

CITY OF LAKE CITY, 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	\$7.96688	\$369,299	\$0	\$369,299	
2026-27	\$4.84821	\$376,685	\$9,361	\$386,046	4.5%
2027-28	\$4.95417	\$393,766	\$9,565	\$403,332	4.5%
2028-29	\$4.81738	\$411,399	\$9,301	\$420,700	4.3%
2029-30	\$4.91759	\$429,114	\$9,495	\$438,608	4.3%
2030-31	\$4.78755	\$447,381	\$9,244	\$456,624	4.1%
2031-32	\$4.88647	\$465,724	\$9,435	\$475,158	4.1%
2032-33	\$4.76590	\$484,661	\$9,202	\$493,863	3.9%
2033-34	\$4.85639	\$502,907	\$9,376	\$512,283	3.7%
2034-35	\$4.74396	\$522,528	\$9,159	\$531,688	3.8%
2035-36	\$4.82712	\$540,677	\$9,320	\$549,997	3.4%

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	\$100,656,734	\$46,354,267	\$2,054,677	\$48,408,944
2026-27	\$90,414,108	\$79,626,417	\$4,335,038	\$83,961,455
2027-28	\$93,217,143	\$81,412,552	\$5,351,938	\$86,764,490
2028-29	\$100,367,822	\$87,329,579	\$6,585,590	\$93,915,169
2029-30	\$103,246,856	\$89,191,713	\$7,602,490	\$96,794,203
2030-31	\$110,778,729	\$95,377,406	\$8,948,670	\$104,326,076
2031-32	\$113,657,763	\$97,239,541	\$9,965,570	\$107,205,110
2032-33	\$121,506,826	\$103,624,270	\$11,429,903	\$115,054,173
2033-34	\$124,385,861	\$105,486,405	\$12,446,803	\$117,933,208
2034-35	\$132,564,631	\$112,076,780	\$14,035,198	\$126,111,978
2035-36	\$135,443,666	\$113,938,914	\$15,052,098	\$128,991,013

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	74.93%	-3.38%	71.56%	21.20%	4.94%	2.31%
2026-27	99.65%	-29.11%	70.55%	21.18%	5.92%	1.33%
2027-28	96.79%	-28.31%	68.48%	21.17%	8.10%	1.29%
2028-29	93.33%	-26.24%	67.09%	21.15%	9.75%	1.19%
2029-30	90.87%	-25.51%	65.36%	21.13%	11.58%	1.15%
2030-31	87.98%	-23.68%	64.30%	21.14%	12.82%	1.07%
2031-32	85.90%	-23.09%	62.81%	21.12%	14.39%	1.04%
2032-33	83.51%	-21.54%	61.98%	21.17%	15.33%	0.97%
2033-34	81.73%	-21.06%	60.68%	21.15%	16.70%	0.95%
2034-35	79.74%	-19.71%	60.02%	21.23%	17.40%	0.89%
2035-36	78.20%	-19.32%	58.88%	21.21%	18.61%	0.87%

**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 CITY, 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	\$46,354,267	\$7.96688	\$369,299
2026-27	\$79,626,417	\$4.84821	\$386,046
2027-28	\$81,412,552	\$4.95417	\$403,332
2028-29	\$87,329,579	\$4.81738	\$420,700
2029-30	\$89,191,713	\$4.91759	\$438,608
2030-31	\$95,377,406	\$4.78755	\$456,624
2031-32	\$97,239,541	\$4.88647	\$475,158
2032-33	\$103,624,270	\$4.76590	\$493,863
2033-34	\$105,486,405	\$4.85639	\$512,283
2034-35	\$112,076,780	\$4.74396	\$531,688
2035-36	\$113,938,914	\$4.82712	\$549,997

CITY OF LAKE CITY, 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	\$46,354,267	\$7.96688	\$369,299
2026-27	\$48,485,099	\$7.81067	\$378,701
2027-28	\$49,462,107	\$7.81067	\$386,332
2028-29	\$52,242,124	\$7.81067	\$408,046
2029-30	\$54,284,688	\$7.81067	\$424,000
2030-31	\$57,124,797	\$7.81067	\$446,183
2031-32	\$59,218,448	\$7.81067	\$462,536
2032-33	\$62,120,419	\$7.81067	\$485,202
2033-34	\$64,267,988	\$7.81067	\$501,976
2034-35	\$67,233,778	\$7.81067	\$525,141
2035-36	\$69,437,958	\$7.81067	\$542,357

