\$3,744	\$4,160	\$600,000	\$707,366	\$2,220	\$4,424	\$2,196	\$4,424	\$2,238	\$4,760
\$700,000	\$864,360	\$4,452	\$5,817	\$700,000	\$721,211	\$4,452	\$4,853	\$700,000	\$825,261	\$2,593	\$5,217	\$2,569	\$5,217	\$2,611	\$5,553
\$800,000	\$987,840	\$5,160	\$6,647	\$800,000	\$824,241	\$5,160	\$5,547	\$800,000	\$943,155	\$2,966	\$6,010	\$2,942	\$6,010	\$2,984	\$6,347
\$900,000	\$1,111,320	\$5,868	\$7,478	\$900,000	\$927,271	\$5,868	\$6,240	\$900,000	\$1,061,050	\$3,339	\$6,804	\$3,315	\$6,804	\$3,357	\$7,140
\$1,000,000	\$1,234,800	\$6,576	\$8,309	\$1,000,000	\$1,030,301	\$6,576	\$6,933	\$1,000,000	\$1,178,944	\$3,712	\$7,597	\$3,688	\$7,597	\$3,730	\$7,933
\$2,000,000	\$2,469,600	\$13,653	\$16,619	\$2,000,000	\$2,060,602	\$13,653	\$13,866	\$2,000,000	\$2,357,888	\$7,442	\$15,530	\$7,418	\$15,530	\$7,460	\$15,867
\$3,000,000	\$3,704,400	\$20,731	\$24,928	\$3,000,000	\$3,090,903	\$20,731	\$20,800	\$3,000,000	\$3,536,832	\$11,172	\$23,464	\$11,148	\$23,464	\$11,190	\$23,800
\$4,000,000	\$4,939,200	\$27,809	\$33,237	\$4,000,000	\$4,121,204	\$27,809	\$27,733	\$4,000,000	\$4,715,776	\$14,902	\$31,397	\$14,878	\$31,397	\$14,920	\$31,734
\$5,000,000	\$6,174,000	\$34,886	\$41,547	\$5,000,000	\$5,151,505	\$34,886	\$34,666	\$5,000,000	\$5,894,720	\$18,632	\$39,331	\$18,608	\$39,331	\$18,650	\$39,667
\$6,000,000	\$7,408,800	\$41,964	\$49,856	\$6,000,000	\$6,181,806	\$41,964	\$41,599	\$6,000,000	\$7,073,664	\$22,362	\$47,264	\$22,338	\$47,264	\$22,380	\$47,601
\$7,000,000	\$8,643,600	\$49,042	\$58,165	\$7,000,000	\$7,212,107	\$49,042	\$48,532	\$7,000,000	\$8,252,608	\$26,092	\$55,198	\$26,068	\$55,198	\$26,111	\$55,534
\$8,000,000	\$9,878,400	\$56,120	\$66,475	\$8,000,000	\$8,242,408	\$56,120	\$55,466	\$8,000,000	\$9,431,552	\$29,823	\$63,131	\$29,798	\$63,131	\$29,841	\$63,468
\$9,000,000	\$11,113,200	\$63,197	\$74,784	\$9,000,000	\$9,272,709	\$63,197	\$62,399	\$9,000,000	\$10,610,496	\$33,553	\$71,065	\$33,528	\$71,065	\$33,571	\$71,401
\$10,000,000	\$12,348,000	\$70,275	\$83,093	\$10,000,000	\$10,303,010	\$70,275	\$69,332	\$10,000,000	\$11,789,440	\$37,283	\$78,998	\$37,258	\$78,998	\$37,301	\$79,335
\$15,000,000	\$18,522,000	\$105,664	\$124,640	\$15,000,000	\$15,454,515	\$105,664	\$103,998	\$15,000,000	\$17,684,160	\$55,933	\$118,665	\$55,909	\$118,665	\$55,951	\$119,002
\$20,000,000	\$24,696,000	\$141,052	\$166,187	\$20,000,000	\$20,606,020	\$141,052	\$138,664	\$20,000,000	\$23,578,880	\$74,584	\$158,333	\$74,559	\$158,333	\$74,602	\$158,669
\$25,000,000	\$30,870,000	\$176,441	\$207,733	\$25,000,000	\$25,757,525	\$176,441	\$173,330	\$25,000,000	\$29,473,600	\$93,234	\$198,000	\$93,210	\$198,000	\$93,252	\$198,336
\$30,000,000	\$37,044,000	\$211,829	\$249,280	\$30,000,000	\$30,909,030	\$211,829	\$207,996	\$30,000,000	\$35,368,320	\$111,884	\$237,667	\$111,860	\$237,667	\$111,902	\$238,004
\$35,000,000	\$43,218,000	\$247,218	\$290,826	\$35,000,000	\$36,060,535	\$247,218	\$242,662	\$35,000,000	\$41,263,040	\$130,535	\$277,334	\$130,511	\$277,334	\$130,553	\$277,671
\$40,000,000	\$49,392,000	\$282,607	\$332,373	\$40,000,000	\$41,212,040	\$282,607	\$277,328	\$40,000,000	\$47,157,760	\$149,185	\$317,002	\$149,161	\$317,002	\$149,203	\$317,338
