

CITY OF LINCOLN, 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	\$6.71442	\$65,061	\$0	\$65,061	
2026-27	\$4.81151	\$66,362	\$782	\$67,144	3.2%
2027-28	\$4.86824	\$67,721	\$792	\$68,513	2.0%
2028-29	\$4.73395	\$69,883	\$770	\$70,653	3.1%
2029-30	\$4.78610	\$71,258	\$778	\$72,037	2.0%
2030-31	\$4.65204	\$73,477	\$757	\$74,234	3.1%
2031-32	\$4.69994	\$74,829	\$764	\$75,593	1.8%
2032-33	\$4.56888	\$77,105	\$743	\$77,848	3.0%
2033-34	\$4.61291	\$78,431	\$750	\$79,181	1.7%
2034-35	\$4.48484	\$80,765	\$729	\$81,494	2.9%
2035-36	\$4.52534	\$82,067	\$736	\$82,802	1.6%

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	\$15,302,570	\$9,689,709	\$0	\$9,689,709
2026-27	\$15,041,638	\$13,954,967	\$0	\$13,954,967
2027-28	\$15,160,120	\$14,073,449	\$0	\$14,073,449
2028-29	\$16,011,436	\$14,924,765	\$0	\$14,924,765
2029-30	\$16,137,918	\$15,051,247	\$0	\$15,051,247
2030-31	\$17,043,971	\$15,957,300	\$0	\$15,957,300
2031-32	\$17,170,453	\$16,083,782	\$0	\$16,083,782
2032-33	\$18,125,333	\$17,038,662	\$0	\$17,038,662
2033-34	\$18,251,815	\$17,165,144	\$0	\$17,165,144
2034-35	\$19,257,707	\$18,171,036	\$0	\$18,171,036
2035-36	\$19,384,189	\$18,297,518	\$0	\$18,297,518

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	31.26%	-1.20%	30.06%	69.28%	0.00%	0.66%
2026-27	51.04%	-14.94%	36.10%	63.26%	0.00%	0.46%
2027-28	51.77%	-15.13%	36.64%	62.73%	0.00%	0.46%
2028-29	51.86%	-14.56%	37.30%	62.11%	0.00%	0.43%
2029-30	52.50%	-14.68%	37.83%	61.59%	0.00%	0.43%
2030-31	52.52%	-14.06%	38.46%	60.99%	0.00%	0.40%
2031-32	53.12%	-14.18%	38.94%	60.51%	0.00%	0.40%
2032-33	53.10%	-13.59%	39.51%	59.98%	0.00%	0.38%
2033-34	53.66%	-13.70%	39.96%	59.54%	0.00%	0.38%
2034-35	53.61%	-13.14%	40.48%	59.05%	0.00%	0.35%
2035-36	54.13%	-13.24%	40.89%	58.64%	0.00%	0.35%

**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 LINCOLN, 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	\$9,689,709	\$6.71442	\$65,061
2026-27	\$13,954,967	\$4.81151	\$67,144
2027-28	\$14,073,449	\$4.86824	\$68,513
2028-29	\$14,924,765	\$4.73395	\$70,653
2029-30	\$15,051,247	\$4.78610	\$72,037
2030-31	\$15,957,300	\$4.65204	\$74,234
2031-32	\$16,083,782	\$4.69994	\$75,593
2032-33	\$17,038,662	\$4.56888	\$77,848
2033-34	\$17,165,144	\$4.61291	\$79,181
2034-35	\$18,171,036	\$4.48484	\$81,494
2035-36	\$18,297,518	\$4.52534	\$82,802

CITY OF LINCOLN, 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	\$9,689,709	\$6.71442	\$65,061
2026-27	\$10,558,839	\$6.51885	\$68,832
2027-28	\$10,697,803	\$6.51885	\$69,737
2028-29	\$11,242,100	\$6.51885	\$73,286
2029-30	\$11,388,559	\$6.51885	\$74,240
2030-31	\$11,961,942	\$6.51885	\$77,978
2031-32	\$12,116,280	\$6.51885	\$78,984
2032-33	\$12,720,239	\$6.51885	\$82,921
2033-34	\$12,882,887	\$6.51885	\$83,982
2034-35	\$13,519,000	\$6.51885	\$88,128
2035-36	\$13,690,380	\$6.51885	\$89,246