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	\$31,141,318	(\$2.96246)	\$7,345
2027-28	\$31,950,444	(\$2.85650)	\$16,999
2028-29	\$35,087,455	(\$2.99329)	\$12,654
2029-30	\$34,907,025	(\$2.89308)	\$14,609
2030-31	\$38,252,609	(\$3.02312)	\$10,441
2031-32	\$38,021,093	(\$2.92420)	\$12,622
2032-33	\$41,503,851	(\$3.04477)	\$8,661
2033-34	\$41,218,416	(\$2.95428)	\$10,307
2034-35	\$44,843,002	(\$3.06671)	\$6,547
2035-36	\$44,500,956	(\$2.98355)	\$7,640

CITY OF LAKE CITY, 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	\$189	\$296	\$50,000	\$51,515	\$189	\$247	\$50,000	\$58,947	\$171	\$43	\$146	\$43	\$189	\$282
\$100,000	\$123,480	\$378	\$591	\$100,000	\$103,030	\$378	\$493	\$100,000	\$117,894	\$360	\$325	\$335	\$325	\$378	\$564
\$150,000	\$185,220	\$567	\$887	\$150,000	\$154,545	\$567	\$740	\$150,000	\$176,842	\$548	\$607	\$524	\$607	\$567	\$847
\$200,000	\$246,960	\$925	\$1,182	\$200,000	\$206,060	\$925	\$987	\$200,000	\$235,789	\$737	\$889	\$713	\$889	\$756	\$1,129
\$250,000	\$308,700	\$1,284	\$1,478	\$250,000	\$257,575	\$1,284	\$1,233	\$250,000	\$294,736	\$926	\$1,172	\$902	\$1,172	\$945	\$1,411
\$300,000	\$370,440	\$1,642	\$1,774	\$300,000	\$309,090	\$1,642	\$1,480	\$300,000	\$353,683	\$1,115	\$1,454	\$1,091	\$1,454	\$1,134	\$1,693
\$400,000	\$493,920	\$2,359	\$2,365	\$400,000	\$412,120	\$2,359	\$1,973	\$400,000	\$471,578	\$1,493	\$2,018	\$1,469	\$2,018	\$1,512	\$2,258
\$500,000	\$617,400	\$3,076	\$2,956	\$500,000	\$515,151	\$3,076	\$2,466	\$500,000	\$589,472	\$1,871	\$2,583	\$1,847	\$2,583	\$1,889	\$2,822
\$600,000	\$740,880	\$3,793	\$3,547	\$600,000	\$618,181	\$3,793	\$2,960	\$600,000	\$707,366	\$2,249	\$3,147	\$2,224	\$3,147	\$2,267	\$3,387
\$700,000	\$864,360	\$4,510	\$4,138	\$700,000	\$721,211	\$4,510	\$3,453	\$700,000	\$825,261	\$2,627	\$3,712	\$2,602	\$3,712	\$2,645	\$3,951
\$800,000	\$987,840	\$5,227	\$4,729	\$800,000	\$824,241	\$5,227	\$3,946	\$800,000	\$943,155	\$3,005	\$4,276	\$2,980	\$4,276	\$3,023	\$4,515
\$900,000	\$1,111,320	\$5,944	\$5,321	\$900,000	\$927,271	\$5,944	\$4,439	\$900,000	\$1,061,050	\$3,383	\$4,840	\$3,358	\$4,840	\$3,401	\$5,080
\$1,000,000	\$1,234,800	\$6,661	\$5,912	\$1,000,000	\$1,030,301	\$6,661	\$4,933	\$1,000,000	\$1,178,944	\$3,760	\$5,405	\$3,736	\$5,405	\$3,779	\$5,644
\$2,000,000	\$2,469,600	\$13,832	\$11,823	\$2,000,000	\$2,060,602	\$13,832	\$9,865	\$2,000,000	\$2,357,888	\$7,539	\$11,049	\$7,515	\$11,049	\$7,558	\$11,289
\$3,000,000	\$3,704,400	\$21,002	\$17,735	\$3,000,000	\$3,090,903	\$21,002	\$14,798	\$3,000,000	\$3,536,832	\$11,318	\$16,693	\$11,294	\$16,693	\$11,336	\$16,933
