

CITY OF LENOX, 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	\$8.51944	\$404,673	\$0	\$404,673	
2026-27	\$5.50536	\$412,766	\$3,937	\$416,703	3.0%
2027-28	\$5.56486	\$418,786	\$3,979	\$422,766	1.5%
2028-29	\$5.44850	\$431,221	\$3,896	\$435,117	2.9%
2029-30	\$5.50226	\$437,292	\$3,935	\$441,227	1.4%
2030-31	\$5.38376	\$450,051	\$3,850	\$453,901	2.9%
2031-32	\$5.43549	\$456,170	\$3,887	\$460,057	1.4%
2032-33	\$5.31859	\$469,258	\$3,803	\$473,062	2.8%
2033-34	\$5.36842	\$475,427	\$3,839	\$479,266	1.3%
2034-35	\$5.25318	\$488,851	\$3,756	\$492,607	2.8%
2035-36	\$5.30121	\$495,071	\$3,791	\$498,862	1.3%

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	\$91,099,793	\$47,499,932	\$919,393	\$48,419,325
2026-27	\$79,618,556	\$75,690,436	\$3,063,848	\$78,754,284
2027-28	\$80,915,760	\$75,970,575	\$4,080,912	\$80,051,488
2028-29	\$85,975,360	\$79,859,920	\$5,251,169	\$85,111,088
2029-30	\$87,322,576	\$80,190,071	\$6,268,233	\$86,458,304
2030-31	\$92,721,465	\$84,309,338	\$7,547,855	\$91,857,193
2031-32	\$94,068,680	\$84,639,489	\$8,564,919	\$93,204,408
2032-33	\$99,768,586	\$88,944,938	\$9,959,376	\$98,904,314
2033-34	\$101,115,801	\$89,275,089	\$10,976,440	\$100,251,529
2034-35	\$107,128,942	\$93,773,197	\$12,491,473	\$106,264,670
2035-36	\$108,476,157	\$94,103,349	\$13,508,537	\$107,611,885

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	69.10%	-1.64%	67.46%	8.91%	23.62%	0.01%
2026-27	99.83%	-27.76%	72.08%	10.57%	16.73%	0.00%
2027-28	100.38%	-27.85%	72.53%	10.40%	16.46%	0.00%
2028-29	100.22%	-26.68%	73.54%	10.27%	15.64%	0.00%
2029-30	100.67%	-26.71%	73.95%	10.11%	15.40%	0.00%
2030-31	100.43%	-25.54%	74.88%	10.00%	14.64%	0.00%
2031-32	100.83%	-25.59%	75.25%	9.85%	14.42%	0.00%
2032-33	100.57%	-24.48%	76.09%	9.75%	13.73%	0.00%
2033-34	100.95%	-24.54%	76.41%	9.62%	13.54%	0.00%
2034-35	100.68%	-23.49%	77.18%	9.53%	12.91%	0.00%
2035-36	101.03%	-23.56%	77.47%	9.41%	12.74%	0.00%

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 LENOX, 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	\$47,499,932	\$8.51944	\$404,673
2026-27	\$75,690,436	\$5.50536	\$416,703
2027-28	\$75,970,575	\$5.56486	\$422,766
2028-29	\$79,859,920	\$5.44850	\$435,117
2029-30	\$80,190,071	\$5.50226	\$441,227
2030-31	\$84,309,338	\$5.38376	\$453,901
2031-32	\$84,639,489	\$5.43549	\$460,057
2032-33	\$88,944,938	\$5.31859	\$473,062
2033-34	\$89,275,089	\$5.36842	\$479,266
2034-35	\$93,773,197	\$5.25318	\$492,607
2035-36	\$94,103,349	\$5.30121	\$498,862

CITY OF LENOX, 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	\$47,499,932	\$8.51944	\$404,673
2026-27	\$47,678,975	\$8.51944	\$406,198
2027-28	\$47,150,821	\$8.51944	\$401,699
2028-29	\$48,167,640	\$8.10000	\$390,158
2029-30	\$48,737,740	\$8.10000	\$394,776
2030-31	\$49,769,933	\$8.10000	\$403,136
2031-32	\$50,425,378	\$8.10000	\$408,446
2032-33	\$51,474,066	\$8.10000	\$416,940
2033-34	\$52,219,504	\$8.10000	\$422,978
2034-35	\$53,285,986	\$8.10000	\$431,616
2035-36	\$54,126,014	\$8.10000	\$438,421

