

CITY OF LE MARS, 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	\$7.99515	\$5,321,659	\$0	\$5,321,659	
2026-27	\$4.64739	\$5,428,093	\$58,374	\$5,486,467	3.1%
2027-28	\$4.69737	\$5,537,188	\$59,002	\$5,596,190	2.0%
2028-29	\$4.60002	\$5,708,119	\$57,779	\$5,765,898	3.0%
2029-30	\$4.64658	\$5,817,639	\$58,364	\$5,876,003	1.9%
2030-31	\$4.54838	\$5,993,519	\$57,131	\$6,050,650	3.0%
2031-32	\$4.59174	\$6,101,789	\$57,675	\$6,159,465	1.8%
2032-33	\$4.49416	\$6,282,660	\$56,450	\$6,339,110	2.9%
2033-34	\$4.53454	\$6,389,606	\$56,957	\$6,446,563	1.7%
2034-35	\$4.43768	\$6,575,498	\$55,740	\$6,631,239	2.9%
2035-36	\$4.47530	\$6,681,078	\$56,213	\$6,737,291	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	\$1,289,730,153	\$665,611,314	\$69,085,382	\$734,696,696
2026-27	\$1,296,212,580	\$1,180,547,451	\$81,762,674	\$1,262,310,125
2027-28	\$1,309,204,056	\$1,191,345,404	\$83,956,197	\$1,275,301,601
2028-29	\$1,377,591,002	\$1,253,450,693	\$90,237,854	\$1,343,688,547
2029-30	\$1,390,920,478	\$1,264,586,647	\$92,431,377	\$1,357,018,023
2030-31	\$1,463,326,073	\$1,330,286,825	\$99,136,792	\$1,429,423,618
2031-32	\$1,476,655,549	\$1,341,422,779	\$101,330,315	\$1,442,753,094
2032-33	\$1,552,904,731	\$1,410,521,598	\$108,480,678	\$1,519,002,276
2033-34	\$1,566,234,208	\$1,421,657,552	\$110,674,201	\$1,532,331,753
2034-35	\$1,646,497,233	\$1,494,303,020	\$118,291,758	\$1,612,594,778
2035-36	\$1,659,826,709	\$1,505,438,974	\$120,485,281	\$1,625,924,254

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	56.50%	-0.86%	55.65%	29.30%	13.38%	1.44%
2026-27	76.08%	-10.11%	65.97%	24.07%	8.85%	0.84%
2027-28	75.81%	-10.15%	65.67%	24.47%	8.76%	0.83%
2028-29	75.31%	-9.76%	65.55%	25.00%	8.40%	0.79%
2029-30	75.04%	-9.77%	65.28%	25.37%	8.32%	0.78%
2030-31	74.54%	-9.37%	65.17%	25.87%	7.99%	0.74%
2031-32	74.29%	-9.38%	64.92%	26.20%	7.92%	0.73%
2032-33	73.81%	-9.00%	64.81%	26.68%	7.60%	0.70%
2033-34	73.59%	-9.01%	64.57%	26.99%	7.54%	0.69%
2034-35	73.12%	-8.65%	64.47%	27.44%	7.24%	0.66%
2035-36	72.91%	-8.67%	64.25%	27.72%	7.18%	0.65%

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 LE MARS, 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	\$665,611,314	\$7.99515	\$5,321,659
2026-27	\$1,180,547,451	\$4.64739	\$5,486,467
2027-28	\$1,191,345,404	\$4.69737	\$5,596,190
2028-29	\$1,253,450,693	\$4.60002	\$5,765,898
2029-30	\$1,264,586,647	\$4.64658	\$5,876,003
2030-31	\$1,330,286,825	\$4.54838	\$6,050,650
2031-32	\$1,341,422,779	\$4.59174	\$6,159,465
2032-33	\$1,410,521,598	\$4.49416	\$6,339,110
2033-34	\$1,421,657,552	\$4.53454	\$6,446,563
2034-35	\$1,494,303,020	\$4.43768	\$6,631,239
2035-36	\$1,505,438,974	\$4.47530	\$6,737,291

CITY OF LE MARS, 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	\$665,611,314	\$7.99515	\$5,321,659
2026-27	\$690,649,494	\$7.91599	\$5,467,172
2027-28	\$704,928,575	\$7.91599	\$5,580,205
2028-29	\$734,863,430	\$7.91599	\$5,817,168
2029-30	\$751,965,065	\$7.91599	\$5,952,545
2030-31	\$783,677,809	\$7.91599	\$6,203,582
2031-32	\$801,440,082	\$7.91599	\$6,344,188
2032-33	\$835,021,372	\$7.91599	\$6,610,017
2033-34	\$853,480,755	\$7.91599	\$6,756,142
2034-35	\$889,027,094	\$7.91599	\$7,037,526
2035-36	\$908,218,596	\$7.91599	\$7,189,445