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	\$3,396,128	(\$1.70734)	-\$1,687
2027-28	\$3,375,646	(\$1.65061)	-\$1,224
2028-29	\$3,682,665	(\$1.78490)	-\$2,633
2029-30	\$3,662,688	(\$1.73275)	-\$2,204
2030-31	\$3,995,358	(\$1.86681)	-\$3,744
2031-32	\$3,967,502	(\$1.81891)	-\$3,391
2032-33	\$4,318,423	(\$1.94997)	-\$5,074
2033-34	\$4,282,258	(\$1.90594)	-\$4,800
2034-35	\$4,652,037	(\$2.03401)	-\$6,634
2035-36	\$4,607,139	(\$1.99351)	-\$6,443

CITY OF LINCOLN, 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	\$159	\$287	\$50,000	\$51,515	\$159	\$240	\$50,000	\$58,947	\$144	\$42	\$123	\$42	\$159	\$274
\$100,000	\$123,480	\$318	\$574	\$100,000	\$103,030	\$318	\$479	\$100,000	\$117,894	\$303	\$316	\$282	\$316	\$318	\$548
\$150,000	\$185,220	\$478	\$862	\$150,000	\$154,545	\$478	\$719	\$150,000	\$176,842	\$462	\$590	\$442	\$590	\$478	\$823
\$200,000	\$246,960	\$780	\$1,149	\$200,000	\$206,060	\$780	\$959	\$200,000	\$235,789	\$622	\$864	\$601	\$864	\$637	\$1,097
\$250,000	\$308,700	\$1,082	\$1,436	\$250,000	\$257,575	\$1,082	\$1,198	\$250,000	\$294,736	\$781	\$1,139	\$760	\$1,139	\$796	\$1,371
\$300,000	\$370,440	\$1,384	\$1,723	\$300,000	\$309,090	\$1,384	\$1,438	\$300,000	\$353,683	\$940	\$1,413	\$919	\$1,413	\$955	\$1,645
\$400,000	\$493,920	\$1,988	\$2,298	\$400,000	\$412,120	\$1,988	\$1,917	\$400,000	\$471,578	\$1,258	\$1,961	\$1,238	\$1,961	\$1,274	\$2,194
\$500,000	\$617,400	\$2,593	\$2,872	\$500,000	\$515,151	\$2,593	\$2,397	\$500,000	\$589,472	\$1,577	\$2,510	\$1,556	\$2,510	\$1,592	\$2,742
\$600,000	\$740,880	\$3,197	\$3,447	\$600,000	\$618,181	\$3,197	\$2,876	\$600,000	\$707,366	\$1,895	\$3,058	\$1,875	\$3,058	\$1,911	\$3,291
\$700,000	\$864,360	\$3,801	\$4,021	\$700,000	\$721,211	\$3,801	\$3,355	\$700,000	\$825,261	\$2,214	\$3,607	\$2,193	\$3,607	\$2,229	\$3,839
\$800,000	\$987,840	\$4,406	\$4,595	\$800,000	\$824,241	\$4,406	\$3,834	\$800,000	\$943,155	\$2,532	\$4,155	\$2,512	\$4,155	\$2,548	\$4,388
\$900,000	\$1,111,320	\$5,010	\$5,170	\$900,000	\$927,271	\$5,010	\$4,314	\$900,000	\$1,061,050	\$2,851	\$4,703	\$2,830	\$4,703	\$2,866	\$4,936
\$1,000,000	\$1,234,800	\$5,614	\$5,744	\$1,000,000	\$1,030,301	\$5,614	\$4,793	\$1,000,000	\$1,178,944	\$3,169	\$5,252	\$3,149	\$5,252	\$3,185	\$5,484
\$2,000,000	\$2,469,600	\$11,657	\$11,489	\$2,000,000	\$2,060,602	\$11,657	\$9,586	\$2,000,000	\$2,357,888	\$6,354	\$10,736	\$6,333	\$10,736	\$6,370	\$10,969
\$3,000,000	\$3,704,400	\$17,700	\$17,233	\$3,000,000	\$3,090,903	\$17,700	\$14,379	\$3,000,000	\$3,536,832	\$9,539	\$16,221	\$9,518	\$16,221	\$9,554	\$16,453