\$45,000,000	\$55,566,000	\$317,995	\$373,920	\$45,000,000	\$46,363,545	\$317,995	\$311,994	\$45,000,000	\$53,052,480	\$167,836	\$356,669	\$167,811	\$356,669	\$167,854	\$357,006
\$50,000,000	\$61,740,000	\$353,384	\$415,466	\$50,000,000	\$51,515,050	\$353,384	\$346,660	\$50,000,000	\$58,947,200	\$186,486	\$396,336	\$186,462	\$396,336	\$186,504	\$396,673

CITY OF LARRABEE, 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	\$229	122.77%	\$160	85.87%	(\$108)	(64.25%)	(\$84)	(58.24%)	\$210	112.69%
\$100,000	\$458	122.77%	\$320	85.87%	\$102	28.73%	\$126	38.17%	\$420	112.69%
\$150,000	\$687	122.77%	\$480	85.87%	\$312	57.65%	\$336	65.04%	\$631	112.69%
\$200,000	\$748	81.94%	\$473	51.81%	\$522	71.75%	\$547	77.67%	\$841	112.69%
\$250,000	\$810	63.92%	\$466	36.77%	\$732	80.10%	\$757	85.01%	\$1,051	112.69%
\$300,000	\$872	53.77%	\$459	28.30%	\$943	85.62%	\$967	89.80%	\$1,261	112.69%
\$400,000	\$995	42.71%	\$444	19.08%	\$1,363	92.47%	\$1,387	95.69%	\$1,681	112.69%
\$500,000	\$1,118	36.81%	\$430	14.16%	\$1,783	96.55%	\$1,808	99.17%	\$2,102	112.69%
\$600,000	\$1,241	33.15%	\$415	11.09%	\$2,204	99.27%	\$2,228	101.47%	\$2,522	112.69%
\$700,000	\$1,364	30.64%	\$401	9.01%	\$2,624	101.20%	\$2,648	103.10%	\$2,942	112.69%
\$800,000	\$1,487	28.83%	\$387	7.49%	\$3,044	102.64%	\$3,069	104.31%	\$3,363	112.69%
\$900,000	\$1,611	27.45%	\$372	6.34%	\$3,465	103.76%	\$3,489	105.25%	\$3,783	112.69%
\$1,000,000	\$1,734	26.37%	\$358	5.44%	\$3,885	104.66%	\$3,909	106.01%	\$4,203	112.69%
\$2,000,000	\$2,965	21.72%	\$213	1.56%	\$8,088	108.68%	\$8,113	109.37%	\$8,407	112.69%
\$3,000,000	\$4,197	20.24%	\$69	0.33%	\$12,292	110.02%	\$12,316	110.48%	\$12,610	112.69%
\$4,000,000	\$5,429	19.52%	(\$76)	(0.27%)	\$16,495	110.69%	\$16,519	111.03%	\$16,813	112.69%
\$5,000,000	\$6,660	19.09%	(\$220)	(0.63%)	\$20,698	111.09%	\$20,723	111.36%	\$21,017	112.69%
\$6,000,000	\$7,892	18.81%	(\$365)	(0.87%)	\$24,902	111.36%	\$24,926	111.59%	\$25,220	112.69%
\$7,000,000	\$9,123	18.60%	(\$510)	(1.04%)	\$29,105	111.55%	\$29,129	111.74%	\$29,424	112.69%
\$8,000,000	\$10,355	18.45%	(\$654)	(1.17%)	\$33,309	111.69%	\$33,333	111.86%	\$33,627	112.69%
\$9,000,000	\$11,587	18.33%	(\$799)	(1.26%)	\$37,512	111.80%	\$37,536	111.95%	\$37,830	112.69%
\$10,000,000	\$12,818	18.24%	(\$943)	(1.34%)	\$41,715	111.89%	\$41,740	112.03%	\$42,034	112.69%
\$15,000,000	\$18,976	17.96%	(\$1,666)	(1.58%)	\$62,732	112.16%	\$62,756	112.25%	\$63,051	112.69%
\$20,000,000	\$25,134	17.82%	(\$2,388)	(1.69%)	\$83,749	112.29%	\$83,773	112.36%	\$84,067	112.69%
\$25,000,000	\$31,292	17.74%	(\$3,111)	(1.76%)	\$104,766	112.37%	\$104,790	112.42%	\$105,084	112.69%
\$30,000,000	\$37,450	17.68%	(\$3,834)	(1.81%)	\$125,783	112.42%	\$125,807	112.47%	\$126,101	112.69%
\$35,000,000	\$43,609	17.64%	(\$4,556)	(1.84%)	\$146,800	112.46%	\$146,824	112.50%	\$147,118	112.69%
\$40,000,000	\$49,767	17.61%	(\$5,279)	(1.87%)	\$167,817	112.49%	\$167,841	112.52%	\$168,135	112.69%
\$45,000,000	\$55,925	17.59%	(\$6,001)	(1.89%)	\$188,833	112.51%	\$188,858	112.54%	\$189,152	112.69%
\$50,000,000	\$62,083	17.57%	(\$6,724)	(1.90%)	\$209,850	112.53%	\$209,875	112.56%	\$210,169	112.69%