

CITY OF LETTS, 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	\$8.21285	\$73,941	\$0	\$73,941	
2026-27	\$4.89696	\$75,420	\$179	\$75,599	2.2%
2027-28	\$4.92723	\$75,977	\$180	\$76,157	0.7%
2028-29	\$4.78214	\$77,680	\$175	\$77,854	2.2%
2029-30	\$4.80845	\$78,243	\$176	\$78,419	0.7%
2030-31	\$4.66627	\$79,987	\$170	\$80,158	2.2%
2031-32	\$4.69182	\$80,559	\$171	\$80,730	0.7%
2032-33	\$4.55530	\$82,344	\$166	\$82,511	2.2%
2033-34	\$4.58013	\$82,923	\$167	\$83,090	0.7%
2034-35	\$4.44889	\$84,752	\$162	\$84,915	2.2%
2035-36	\$4.47304	\$85,339	\$163	\$85,502	0.7%

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	\$19,515,603	\$9,003,091	\$0	\$9,003,091
2026-27	\$16,544,502	\$15,437,863	\$0	\$15,437,863
2027-28	\$16,562,891	\$15,456,252	\$0	\$15,456,252
2028-29	\$17,386,821	\$16,280,182	\$0	\$16,280,182
2029-30	\$17,415,210	\$16,308,571	\$0	\$16,308,571
2030-31	\$18,284,755	\$17,178,116	\$0	\$17,178,116
2031-32	\$18,313,144	\$17,206,505	\$0	\$17,206,505
2032-33	\$19,219,752	\$18,113,113	\$0	\$18,113,113
2033-34	\$19,248,141	\$18,141,502	\$0	\$18,141,502
2034-35	\$20,193,321	\$19,086,682	\$0	\$19,086,682
2035-36	\$20,221,710	\$19,115,071	\$0	\$19,115,071

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	91.26%	-2.32%	88.94%	6.45%	0.00%	1.47%
2026-27	122.55%	-31.67%	90.88%	6.13%	0.00%	0.85%
2027-28	122.64%	-31.75%	90.89%	6.13%	0.00%	0.85%
2028-29	121.31%	-30.25%	91.06%	6.11%	0.00%	0.81%
2029-30	121.32%	-30.24%	91.08%	6.10%	0.00%	0.81%
2030-31	120.00%	-28.76%	91.24%	6.08%	0.00%	0.77%
2031-32	120.02%	-28.76%	91.26%	6.07%	0.00%	0.77%
2032-33	118.77%	-27.36%	91.41%	6.05%	0.00%	0.73%
2033-34	118.79%	-27.36%	91.42%	6.04%	0.00%	0.73%
2034-35	117.61%	-26.05%	91.56%	6.03%	0.00%	0.69%
2035-36	117.63%	-26.05%	91.58%	6.02%	0.00%	0.69%

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 LETTS, 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	\$9,003,091	\$8.21285	\$73,941
2026-27	\$15,437,863	\$4.89696	\$75,599
2027-28	\$15,456,252	\$4.92723	\$76,157
2028-29	\$16,280,182	\$4.78214	\$77,854
2029-30	\$16,308,571	\$4.80845	\$78,419
2030-31	\$17,178,116	\$4.66627	\$80,158
2031-32	\$17,206,505	\$4.69182	\$80,730
2032-33	\$18,113,113	\$4.55530	\$82,511
2033-34	\$18,141,502	\$4.58013	\$83,090
2034-35	\$19,086,682	\$4.44889	\$84,915
2035-36	\$19,115,071	\$4.47304	\$85,502

CITY OF LETTS, 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	\$9,003,091	\$8.21285	\$73,941
2026-27	\$9,072,995	\$8.21285	\$74,515
2027-28	\$9,266,694	\$8.21285	\$76,106
2028-29	\$9,567,470	\$8.10000	\$77,497
2029-30	\$9,771,352	\$8.10000	\$79,148
2030-31	\$10,088,114	\$8.10000	\$81,714
2031-32	\$10,302,683	\$8.10000	\$83,452
2032-33	\$10,636,256	\$8.10000	\$86,154
2033-34	\$10,862,109	\$8.10000	\$87,983
2034-35	\$11,213,387	\$8.10000	\$90,828
2035-36	\$11,451,083	\$8.10000	\$92,754