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	\$28,011,461	(\$3.01408)	\$10,505
2027-28	\$28,819,755	(\$2.95458)	\$21,067
2028-29	\$31,692,280	(\$2.65150)	\$44,959
2029-30	\$31,452,331	(\$2.59774)	\$46,451
2030-31	\$34,539,404	(\$2.71624)	\$50,765
2031-32	\$34,214,111	(\$2.66451)	\$51,612
2032-33	\$37,470,871	(\$2.78141)	\$56,122
2033-34	\$37,055,585	(\$2.73158)	\$56,288
2034-35	\$40,487,211	(\$2.84682)	\$60,991
2035-36	\$39,977,334	(\$2.79879)	\$60,441

CITY OF LENOX, 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	\$202	\$332	\$50,000	\$51,515	\$202	\$277	\$50,000	\$58,947	\$182	\$48	\$156	\$48	\$202	\$317
\$100,000	\$123,480	\$404	\$665	\$100,000	\$103,030	\$404	\$555	\$100,000	\$117,894	\$384	\$366	\$358	\$366	\$404	\$635
\$150,000	\$185,220	\$606	\$997	\$150,000	\$154,545	\$606	\$832	\$150,000	\$176,842	\$587	\$683	\$560	\$683	\$606	\$952
\$200,000	\$246,960	\$990	\$1,330	\$200,000	\$206,060	\$990	\$1,109	\$200,000	\$235,789	\$789	\$1,000	\$762	\$1,000	\$808	\$1,269
\$250,000	\$308,700	\$1,373	\$1,662	\$250,000	\$257,575	\$1,373	\$1,387	\$250,000	\$294,736	\$991	\$1,318	\$964	\$1,318	\$1,010	\$1,587
\$300,000	\$370,440	\$1,756	\$1,994	\$300,000	\$309,090	\$1,756	\$1,664	\$300,000	\$353,683	\$1,193	\$1,635	\$1,166	\$1,635	\$1,212	\$1,904
\$400,000	\$493,920	\$2,523	\$2,659	\$400,000	\$412,120	\$2,523	\$2,219	\$400,000	\$471,578	\$1,597	\$2,270	\$1,570	\$2,270	\$1,616	\$2,539
\$500,000	\$617,400	\$3,290	\$3,324	\$500,000	\$515,151	\$3,290	\$2,773	\$500,000	\$589,472	\$2,001	\$2,904	\$1,975	\$2,904	\$2,020	\$3,174
\$600,000	\$740,880	\$4,057	\$3,989	\$600,000	\$618,181	\$4,057	\$3,328	\$600,000	\$707,366	\$2,405	\$3,539	\$2,379	\$3,539	\$2,425	\$3,808
\$700,000	\$864,360	\$4,823	\$4,654	\$700,000	\$721,211	\$4,823	\$3,883	\$700,000	\$825,261	\$2,809	\$4,174	\$2,783	\$4,174	\$2,829	\$4,443
\$800,000	\$987,840	\$5,590	\$5,318	\$800,000	\$824,241	\$5,590	\$4,438	\$800,000	\$943,155	\$3,213	\$4,809	\$3,187	\$4,809	\$3,233	\$5,078
\$900,000	\$1,111,320	\$6,357	\$5,983	\$900,000	\$927,271	\$6,357	\$4,992	\$900,000	\$1,061,050	\$3,617	\$5,443	\$3,591	\$5,443	\$3,637	\$5,712
\$1,000,000	\$1,234,800	\$7,124	\$6,648	\$1,000,000	\$1,030,301	\$7,124	\$5,547	\$1,000,000	\$1,178,944	\$4,021	\$6,078	\$3,995	\$6,078	\$4,041	\$6,347
\$2,000,000	\$2,469,600	\$14,791	\$13,296	\$2,000,000	\$2,060,602	\$14,791	\$11,094	\$2,000,000	\$2,357,888	\$8,062	\$12,425	\$8,036	\$12,425	\$8,082	\$12,694
\$3,000,000	\$3,704,400	\$22,458	\$19,944	\$3,000,000	\$3,090,903	\$22,458	\$16,641	\$3,000,000	\$3,536,832	\$12,103	\$18,772	\$12,077	\$18,772	\$12,123	\$19,041
