

CITY OF LESTER, 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	\$6.24859	\$129,732	\$0	\$129,732	
2026-27	\$3.56889	\$132,326	\$6,513	\$138,839	7.0%
2027-28	\$3.66698	\$141,616	\$6,692	\$148,307	6.8%
2028-29	\$3.60435	\$151,274	\$6,577	\$157,851	6.4%
2029-30	\$3.69979	\$161,008	\$6,752	\$167,760	6.3%
2030-31	\$3.63335	\$171,115	\$6,630	\$177,745	6.0%
2031-32	\$3.72708	\$181,300	\$6,801	\$188,102	5.8%
2032-33	\$3.65798	\$191,864	\$6,675	\$198,539	5.5%
2033-34	\$3.75024	\$202,510	\$6,844	\$209,353	5.4%
2034-35	\$3.67889	\$213,540	\$6,713	\$220,254	5.2%
2035-36	\$3.76987	\$224,658	\$6,879	\$231,538	5.1%

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	\$43,429,022	\$20,761,756	\$2,262,323	\$23,024,079
2026-27	\$45,330,314	\$38,902,607	\$4,117,188	\$43,019,794
2027-28	\$47,663,437	\$40,444,036	\$4,908,881	\$45,352,917
2028-29	\$52,011,523	\$43,794,570	\$5,906,433	\$49,701,003
2029-30	\$54,351,645	\$45,342,999	\$6,698,126	\$52,041,125
2030-31	\$59,016,118	\$48,920,457	\$7,785,141	\$56,705,598
2031-32	\$61,356,240	\$50,468,886	\$8,576,834	\$59,045,720
2032-33	\$66,343,866	\$54,275,562	\$9,757,784	\$64,033,346
2033-34	\$68,683,989	\$55,823,992	\$10,549,477	\$66,373,469
2034-35	\$74,009,159	\$59,869,580	\$11,829,059	\$71,698,639
2035-36	\$76,349,281	\$61,418,009	\$12,620,752	\$74,038,761

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	62.46%	-0.60%	61.86%	27.51%	5.20%	0.36%
2026-27	79.71%	-11.32%	68.40%	23.96%	3.73%	0.19%
2027-28	78.36%	-11.36%	66.99%	25.39%	3.90%	0.18%
2028-29	76.86%	-10.91%	65.95%	26.76%	3.93%	0.17%
2029-30	75.80%	-10.96%	64.84%	27.88%	4.07%	0.16%
2030-31	74.54%	-10.52%	64.02%	28.99%	4.06%	0.14%
2031-32	73.69%	-10.58%	63.11%	29.89%	4.18%	0.14%
2032-33	72.61%	-10.17%	62.44%	30.82%	4.15%	0.13%
2033-34	71.93%	-10.23%	61.70%	31.56%	4.26%	0.12%
2034-35	70.98%	-9.84%	61.14%	32.36%	4.21%	0.11%
2035-36	70.42%	-9.90%	60.51%	32.96%	4.30%	0.11%

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 LESTER, 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	\$20,761,756	\$6.24859	\$129,732
2026-27	\$38,902,607	\$3.56889	\$138,839
2027-28	\$40,444,036	\$3.66698	\$148,307
2028-29	\$43,794,570	\$3.60435	\$157,851
2029-30	\$45,342,999	\$3.69979	\$167,760
2030-31	\$48,920,457	\$3.63335	\$177,745
2031-32	\$50,468,886	\$3.72708	\$188,102
2032-33	\$54,275,562	\$3.65798	\$198,539
2033-34	\$55,823,992	\$3.75024	\$209,353
2034-35	\$59,869,580	\$3.67889	\$220,254
2035-36	\$61,418,009	\$3.76987	\$231,538

CITY OF LESTER, 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	\$20,761,756	\$6.24859	\$129,732
2026-27	\$22,060,924	\$6.06659	\$133,835
2027-28	\$22,430,752	\$6.06659	\$136,078
2028-29	\$23,995,794	\$6.06659	\$145,573
2029-30	\$25,204,740	\$6.06659	\$152,907
2030-31	\$26,864,442	\$6.06659	\$162,976
2031-32	\$28,123,258	\$6.06659	\$170,612
2032-33	\$29,882,496	\$6.06659	\$181,285
2033-34	\$31,193,883	\$6.06659	\$189,241
2034-35	\$33,057,836	\$6.06659	\$200,548
2035-36	\$34,424,500	\$6.06659	\$208,839