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	\$6,364,868	(\$3.31589)	\$1,083
2027-28	\$6,189,558	(\$3.28562)	\$51
2028-29	\$6,712,712	(\$3.31786)	\$358
2029-30	\$6,537,219	(\$3.29155)	-\$729
2030-31	\$7,090,002	(\$3.43373)	-\$1,556
2031-32	\$6,903,821	(\$3.40818)	-\$2,722
2032-33	\$7,476,857	(\$3.54470)	-\$3,643
2033-34	\$7,279,393	(\$3.51987)	-\$4,893
2034-35	\$7,873,295	(\$3.65111)	-\$5,914
2035-36	\$7,663,988	(\$3.62696)	-\$7,251

CITY OF LETTS, 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	\$195	\$288	\$50,000	\$51,515	\$195	\$240	\$50,000	\$58,947	\$176	\$42	\$151	\$42	\$195	\$275
\$100,000	\$123,480	\$390	\$576	\$100,000	\$103,030	\$390	\$481	\$100,000	\$117,894	\$371	\$317	\$345	\$317	\$390	\$550
\$150,000	\$185,220	\$584	\$864	\$150,000	\$154,545	\$584	\$721	\$150,000	\$176,842	\$565	\$592	\$540	\$592	\$584	\$825
\$200,000	\$246,960	\$954	\$1,152	\$200,000	\$206,060	\$954	\$962	\$200,000	\$235,789	\$760	\$867	\$735	\$867	\$779	\$1,100
\$250,000	\$308,700	\$1,323	\$1,440	\$250,000	\$257,575	\$1,323	\$1,202	\$250,000	\$294,736	\$955	\$1,142	\$930	\$1,142	\$974	\$1,375
\$300,000	\$370,440	\$1,693	\$1,729	\$300,000	\$309,090	\$1,693	\$1,442	\$300,000	\$353,683	\$1,150	\$1,417	\$1,124	\$1,417	\$1,169	\$1,650
\$400,000	\$493,920	\$2,432	\$2,305	\$400,000	\$412,120	\$2,432	\$1,923	\$400,000	\$471,578	\$1,539	\$1,967	\$1,514	\$1,967	\$1,558	\$2,201
\$500,000	\$617,400	\$3,171	\$2,881	\$500,000	\$515,151	\$3,171	\$2,404	\$500,000	\$589,472	\$1,929	\$2,517	\$1,904	\$2,517	\$1,948	\$2,751
\$600,000	\$740,880	\$3,911	\$3,457	\$600,000	\$618,181	\$3,911	\$2,885	\$600,000	\$707,366	\$2,318	\$3,067	\$2,293	\$3,067	\$2,337	\$3,301
\$700,000	\$864,360	\$4,650	\$4,033	\$700,000	\$721,211	\$4,650	\$3,365	\$700,000	\$825,261	\$2,708	\$3,618	\$2,683	\$3,618	\$2,727	\$3,851
\$800,000	\$987,840	\$5,389	\$4,610	\$800,000	\$824,241	\$5,389	\$3,846	\$800,000	\$943,155	\$3,097	\$4,168	\$3,072	\$4,168	\$3,116	\$4,401
\$900,000	\$1,111,320	\$6,128	\$5,186	\$900,000	\$927,271	\$6,128	\$4,327	\$900,000	\$1,061,050	\$3,487	\$4,718	\$3,462	\$4,718	\$3,506	\$4,951
\$1,000,000	\$1,234,800	\$6,867	\$5,762	\$1,000,000	\$1,030,301	\$6,867	\$4,808	\$1,000,000	\$1,178,944	\$3,877	\$5,268	\$3,851	\$5,268	\$3,895	\$5,501
\$2,000,000	\$2,469,600	\$14,259	\$11,524	\$2,000,000	\$2,060,602	\$14,259	\$9,615	\$2,000,000	\$2,357,888	\$7,772	\$10,769	\$7,747	\$10,769	\$7,791	\$11,003
\$3,000,000	\$3,704,400	\$21,650	\$17,286	\$3,000,000	\$3,090,903	\$21,650	\$14,423	\$3,000,000	\$3,536,832	\$11,668	\$16,270	\$11,642	\$16,270	\$11,686	\$16,504