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	\$489,897,957	(\$3.26860)	\$19,295
2027-28	\$486,416,829	(\$3.21862)	\$15,986
2028-29	\$518,587,263	(\$3.31597)	-\$51,270
2029-30	\$512,621,582	(\$3.26941)	-\$76,542
2030-31	\$546,609,017	(\$3.36761)	-\$152,932
2031-32	\$539,982,697	(\$3.32425)	-\$184,724
2032-33	\$575,500,226	(\$3.42183)	-\$270,908
2033-34	\$568,176,797	(\$3.38145)	-\$309,578
2034-35	\$605,275,926	(\$3.47831)	-\$406,287
2035-36	\$597,220,378	(\$3.44069)	-\$452,154

CITY OF LE MARS, 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	\$190	\$281	\$50,000	\$51,515	\$190	\$234	\$50,000	\$58,947	\$171	\$41	\$147	\$41	\$190	\$268
\$100,000	\$123,480	\$379	\$562	\$100,000	\$103,030	\$379	\$469	\$100,000	\$117,894	\$361	\$309	\$336	\$309	\$379	\$536
\$150,000	\$185,220	\$569	\$842	\$150,000	\$154,545	\$569	\$703	\$150,000	\$176,842	\$550	\$577	\$526	\$577	\$569	\$804
\$200,000	\$246,960	\$929	\$1,123	\$200,000	\$206,060	\$929	\$937	\$200,000	\$235,789	\$740	\$845	\$715	\$845	\$758	\$1,072
\$250,000	\$308,700	\$1,288	\$1,404	\$250,000	\$257,575	\$1,288	\$1,172	\$250,000	\$294,736	\$930	\$1,113	\$905	\$1,113	\$948	\$1,341
\$300,000	\$370,440	\$1,648	\$1,685	\$300,000	\$309,090	\$1,648	\$1,406	\$300,000	\$353,683	\$1,119	\$1,381	\$1,095	\$1,381	\$1,138	\$1,609
\$400,000	\$493,920	\$2,368	\$2,247	\$400,000	\$412,120	\$2,368	\$1,874	\$400,000	\$471,578	\$1,498	\$1,917	\$1,474	\$1,917	\$1,517	\$2,145
\$500,000	\$617,400	\$3,087	\$2,808	\$500,000	\$515,151	\$3,087	\$2,343	\$500,000	\$589,472	\$1,878	\$2,454	\$1,853	\$2,454	\$1,896	\$2,681
\$600,000	\$740,880	\$3,807	\$3,370	\$600,000	\$618,181	\$3,807	\$2,812	\$600,000	\$707,366	\$2,257	\$2,990	\$2,232	\$2,990	\$2,275	\$3,217
\$700,000	\$864,360	\$4,526	\$3,931	\$700,000	\$721,211	\$4,526	\$3,280	\$700,000	\$825,261	\$2,636	\$3,526	\$2,612	\$3,526	\$2,655	\$3,754
\$800,000	\$987,840	\$5,246	\$4,493	\$800,000	\$824,241	\$5,246	\$3,749	\$800,000	\$943,155	\$3,015	\$4,062	\$2,991	\$4,062	\$3,034	\$4,290
\$900,000	\$1,111,320	\$5,966	\$5,055	\$900,000	\$927,271	\$5,966	\$4,218	\$900,000	\$1,061,050	\$3,395	\$4,599	\$3,370	\$4,599	\$3,413	\$4,826
\$1,000,000	\$1,234,800	\$6,685	\$5,616	\$1,000,000	\$1,030,301	\$6,685	\$4,686	\$1,000,000	\$1,178,944	\$3,774	\$5,135	\$3,749	\$5,135	\$3,792	\$5,362
\$2,000,000	\$2,469,600	\$13,881	\$11,233	\$2,000,000	\$2,060,602	\$13,881	\$9,372	\$2,000,000	\$2,357,888	\$7,566	\$10,497	\$7,541	\$10,497	\$7,584	\$10,725
\$3,000,000	\$3,704,400	\$21,076	\$16,849	\$3,000,000	\$3,090,903	\$21,076	\$14,059	\$3,000,000	\$3,536,832	\$11,358	\$15,859	\$11,334	\$15,859	\$11,377	\$16,087
\$4,000,000	\$4,939,200	\$28,272	\$22,465	\$4,000,000	\$4,121,204	\$28,272	\$18,745	\$4,000,000	\$4,715,776	\$15,151	\$21,222	\$15,126	\$21,222	\$15,169	\$21,449
\$5,000,000	\$6,174,000	\$35,468	\$28,082	\$5,000,000	\$5,151,505	\$35,468	\$23,431	\$5,000,000	\$5,894,720	\$18,943	\$26,584	\$18,918	\$26,584	\$18,961	\$26,811
\$6,000,000	\$7,408,800	\$42,663	\$33,698	\$6,000,000	\$6,181,806	\$42,663	\$28,117	\$6,000,000	\$7,073,664	\$22,735	\$31,946	\$22,710	\$31,946	\$22,753	\$32,174
\$7,000,000	\$8,643,600	\$49,859	\$39,314	\$7,000,000	\$7,212,107	\$49,859	\$32,803	\$7,000,000	\$8,252,608	\$26,527	\$37,309	\$26,503	\$37,309	\$26,546	\$37,536
\$8,000,000	\$9,878,400	\$57,055	\$44,931	\$8,000,000	\$8,242,408	\$57,055	\$37,490	\$8,000,000	\$9,431,552	\$30,319	\$42,671	\$30,295	\$42,671	\$30,338	\$42,898
\$9,000,000	\$11,113,200	\$64,250	\$50,547	\$9,000,000	\$9,272,709	\$64,250	\$42,176	\$9,000,000	\$10,610,496	\$34,112	\$48,033	\$34,087	\$48,033	\$34,130	\$48,261
\$10,000,000	\$12,348,000	\$71,446	\$56,163	\$10,000,000	\$10,303,010	\$71,446	\$46,862	\$10,000,000	\$11,789,440	\$37,904	\$53,395	\$37,879	\$53,395	\$37,922	\$53,623
\$15,000,000	\$18,522,000	\$107,424	\$84,245	\$15,000,000	\$15,454,515	\$107,424	\$70,293	\$15,000,000	\$17,684,160	\$56,865	\$80,207	\$56,840	\$80,207	\$56,883	\$80,434
\$20,000,000	\$24,696,000	\$143,402	\$112,327	\$20,000,000	\$20,606,020	\$143,402	\$93,724	\$20,000,000	\$23,578,880	\$75,826	\$107,018	\$75,801	\$107,018	\$75,845	\$107,246
\$25,000,000	\$30,870,000	\$179,380	\$140,408	\$25,000,000	\$25,757,525	\$179,380	\$117,155	\$25,000,000	\$29,473,600	\$94,787	\$133,830	\$94,763	\$133,830	\$94,806	\$134,057
\$30,000,000	\$37,044,000	\$215,358	\$168,490	\$30,000,000	\$30,909,030	\$215,358	\$140,586	\$30,000,000	\$35,368,320	\$113,748	\$160,641	\$113,724	\$160,641	\$113,767	\$160,869
\$35,000,000	\$43,218,000	\$251,337	\$196,572	\$35,000,000	\$36,060,535	\$251,337	\$164,017	\$35,000,000	\$41,263,040	\$132,710	\$187,453	\$132,685	\$187,453	\$132,728	\$187,680
\$40,000,000	\$49,392,000	\$287,315	\$224,654	\$40,000,000	\$41,212,040	\$287,315	\$187,448	\$40,000,000	\$47,157,760	\$151,671	\$214,264	\$151,646	\$214,264	\$151,689	\$214,491
\$45,000,000	\$55,566,000	\$323,293	\$252,735	\$45,000,000	\$46,363,545	\$323,293	\$210,879	\$45,000,000	\$53,052,480	\$170,632	\$241,075	\$170,607	\$241,075	\$170,650	\$241,303
\$50,000,000	\$61,740,000	\$359,271	\$280,817	\$50,000,000	\$51,515,050	\$359,271	\$234,310	\$50,000,000	\$58,947,200	\$189,593	\$267,887	\$189,568	\$267,887	\$189,611	\$268,114