\$4,000,000	\$4,939,200	\$23,743	\$22,977	\$4,000,000	\$4,121,204	\$23,743	\$19,172	\$4,000,000	\$4,715,776	\$12,724	\$21,705	\$12,703	\$21,705	\$12,739	\$21,938
\$5,000,000	\$6,174,000	\$29,786	\$28,722	\$5,000,000	\$5,151,505	\$29,786	\$23,965	\$5,000,000	\$5,894,720	\$15,908	\$27,190	\$15,888	\$27,190	\$15,924	\$27,422
\$6,000,000	\$7,408,800	\$35,829	\$34,466	\$6,000,000	\$6,181,806	\$35,829	\$28,758	\$6,000,000	\$7,073,664	\$19,093	\$32,674	\$19,072	\$32,674	\$19,109	\$32,907
\$7,000,000	\$8,643,600	\$41,872	\$40,210	\$7,000,000	\$7,212,107	\$41,872	\$33,551	\$7,000,000	\$8,252,608	\$22,278	\$38,159	\$22,257	\$38,159	\$22,293	\$38,391
\$8,000,000	\$9,878,400	\$47,915	\$45,955	\$8,000,000	\$8,242,408	\$47,915	\$38,344	\$8,000,000	\$9,431,552	\$25,463	\$43,643	\$25,442	\$43,643	\$25,478	\$43,876
\$9,000,000	\$11,113,200	\$53,958	\$51,699	\$9,000,000	\$9,272,709	\$53,958	\$43,137	\$9,000,000	\$10,610,496	\$28,647	\$49,128	\$28,627	\$49,128	\$28,663	\$49,360
\$10,000,000	\$12,348,000	\$60,001	\$57,443	\$10,000,000	\$10,303,010	\$60,001	\$47,930	\$10,000,000	\$11,789,440	\$31,832	\$54,612	\$31,811	\$54,612	\$31,848	\$54,845
\$15,000,000	\$18,522,000	\$90,216	\$86,165	\$15,000,000	\$15,454,515	\$90,216	\$71,895	\$15,000,000	\$17,684,160	\$47,756	\$82,035	\$47,735	\$82,035	\$47,771	\$82,267
\$20,000,000	\$24,696,000	\$120,431	\$114,887	\$20,000,000	\$20,606,020	\$120,431	\$95,860	\$20,000,000	\$23,578,880	\$63,680	\$109,457	\$63,659	\$109,457	\$63,695	\$109,690
\$25,000,000	\$30,870,000	\$150,646	\$143,608	\$25,000,000	\$25,757,525	\$150,646	\$119,825	\$25,000,000	\$29,473,600	\$79,603	\$136,880	\$79,583	\$136,880	\$79,619	\$137,112
\$30,000,000	\$37,044,000	\$180,861	\$172,330	\$30,000,000	\$30,909,030	\$180,861	\$143,790	\$30,000,000	\$35,368,320	\$95,527	\$164,302	\$95,507	\$164,302	\$95,543	\$164,535
\$35,000,000	\$43,218,000	\$211,075	\$201,052	\$35,000,000	\$36,060,535	\$211,075	\$167,755	\$35,000,000	\$41,263,040	\$111,451	\$191,725	\$111,430	\$191,725	\$111,466	\$191,957
\$40,000,000	\$49,392,000	\$241,290	\$229,774	\$40,000,000	\$41,212,040	\$241,290	\$191,720	\$40,000,000	\$47,157,760	\$127,375	\$219,147	\$127,354	\$219,147	\$127,390	\$219,380
\$45,000,000	\$55,566,000	\$271,505	\$258,495	\$45,000,000	\$46,363,545	\$271,505	\$215,685	\$45,000,000	\$53,052,480	\$143,299	\$246,570	\$143,278	\$246,570	\$143,314	\$246,802
\$50,000,000	\$61,740,000	\$301,720	\$287,217	\$50,000,000	\$51,515,050	\$301,720	\$239,650	\$50,000,000	\$58,947,200	\$159,222	\$273,992	\$159,202	\$273,992	\$159,238	\$274,225