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	\$16,841,683	(\$2.49770)	\$5,004
2027-28	\$18,013,284	(\$2.39961)	\$12,229
2028-29	\$19,798,775	(\$2.46224)	\$12,278
2029-30	\$20,138,259	(\$2.36680)	\$14,853
2030-31	\$22,056,015	(\$2.43324)	\$14,770
2031-32	\$22,345,628	(\$2.33951)	\$17,489
2032-33	\$24,393,067	(\$2.40861)	\$17,254
2033-34	\$24,630,109	(\$2.31635)	\$20,113
2034-35	\$26,811,743	(\$2.38770)	\$19,705
2035-36	\$26,993,509	(\$2.29672)	\$22,699

CITY OF LESTER, 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	\$148	\$224	\$50,000	\$51,515	\$148	\$187	\$50,000	\$58,947	\$134	\$33	\$115	\$33	\$148	\$214
\$100,000	\$123,480	\$296	\$449	\$100,000	\$103,030	\$296	\$374	\$100,000	\$117,894	\$282	\$247	\$263	\$247	\$296	\$428
\$150,000	\$185,220	\$445	\$673	\$150,000	\$154,545	\$445	\$562	\$150,000	\$176,842	\$430	\$461	\$411	\$461	\$445	\$643
\$200,000	\$246,960	\$726	\$897	\$200,000	\$206,060	\$726	\$749	\$200,000	\$235,789	\$578	\$675	\$559	\$675	\$593	\$857
\$250,000	\$308,700	\$1,007	\$1,122	\$250,000	\$257,575	\$1,007	\$936	\$250,000	\$294,736	\$727	\$889	\$707	\$889	\$741	\$1,071
\$300,000	\$370,440	\$1,288	\$1,346	\$300,000	\$309,090	\$1,288	\$1,123	\$300,000	\$353,683	\$875	\$1,103	\$856	\$1,103	\$889	\$1,285
\$400,000	\$493,920	\$1,851	\$1,795	\$400,000	\$412,120	\$1,851	\$1,497	\$400,000	\$471,578	\$1,171	\$1,532	\$1,152	\$1,532	\$1,186	\$1,713
\$500,000	\$617,400	\$2,413	\$2,243	\$500,000	\$515,151	\$2,413	\$1,872	\$500,000	\$589,472	\$1,468	\$1,960	\$1,448	\$1,960	\$1,482	\$2,142
\$600,000	\$740,880	\$2,975	\$2,692	\$600,000	\$618,181	\$2,975	\$2,246	\$600,000	\$707,366	\$1,764	\$2,388	\$1,745	\$2,388	\$1,778	\$2,570
\$700,000	\$864,360	\$3,538	\$3,141	\$700,000	\$721,211	\$3,538	\$2,620	\$700,000	\$825,261	\$2,060	\$2,817	\$2,041	\$2,817	\$2,075	\$2,998
\$800,000	\$987,840	\$4,100	\$3,589	\$800,000	\$824,241	\$4,100	\$2,995	\$800,000	\$943,155	\$2,357	\$3,245	\$2,337	\$3,245	\$2,371	\$3,427
\$900,000	\$1,111,320	\$4,662	\$4,038	\$900,000	\$927,271	\$4,662	\$3,369	\$900,000	\$1,061,050	\$2,653	\$3,673	\$2,634	\$3,673	\$2,667	\$3,855
\$1,000,000	\$1,234,800	\$5,225	\$4,486	\$1,000,000	\$1,030,301	\$5,225	\$3,743	\$1,000,000	\$1,178,944	\$2,949	\$4,102	\$2,930	\$4,102	\$2,964	\$4,284
\$2,000,000	\$2,469,600	\$10,848	\$8,973	\$2,000,000	\$2,060,602	\$10,848	\$7,487	\$2,000,000	\$2,357,888	\$5,913	\$8,385	\$5,894	\$8,385	\$5,928	\$8,567
\$3,000,000	\$3,704,400	\$16,472	\$13,459	\$3,000,000	\$3,090,903	\$16,472	\$11,230	\$3,000,000	\$3,536,832	\$8,877	\$12,669	\$8,858	\$12,669	\$8,891	\$12,851