\$4,000,000	\$4,939,200	\$29,042	\$23,048	\$4,000,000	\$4,121,204	\$29,042	\$19,231	\$4,000,000	\$4,715,776	\$15,563	\$21,772	\$15,538	\$21,772	\$15,582	\$22,005
\$5,000,000	\$6,174,000	\$36,433	\$28,810	\$5,000,000	\$5,151,505	\$36,433	\$24,038	\$5,000,000	\$5,894,720	\$19,459	\$27,273	\$19,433	\$27,273	\$19,477	\$27,506
\$6,000,000	\$7,408,800	\$43,825	\$34,571	\$6,000,000	\$6,181,806	\$43,825	\$28,846	\$6,000,000	\$7,073,664	\$23,354	\$32,774	\$23,329	\$32,774	\$23,373	\$33,008
\$7,000,000	\$8,643,600	\$51,217	\$40,333	\$7,000,000	\$7,212,107	\$51,217	\$33,654	\$7,000,000	\$8,252,608	\$27,250	\$38,276	\$27,224	\$38,276	\$27,268	\$38,509
\$8,000,000	\$9,878,400	\$58,608	\$46,095	\$8,000,000	\$8,242,408	\$58,608	\$38,461	\$8,000,000	\$9,431,552	\$31,145	\$43,777	\$31,120	\$43,777	\$31,164	\$44,010
\$9,000,000	\$11,113,200	\$66,000	\$51,857	\$9,000,000	\$9,272,709	\$66,000	\$43,269	\$9,000,000	\$10,610,496	\$35,040	\$49,278	\$35,015	\$49,278	\$35,059	\$49,511
\$10,000,000	\$12,348,000	\$73,391	\$57,619	\$10,000,000	\$10,303,010	\$73,391	\$48,077	\$10,000,000	\$11,789,440	\$38,936	\$54,779	\$38,911	\$54,779	\$38,955	\$55,013
\$15,000,000	\$18,522,000	\$110,349	\$86,429	\$15,000,000	\$15,454,515	\$110,349	\$72,115	\$15,000,000	\$17,684,160	\$58,413	\$82,286	\$58,388	\$82,286	\$58,432	\$82,519
\$20,000,000	\$24,696,000	\$147,307	\$115,238	\$20,000,000	\$20,606,020	\$147,307	\$96,153	\$20,000,000	\$23,578,880	\$77,891	\$109,792	\$77,866	\$109,792	\$77,910	\$110,025
\$25,000,000	\$30,870,000	\$184,265	\$144,048	\$25,000,000	\$25,757,525	\$184,265	\$120,192	\$25,000,000	\$29,473,600	\$97,368	\$137,298	\$97,343	\$137,298	\$97,387	\$137,532
\$30,000,000	\$37,044,000	\$221,223	\$172,857	\$30,000,000	\$30,909,030	\$221,223	\$144,230	\$30,000,000	\$35,368,320	\$116,846	\$164,805	\$116,820	\$164,805	\$116,865	\$165,038
\$35,000,000	\$43,218,000	\$258,180	\$201,667	\$35,000,000	\$36,060,535	\$258,180	\$168,268	\$35,000,000	\$41,263,040	\$136,323	\$192,311	\$136,298	\$192,311	\$136,342	\$192,544
\$40,000,000	\$49,392,000	\$295,138	\$230,476	\$40,000,000	\$41,212,040	\$295,138	\$192,307	\$40,000,000	\$47,157,760	\$155,801	\$219,818	\$155,775	\$219,818	\$155,819	\$220,051
\$45,000,000	\$55,566,000	\$332,096	\$259,286	\$45,000,000	\$46,363,545	\$332,096	\$216,345	\$45,000,000	\$53,052,480	\$175,278	\$247,324	\$175,253	\$247,324	\$175,297	\$247,557
\$50,000,000	\$61,740,000	\$369,054	\$288,096	\$50,000,000	\$51,515,050	\$369,054	\$240,383	\$50,000,000	\$58,947,200	\$194,755	\$274,830	\$194,730	\$274,830	\$194,774	\$275,064