CITY OF            LINCOLN, 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	\$128	80.37%	\$80	50.50%	(\$102)	(71.05%)	(\$81)	(66.19%)	\$115	72.21%
\$100,000	\$256	80.37%	\$161	50.50%	\$13	4.23%	\$34	11.87%	\$230	72.21%
\$150,000	\$384	80.37%	\$241	50.50%	\$128	27.65%	\$149	33.63%	\$345	72.21%
\$200,000	\$369	47.32%	\$179	22.92%	\$243	39.07%	\$263	43.86%	\$460	72.21%
\$250,000	\$354	32.72%	\$116	10.74%	\$358	45.83%	\$378	49.80%	\$575	72.21%
\$300,000	\$339	24.50%	\$54	3.88%	\$473	50.30%	\$493	53.68%	\$690	72.21%
\$400,000	\$309	15.55%	(\$71)	(3.58%)	\$703	55.84%	\$723	58.45%	\$920	72.21%
\$500,000	\$279	10.78%	(\$196)	(7.57%)	\$933	59.15%	\$953	61.26%	\$1,150	72.21%
\$600,000	\$250	7.81%	(\$321)	(10.05%)	\$1,163	61.34%	\$1,183	63.12%	\$1,380	72.21%
\$700,000	\$220	5.78%	(\$446)	(11.74%)	\$1,393	62.91%	\$1,413	64.44%	\$1,610	72.21%
\$800,000	\$190	4.31%	(\$571)	(12.97%)	\$1,623	64.08%	\$1,643	65.43%	\$1,840	72.21%
\$900,000	\$160	3.19%	(\$696)	(13.90%)	\$1,853	64.98%	\$1,873	66.19%	\$2,070	72.21%
\$1,000,000	\$130	2.32%	(\$821)	(14.63%)	\$2,083	65.71%	\$2,103	66.80%	\$2,300	72.21%
\$2,000,000	(\$169)	(1.45%)	(\$2,071)	(17.77%)	\$4,382	68.97%	\$4,403	69.52%	\$4,599	72.21%
\$3,000,000	(\$467)	(2.64%)	(\$3,321)	(18.76%)	\$6,682	70.05%	\$6,703	70.42%	\$6,899	72.21%
\$4,000,000	(\$766)	(3.23%)	(\$4,571)	(19.25%)	\$8,982	70.59%	\$9,002	70.87%	\$9,199	72.21%
\$5,000,000	(\$1,064)	(3.57%)	(\$5,821)	(19.54%)	\$11,282	70.92%	\$11,302	71.14%	\$11,499	72.21%
\$6,000,000	(\$1,363)	(3.80%)	(\$7,071)	(19.74%)	\$13,581	71.13%	\$13,602	71.32%	\$13,798	72.21%
\$7,000,000	(\$1,662)	(3.97%)	(\$8,321)	(19.87%)	\$15,881	71.29%	\$15,902	71.45%	\$16,098	72.21%
\$8,000,000	(\$1,960)	(4.09%)	(\$9,571)	(19.98%)	\$18,181	71.40%	\$18,201	71.54%	\$18,398	72.21%
\$9,000,000	(\$2,259)	(4.19%)	(\$10,821)	(20.05%)	\$20,480	71.49%	\$20,501	71.62%	\$20,698	72.21%
\$10,000,000	(\$2,558)	(4.26%)	(\$12,071)	(20.12%)	\$22,780	71.56%	\$22,801	71.68%	\$22,997	72.21%
\$15,000,000	(\$4,051)	(4.49%)	(\$18,321)	(20.31%)	\$34,279	71.78%	\$34,300	71.85%	\$34,496	72.21%
\$20,000,000	(\$5,544)	(4.60%)	(\$24,571)	(20.40%)	\$45,778	71.89%	\$45,798	71.94%	\$45,995	72.21%
\$25,000,000	(\$7,037)	(4.67%)	(\$30,821)	(20.46%)	\$57,276	71.95%	\$57,297	72.00%	\$57,493	72.21%
\$30,000,000	(\$8,530)	(4.72%)	(\$37,071)	(20.50%)	\$68,775	72.00%	\$68,796	72.03%	\$68,992	72.21%
\$35,000,000	(\$10,024)	(4.75%)	(\$43,320)	(20.52%)	\$80,274	72.03%	\$80,294	72.06%	\$80,491	72.21%
\$40,000,000	(\$11,517)	(4.77%)	(\$49,570)	(20.54%)	\$91,772	72.05%	\$91,793	72.08%	\$91,990	72.21%
\$45,000,000	(\$13,010)	(4.79%)	(\$55,820)	(20.56%)	\$103,271	72.07%	\$103,292	72.09%	\$103,488	72.21%
\$50,000,000	(\$14,503)	(4.81%)	(\$62,070)	(20.57%)	\$114,770	72.08%	\$114,790	72.10%	\$114,987	72.21%