\$4,000,000	\$4,939,200	\$30,126	\$26,591	\$4,000,000	\$4,121,204	\$30,126	\$22,188	\$4,000,000	\$4,715,776	\$16,144	\$25,119	\$16,118	\$25,119	\$16,164	\$25,389
\$5,000,000	\$6,174,000	\$37,793	\$33,239	\$5,000,000	\$5,151,505	\$37,793	\$27,734	\$5,000,000	\$5,894,720	\$20,185	\$31,467	\$20,159	\$31,467	\$20,205	\$31,736
\$6,000,000	\$7,408,800	\$45,461	\$39,887	\$6,000,000	\$6,181,806	\$45,461	\$33,281	\$6,000,000	\$7,073,664	\$24,226	\$37,814	\$24,200	\$37,814	\$24,245	\$38,083
\$7,000,000	\$8,643,600	\$53,128	\$46,535	\$7,000,000	\$7,212,107	\$53,128	\$38,828	\$7,000,000	\$8,252,608	\$28,267	\$44,161	\$28,240	\$44,161	\$28,286	\$44,430
\$8,000,000	\$9,878,400	\$60,796	\$53,183	\$8,000,000	\$8,242,408	\$60,796	\$44,375	\$8,000,000	\$9,431,552	\$32,308	\$50,508	\$32,281	\$50,508	\$32,327	\$50,777
\$9,000,000	\$11,113,200	\$68,463	\$59,831	\$9,000,000	\$9,272,709	\$68,463	\$49,922	\$9,000,000	\$10,610,496	\$36,349	\$56,855	\$36,322	\$56,855	\$36,368	\$57,124
\$10,000,000	\$12,348,000	\$76,131	\$66,479	\$10,000,000	\$10,303,010	\$76,131	\$55,469	\$10,000,000	\$11,789,440	\$40,389	\$63,202	\$40,363	\$63,202	\$40,409	\$63,472
\$15,000,000	\$18,522,000	\$114,468	\$99,718	\$15,000,000	\$15,454,515	\$114,468	\$83,203	\$15,000,000	\$17,684,160	\$60,594	\$94,938	\$60,568	\$94,938	\$60,614	\$95,207
\$20,000,000	\$24,696,000	\$152,806	\$132,957	\$20,000,000	\$20,606,020	\$152,806	\$110,938	\$20,000,000	\$23,578,880	\$80,799	\$126,674	\$80,772	\$126,674	\$80,818	\$126,943
\$25,000,000	\$30,870,000	\$191,143	\$166,197	\$25,000,000	\$25,757,525	\$191,143	\$138,672	\$25,000,000	\$29,473,600	\$101,003	\$158,410	\$100,977	\$158,410	\$101,023	\$158,679
\$30,000,000	\$37,044,000	\$229,481	\$199,436	\$30,000,000	\$30,909,030	\$229,481	\$166,407	\$30,000,000	\$35,368,320	\$121,208	\$190,145	\$121,181	\$190,145	\$121,227	\$190,415
\$35,000,000	\$43,218,000	\$267,818	\$232,675	\$35,000,000	\$36,060,535	\$267,818	\$194,141	\$35,000,000	\$41,263,040	\$141,412	\$221,881	\$141,386	\$221,881	\$141,432	\$222,150
\$40,000,000	\$49,392,000	\$306,156	\$265,915	\$40,000,000	\$41,212,040	\$306,156	\$221,876	\$40,000,000	\$47,157,760	\$161,617	\$253,617	\$161,590	\$253,617	\$161,636	\$253,886
\$45,000,000	\$55,566,000	\$344,493	\$299,154	\$45,000,000	\$46,363,545	\$344,493	\$249,610	\$45,000,000	\$53,052,480	\$181,821	\$285,353	\$181,795	\$285,353	\$181,841	\$285,622
\$50,000,000	\$61,740,000	\$382,831	\$332,393	\$50,000,000	\$51,515,050	\$382,831	\$277,345	\$50,000,000	\$58,947,200	\$202,026	\$317,088	\$201,999	\$317,088	\$202,045	\$317,358