CITY OF LETTS, 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	\$93	47.91%	\$46	23.42%	(\$134)	(76.26%)	(\$109)	(72.27%)	\$80	41.22%
\$100,000	\$187	47.91%	\$91	23.42%	(\$54)	(14.53%)	(\$29)	(8.26%)	\$161	41.22%
\$150,000	\$280	47.91%	\$137	23.42%	\$26	4.68%	\$52	9.58%	\$241	41.22%
\$200,000	\$198	20.81%	\$8	0.80%	\$107	14.04%	\$132	17.97%	\$321	41.22%
\$250,000	\$117	8.84%	(\$122)	(9.19%)	\$187	19.58%	\$212	22.84%	\$401	41.22%
\$300,000	\$36	2.10%	(\$251)	(14.81%)	\$267	23.25%	\$293	26.03%	\$482	41.22%
\$400,000	(\$127)	(5.24%)	(\$509)	(20.93%)	\$428	27.80%	\$453	29.94%	\$642	41.22%
\$500,000	(\$290)	(9.16%)	(\$768)	(24.20%)	\$588	30.51%	\$614	32.24%	\$803	41.22%
\$600,000	(\$453)	(11.59%)	(\$1,026)	(26.24%)	\$749	32.31%	\$774	33.77%	\$963	41.22%
\$700,000	(\$616)	(13.26%)	(\$1,284)	(27.62%)	\$910	33.59%	\$935	34.85%	\$1,124	41.22%
\$800,000	(\$779)	(14.46%)	(\$1,543)	(28.63%)	\$1,070	34.55%	\$1,096	35.66%	\$1,285	41.22%
\$900,000	(\$942)	(15.38%)	(\$1,801)	(29.39%)	\$1,231	35.30%	\$1,256	36.29%	\$1,445	41.22%
\$1,000,000	(\$1,105)	(16.09%)	(\$2,059)	(29.99%)	\$1,391	35.89%	\$1,417	36.78%	\$1,606	41.22%
\$2,000,000	(\$2,735)	(19.18%)	(\$4,643)	(32.57%)	\$2,997	38.56%	\$3,022	39.02%	\$3,212	41.22%
\$3,000,000	(\$4,365)	(20.16%)	(\$7,227)	(33.38%)	\$4,603	39.45%	\$4,628	39.75%	\$4,817	41.22%
\$4,000,000	(\$5,994)	(20.64%)	(\$9,811)	(33.78%)	\$6,209	39.89%	\$6,234	40.12%	\$6,423	41.22%
\$5,000,000	(\$7,624)	(20.93%)	(\$12,395)	(34.02%)	\$7,815	40.16%	\$7,840	40.34%	\$8,029	41.22%
\$6,000,000	(\$9,254)	(21.11%)	(\$14,979)	(34.18%)	\$9,420	40.34%	\$9,446	40.49%	\$9,635	41.22%
\$7,000,000	(\$10,883)	(21.25%)	(\$17,563)	(34.29%)	\$11,026	40.46%	\$11,051	40.59%	\$11,240	41.22%
\$8,000,000	(\$12,513)	(21.35%)	(\$20,147)	(34.38%)	\$12,632	40.56%	\$12,657	40.67%	\$12,846	41.22%
\$9,000,000	(\$14,142)	(21.43%)	(\$22,731)	(34.44%)	\$14,238	40.63%	\$14,263	40.73%	\$14,452	41.22%
\$10,000,000	(\$15,772)	(21.49%)	(\$25,315)	(34.49%)	\$15,843	40.69%	\$15,869	40.78%	\$16,058	41.22%
\$15,000,000	(\$23,920)	(21.68%)	(\$38,234)	(34.65%)	\$23,872	40.87%	\$23,898	40.93%	\$24,087	41.22%
\$20,000,000	(\$32,069)	(21.77%)	(\$51,154)	(34.73%)	\$31,901	40.96%	\$31,927	41.00%	\$32,116	41.22%
\$25,000,000	(\$40,217)	(21.83%)	(\$64,073)	(34.77%)	\$39,930	41.01%	\$39,956	41.05%	\$40,145	41.22%
\$30,000,000	(\$48,365)	(21.86%)	(\$76,993)	(34.80%)	\$47,959	41.04%	\$47,984	41.08%	\$48,174	41.22%
\$35,000,000	(\$56,514)	(21.89%)	(\$89,912)	(34.83%)	\$55,988	41.07%	\$56,013	41.10%	\$56,202	41.22%
\$40,000,000	(\$64,662)	(21.91%)	(\$102,832)	(34.84%)	\$64,017	41.09%	\$64,042	41.11%	\$64,231	41.22%
\$45,000,000	(\$72,810)	(21.92%)	(\$115,751)	(34.85%)	\$72,046	41.10%	\$72,071	41.12%	\$72,260	41.22%
\$50,000,000	(\$80,958)	(21.94%)	(\$128,671)	(34.87%)	\$80,075	41.12%	\$80,100	41.13%	\$80,289	41.22%