\$4,000,000	\$4,939,200	\$22,096	\$17,946	\$4,000,000	\$4,121,204	\$22,096	\$14,974	\$4,000,000	\$4,715,776	\$11,841	\$16,952	\$11,822	\$16,952	\$11,855	\$17,134
\$5,000,000	\$6,174,000	\$27,720	\$22,432	\$5,000,000	\$5,151,505	\$27,720	\$18,717	\$5,000,000	\$5,894,720	\$14,805	\$21,236	\$14,785	\$21,236	\$14,819	\$21,418
\$6,000,000	\$7,408,800	\$33,343	\$26,919	\$6,000,000	\$6,181,806	\$33,343	\$22,461	\$6,000,000	\$7,073,664	\$17,768	\$25,519	\$17,749	\$25,519	\$17,783	\$25,701
\$7,000,000	\$8,643,600	\$38,967	\$31,405	\$7,000,000	\$7,212,107	\$38,967	\$26,204	\$7,000,000	\$8,252,608	\$20,732	\$29,803	\$20,713	\$29,803	\$20,747	\$29,985
\$8,000,000	\$9,878,400	\$44,591	\$35,892	\$8,000,000	\$8,242,408	\$44,591	\$29,948	\$8,000,000	\$9,431,552	\$23,696	\$34,086	\$23,677	\$34,086	\$23,710	\$34,268
\$9,000,000	\$11,113,200	\$50,215	\$40,378	\$9,000,000	\$9,272,709	\$50,215	\$33,691	\$9,000,000	\$10,610,496	\$26,660	\$38,370	\$26,641	\$38,370	\$26,674	\$38,552
\$10,000,000	\$12,348,000	\$55,838	\$44,865	\$10,000,000	\$10,303,010	\$55,838	\$37,434	\$10,000,000	\$11,789,440	\$29,624	\$42,653	\$29,604	\$42,653	\$29,638	\$42,835
\$15,000,000	\$18,522,000	\$83,957	\$67,297	\$15,000,000	\$15,454,515	\$83,957	\$56,152	\$15,000,000	\$17,684,160	\$44,443	\$64,071	\$44,423	\$64,071	\$44,457	\$64,253
\$20,000,000	\$24,696,000	\$112,076	\$89,729	\$20,000,000	\$20,606,020	\$112,076	\$74,869	\$20,000,000	\$23,578,880	\$59,262	\$85,489	\$59,242	\$85,489	\$59,276	\$85,670
\$25,000,000	\$30,870,000	\$140,194	\$112,162	\$25,000,000	\$25,757,525	\$140,194	\$93,586	\$25,000,000	\$29,473,600	\$74,081	\$106,906	\$74,062	\$106,906	\$74,095	\$107,088
\$30,000,000	\$37,044,000	\$168,313	\$134,594	\$30,000,000	\$30,909,030	\$168,313	\$112,303	\$30,000,000	\$35,368,320	\$88,900	\$128,324	\$88,881	\$128,324	\$88,914	\$128,505
\$35,000,000	\$43,218,000	\$196,432	\$157,026	\$35,000,000	\$36,060,535	\$196,432	\$131,021	\$35,000,000	\$41,263,040	\$103,719	\$149,741	\$103,700	\$149,741	\$103,733	\$149,923
\$40,000,000	\$49,392,000	\$224,550	\$179,458	\$40,000,000	\$41,212,040	\$224,550	\$149,738	\$40,000,000	\$47,157,760	\$118,538	\$171,159	\$118,519	\$171,159	\$118,552	\$171,341
\$45,000,000	\$55,566,000	\$252,669	\$201,891	\$45,000,000	\$46,363,545	\$252,669	\$168,455	\$45,000,000	\$53,052,480	\$133,357	\$192,577	\$133,338	\$192,577	\$133,371	\$192,758
\$50,000,000	\$61,740,000	\$280,788	\$224,323	\$50,000,000	\$51,515,050	\$280,788	\$187,172	\$50,000,000	\$58,947,200	\$148,176	\$213,994	\$148,157	\$213,994	\$148,190	\$214,176