CITY OF LENOX, 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	\$130	64.51%	\$75	37.27%	(\$134)	(73.60%)	(\$108)	(69.16%)	\$115	57.07%
\$100,000	\$261	64.51%	\$151	37.27%	(\$19)	(4.93%)	\$7	2.04%	\$231	57.07%
\$150,000	\$391	64.51%	\$226	37.27%	\$96	16.43%	\$123	21.88%	\$346	57.07%
\$200,000	\$340	34.37%	\$120	12.11%	\$212	26.84%	\$238	31.21%	\$461	57.07%
\$250,000	\$289	21.06%	\$14	1.01%	\$327	33.01%	\$353	36.63%	\$577	57.07%
\$300,000	\$238	13.56%	(\$92)	(5.25%)	\$442	37.08%	\$469	40.17%	\$692	57.07%
\$400,000	\$136	5.40%	(\$304)	(12.06%)	\$673	42.14%	\$699	44.52%	\$922	57.07%
\$500,000	\$34	1.04%	(\$516)	(15.69%)	\$904	45.16%	\$930	47.09%	\$1,153	57.07%
\$600,000	(\$68)	(1.67%)	(\$728)	(17.96%)	\$1,134	47.16%	\$1,160	48.78%	\$1,384	57.07%
\$700,000	(\$170)	(3.52%)	(\$940)	(19.50%)	\$1,365	48.59%	\$1,391	49.99%	\$1,614	57.07%
\$800,000	(\$272)	(4.86%)	(\$1,152)	(20.62%)	\$1,595	49.65%	\$1,622	50.89%	\$1,845	57.07%
\$900,000	(\$374)	(5.88%)	(\$1,365)	(21.47%)	\$1,826	50.48%	\$1,852	51.58%	\$2,076	57.07%
\$1,000,000	(\$476)	(6.68%)	(\$1,577)	(22.13%)	\$2,057	51.14%	\$2,083	52.14%	\$2,306	57.07%
\$2,000,000	(\$1,495)	(10.11%)	(\$3,697)	(25.00%)	\$4,363	54.12%	\$4,389	54.62%	\$4,612	57.07%
\$3,000,000	(\$2,515)	(11.20%)	(\$5,818)	(25.90%)	\$6,669	55.10%	\$6,695	55.44%	\$6,919	57.07%
\$4,000,000	(\$3,535)	(11.73%)	(\$7,938)	(26.35%)	\$8,975	55.60%	\$9,002	55.85%	\$9,225	57.07%
\$5,000,000	(\$4,554)	(12.05%)	(\$10,059)	(26.62%)	\$11,282	55.89%	\$11,308	56.09%	\$11,531	57.07%
\$6,000,000	(\$5,574)	(12.26%)	(\$12,180)	(26.79%)	\$13,588	56.09%	\$13,614	56.26%	\$13,837	57.07%
\$7,000,000	(\$6,593)	(12.41%)	(\$14,300)	(26.92%)	\$15,894	56.23%	\$15,920	56.37%	\$16,144	57.07%
\$8,000,000	(\$7,613)	(12.52%)	(\$16,421)	(27.01%)	\$18,200	56.33%	\$18,227	56.46%	\$18,450	57.07%
\$9,000,000	(\$8,633)	(12.61%)	(\$18,541)	(27.08%)	\$20,507	56.42%	\$20,533	56.53%	\$20,756	57.07%
\$10,000,000	(\$9,652)	(12.68%)	(\$20,662)	(27.14%)	\$22,813	56.48%	\$22,839	56.58%	\$23,062	57.07%
\$15,000,000	(\$14,750)	(12.89%)	(\$31,265)	(27.31%)	\$34,344	56.68%	\$34,370	56.75%	\$34,594	57.07%
\$20,000,000	(\$19,849)	(12.99%)	(\$41,868)	(27.40%)	\$45,875	56.78%	\$45,902	56.83%	\$46,125	57.07%
\$25,000,000	(\$24,947)	(13.05%)	(\$52,471)	(27.45%)	\$57,407	56.84%	\$57,433	56.88%	\$57,656	57.07%
\$30,000,000	(\$30,045)	(13.09%)	(\$63,074)	(27.49%)	\$68,938	56.88%	\$68,964	56.91%	\$69,187	57.07%
\$35,000,000	(\$35,143)	(13.12%)	(\$73,677)	(27.51%)	\$80,469	56.90%	\$80,495	56.93%	\$80,719	57.07%
\$40,000,000	(\$40,241)	(13.14%)	(\$84,280)	(27.53%)	\$92,000	56.92%	\$92,026	56.95%	\$92,250	57.07%
\$45,000,000	(\$45,339)	(13.16%)	(\$94,883)	(27.54%)	\$103,531	56.94%	\$103,558	56.96%	\$103,781	57.07%
\$50,000,000	(\$50,437)	(13.17%)	(\$105,486)	(27.55%)	\$115,063	56.95%	\$115,089	56.97%	\$115,312	57.07%