\$4,000,000	\$4,939,200	\$28,172	\$23,647	\$4,000,000	\$4,121,204	\$28,172	\$19,730	\$4,000,000	\$4,715,776	\$15,097	\$22,338	\$15,072	\$22,338	\$15,115	\$22,577
\$5,000,000	\$6,174,000	\$35,342	\$29,558	\$5,000,000	\$5,151,505	\$35,342	\$24,663	\$5,000,000	\$5,894,720	\$18,876	\$27,982	\$18,851	\$27,982	\$18,894	\$28,221
\$6,000,000	\$7,408,800	\$42,512	\$35,470	\$6,000,000	\$6,181,806	\$42,512	\$29,596	\$6,000,000	\$7,073,664	\$22,655	\$33,626	\$22,630	\$33,626	\$22,673	\$33,866
\$7,000,000	\$8,643,600	\$49,683	\$41,382	\$7,000,000	\$7,212,107	\$49,683	\$34,528	\$7,000,000	\$8,252,608	\$26,433	\$39,270	\$26,409	\$39,270	\$26,452	\$39,510
\$8,000,000	\$9,878,400	\$56,853	\$47,293	\$8,000,000	\$8,242,408	\$56,853	\$39,461	\$8,000,000	\$9,431,552	\$30,212	\$44,915	\$30,188	\$44,915	\$30,231	\$45,154
\$9,000,000	\$11,113,200	\$64,023	\$53,205	\$9,000,000	\$9,272,709	\$64,023	\$44,394	\$9,000,000	\$10,610,496	\$33,991	\$50,559	\$33,966	\$50,559	\$34,009	\$50,798
\$10,000,000	\$12,348,000	\$71,193	\$59,117	\$10,000,000	\$10,303,010	\$71,193	\$49,326	\$10,000,000	\$11,789,440	\$37,770	\$56,203	\$37,745	\$56,203	\$37,788	\$56,443
\$15,000,000	\$18,522,000	\$107,044	\$88,675	\$15,000,000	\$15,454,515	\$107,044	\$73,989	\$15,000,000	\$17,684,160	\$56,664	\$84,424	\$56,639	\$84,424	\$56,682	\$84,664
\$20,000,000	\$24,696,000	\$142,895	\$118,233	\$20,000,000	\$20,606,020	\$142,895	\$98,652	\$20,000,000	\$23,578,880	\$75,558	\$112,646	\$75,534	\$112,646	\$75,576	\$112,885
\$25,000,000	\$30,870,000	\$178,746	\$147,792	\$25,000,000	\$25,757,525	\$178,746	\$123,315	\$25,000,000	\$29,473,600	\$94,452	\$140,867	\$94,428	\$140,867	\$94,470	\$141,106
\$30,000,000	\$37,044,000	\$214,597	\$177,350	\$30,000,000	\$30,909,030	\$214,597	\$147,979	\$30,000,000	\$35,368,320	\$113,346	\$169,088	\$113,322	\$169,088	\$113,365	\$169,328
\$35,000,000	\$43,218,000	\$250,448	\$206,908	\$35,000,000	\$36,060,535	\$250,448	\$172,642	\$35,000,000	\$41,263,040	\$132,240	\$197,309	\$132,216	\$197,309	\$132,259	\$197,549
\$40,000,000	\$49,392,000	\$286,299	\$236,467	\$40,000,000	\$41,212,040	\$286,299	\$197,305	\$40,000,000	\$47,157,760	\$151,134	\$225,531	\$151,110	\$225,531	\$151,153	\$225,770
\$45,000,000	\$55,566,000	\$322,150	\$266,025	\$45,000,000	\$46,363,545	\$322,150	\$221,968	\$45,000,000	\$53,052,480	\$170,029	\$253,752	\$170,004	\$253,752	\$170,047	\$253,991
\$50,000,000	\$61,740,000	\$358,001	\$295,583	\$50,000,000	\$51,515,050	\$358,001	\$246,631	\$50,000,000	\$58,947,200	\$188,923	\$281,973	\$188,898	\$281,973	\$188,941	\$282,213