CITY OF LESTER, 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	\$76	51.37%	\$39	26.31%	(\$101)	(75.71%)	(\$82)	(71.62%)	\$66	44.53%
\$100,000	\$152	51.37%	\$78	26.31%	(\$35)	(12.53%)	(\$16)	(6.11%)	\$132	44.53%
\$150,000	\$228	51.37%	\$117	26.31%	\$31	7.13%	\$50	12.15%	\$198	44.53%
\$200,000	\$172	23.64%	\$23	3.16%	\$97	16.71%	\$116	20.73%	\$264	44.53%
\$250,000	\$115	11.39%	(\$71)	(7.06%)	\$163	22.38%	\$182	25.72%	\$330	44.53%
\$300,000	\$58	4.49%	(\$165)	(12.82%)	\$229	26.13%	\$248	28.98%	\$396	44.53%
\$400,000	(\$56)	(3.02%)	(\$353)	(19.08%)	\$361	30.79%	\$380	32.98%	\$528	44.53%
\$500,000	(\$170)	(7.03%)	(\$541)	(22.43%)	\$493	33.56%	\$512	35.34%	\$660	44.53%
\$600,000	(\$283)	(9.52%)	(\$729)	(24.51%)	\$625	35.41%	\$644	36.90%	\$792	44.53%
\$700,000	(\$397)	(11.23%)	(\$917)	(25.93%)	\$757	36.72%	\$776	38.01%	\$924	44.53%
\$800,000	(\$511)	(12.46%)	(\$1,105)	(26.96%)	\$888	37.70%	\$908	38.84%	\$1,056	44.53%
\$900,000	(\$625)	(13.40%)	(\$1,293)	(27.74%)	\$1,020	38.46%	\$1,040	39.48%	\$1,188	44.53%
\$1,000,000	(\$738)	(14.13%)	(\$1,481)	(28.35%)	\$1,152	39.07%	\$1,172	39.99%	\$1,320	44.53%
\$2,000,000	(\$1,876)	(17.29%)	(\$3,362)	(30.99%)	\$2,472	41.81%	\$2,491	42.27%	\$2,639	44.53%
\$3,000,000	(\$3,013)	(18.29%)	(\$5,242)	(31.82%)	\$3,792	42.72%	\$3,811	43.03%	\$3,959	44.53%
\$4,000,000	(\$4,150)	(18.78%)	(\$7,122)	(32.23%)	\$5,112	43.17%	\$5,131	43.40%	\$5,279	44.53%
\$5,000,000	(\$5,287)	(19.07%)	(\$9,002)	(32.48%)	\$6,431	43.44%	\$6,451	43.63%	\$6,599	44.53%
\$6,000,000	(\$6,425)	(19.27%)	(\$10,883)	(32.64%)	\$7,751	43.62%	\$7,770	43.78%	\$7,918	44.53%
\$7,000,000	(\$7,562)	(19.41%)	(\$12,763)	(32.75%)	\$9,071	43.75%	\$9,090	43.89%	\$9,238	44.53%
\$8,000,000	(\$8,699)	(19.51%)	(\$14,643)	(32.84%)	\$10,390	43.85%	\$10,410	43.97%	\$10,558	44.53%
\$9,000,000	(\$9,836)	(19.59%)	(\$16,524)	(32.91%)	\$11,710	43.92%	\$11,729	44.03%	\$11,877	44.53%
\$10,000,000	(\$10,974)	(19.65%)	(\$18,404)	(32.96%)	\$13,030	43.98%	\$13,049	44.08%	\$13,197	44.53%
\$15,000,000	(\$16,660)	(19.84%)	(\$27,805)	(33.12%)	\$19,628	44.17%	\$19,648	44.23%	\$19,796	44.53%
\$20,000,000	(\$22,346)	(19.94%)	(\$37,207)	(33.20%)	\$26,227	44.26%	\$26,246	44.30%	\$26,394	44.53%
\$25,000,000	(\$28,033)	(20.00%)	(\$46,608)	(33.25%)	\$32,825	44.31%	\$32,845	44.35%	\$32,993	44.53%
\$30,000,000	(\$33,719)	(20.03%)	(\$56,010)	(33.28%)	\$39,424	44.35%	\$39,443	44.38%	\$39,591	44.53%
\$35,000,000	(\$39,405)	(20.06%)	(\$65,411)	(33.30%)	\$46,023	44.37%	\$46,042	44.40%	\$46,190	44.53%
\$40,000,000	(\$45,092)	(20.08%)	(\$74,812)	(33.32%)	\$52,621	44.39%	\$52,640	44.42%	\$52,788	44.53%
\$45,000,000	(\$50,778)	(20.10%)	(\$84,214)	(33.33%)	\$59,220	44.41%	\$59,239	44.43%	\$59,387	44.53%
\$50,000,000	(\$56,465)	(20.11%)	(\$93,615)	(33.34%)	\$65,818	44.42%	\$65,837	44.44%	\$65,985	44.53%