CITY OF            LAKE CITY, 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	\$107	56.44%	\$58	30.53%	(\$128)	(74.89%)	(\$103)	(70.67%)	\$93	49.37%
\$100,000	\$213	56.44%	\$115	30.53%	(\$35)	(9.60%)	(\$10)	(2.97%)	\$187	49.37%
\$150,000	\$320	56.44%	\$173	30.53%	\$59	10.71%	\$83	15.90%	\$280	49.37%
\$200,000	\$257	27.77%	\$61	6.61%	\$152	20.62%	\$177	24.77%	\$373	49.37%
\$250,000	\$194	15.12%	(\$51)	(3.95%)	\$245	26.48%	\$270	29.93%	\$466	49.37%
\$300,000	\$131	7.99%	(\$163)	(9.90%)	\$339	30.36%	\$363	33.29%	\$560	49.37%
\$400,000	\$5	0.22%	(\$386)	(16.37%)	\$525	35.17%	\$550	37.43%	\$746	49.37%
\$500,000	(\$121)	(3.92%)	(\$610)	(19.83%)	\$712	38.04%	\$736	39.87%	\$933	49.37%
\$600,000	(\$246)	(6.50%)	(\$834)	(21.98%)	\$898	39.94%	\$923	41.48%	\$1,119	49.37%
\$700,000	(\$372)	(8.25%)	(\$1,058)	(23.45%)	\$1,085	41.29%	\$1,109	42.63%	\$1,306	49.37%
\$800,000	(\$498)	(9.53%)	(\$1,281)	(24.51%)	\$1,271	42.31%	\$1,296	43.48%	\$1,492	49.37%
\$900,000	(\$624)	(10.50%)	(\$1,505)	(25.32%)	\$1,458	43.10%	\$1,482	44.14%	\$1,679	49.37%
\$1,000,000	(\$750)	(11.26%)	(\$1,729)	(25.95%)	\$1,644	43.73%	\$1,669	44.67%	\$1,865	49.37%
\$2,000,000	(\$2,008)	(14.52%)	(\$3,966)	(28.68%)	\$3,510	46.55%	\$3,534	47.03%	\$3,731	49.37%
\$3,000,000	(\$3,267)	(15.56%)	(\$6,204)	(29.54%)	\$5,375	47.49%	\$5,400	47.81%	\$5,596	49.37%
\$4,000,000	(\$4,525)	(16.06%)	(\$8,442)	(29.96%)	\$7,241	47.96%	\$7,265	48.20%	\$7,462	49.37%
\$5,000,000	(\$5,784)	(16.37%)	(\$10,679)	(30.22%)	\$9,106	48.24%	\$9,131	48.44%	\$9,327	49.37%
\$6,000,000	(\$7,042)	(16.57%)	(\$12,917)	(30.38%)	\$10,972	48.43%	\$10,996	48.59%	\$11,193	49.37%
\$7,000,000	(\$8,301)	(16.71%)	(\$15,154)	(30.50%)	\$12,837	48.56%	\$12,862	48.70%	\$13,058	49.37%
\$8,000,000	(\$9,560)	(16.81%)	(\$17,392)	(30.59%)	\$14,702	48.66%	\$14,727	48.78%	\$14,923	49.37%
\$9,000,000	(\$10,818)	(16.90%)	(\$19,629)	(30.66%)	\$16,568	48.74%	\$16,592	48.85%	\$16,789	49.37%
\$10,000,000	(\$12,077)	(16.96%)	(\$21,867)	(30.72%)	\$18,433	48.80%	\$18,458	48.90%	\$18,654	49.37%
\$15,000,000	(\$18,369)	(17.16%)	(\$33,055)	(30.88%)	\$27,760	48.99%	\$27,785	49.06%	\$27,982	49.37%
\$20,000,000	(\$24,662)	(17.26%)	(\$44,243)	(30.96%)	\$37,088	49.08%	\$37,112	49.13%	\$37,309	49.37%
\$25,000,000	(\$30,954)	(17.32%)	(\$55,431)	(31.01%)	\$46,415	49.14%	\$46,439	49.18%	\$46,636	49.37%
\$30,000,000	(\$37,247)	(17.36%)	(\$66,619)	(31.04%)	\$55,742	49.18%	\$55,767	49.21%	\$55,963	49.37%
\$35,000,000	(\$43,540)	(17.38%)	(\$77,806)	(31.07%)	\$65,069	49.21%	\$65,094	49.23%	\$65,290	49.37%
\$40,000,000	(\$49,832)	(17.41%)	(\$88,994)	(31.08%)	\$74,396	49.23%	\$74,421	49.25%	\$74,617	49.37%
\$45,000,000	(\$56,125)	(17.42%)	(\$100,182)	(31.10%)	\$83,723	49.24%	\$83,748	49.26%	\$83,945	49.37%
\$50,000,000	(\$62,418)	(17.44%)	(\$111,370)	(31.11%)	\$93,051	49.25%	\$93,075	49.27%	\$93,272	49.37%