CITY OF LE MARS, 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	\$91	48.10%	\$45	23.57%	(\$131)	(76.23%)	(\$106)	(72.23%)	\$79	41.40%
\$100,000	\$182	48.10%	\$89	23.57%	(\$52)	(14.42%)	(\$27)	(8.14%)	\$157	41.40%
\$150,000	\$274	48.10%	\$134	23.57%	\$26	4.81%	\$51	9.72%	\$236	41.40%
\$200,000	\$195	20.96%	\$9	0.93%	\$105	14.19%	\$130	18.12%	\$314	41.40%
\$250,000	\$116	8.98%	(\$117)	(9.07%)	\$183	19.74%	\$208	23.00%	\$393	41.40%
\$300,000	\$37	2.23%	(\$242)	(14.70%)	\$262	23.41%	\$287	26.19%	\$471	41.40%
\$400,000	(\$121)	(5.12%)	(\$493)	(20.83%)	\$419	27.96%	\$444	30.10%	\$628	41.40%
\$500,000	(\$279)	(9.04%)	(\$744)	(24.11%)	\$576	30.68%	\$601	32.41%	\$785	41.40%
\$600,000	(\$437)	(11.48%)	(\$995)	(26.14%)	\$733	32.48%	\$758	33.94%	\$942	41.40%
\$700,000	(\$595)	(13.14%)	(\$1,246)	(27.53%)	\$890	33.76%	\$915	35.02%	\$1,099	41.40%
\$800,000	(\$753)	(14.35%)	(\$1,497)	(28.54%)	\$1,047	34.72%	\$1,072	35.83%	\$1,256	41.40%
\$900,000	(\$911)	(15.27%)	(\$1,748)	(29.30%)	\$1,204	35.47%	\$1,229	36.46%	\$1,413	41.40%
\$1,000,000	(\$1,069)	(15.99%)	(\$1,999)	(29.90%)	\$1,361	36.07%	\$1,386	36.96%	\$1,570	41.40%
\$2,000,000	(\$2,648)	(19.08%)	(\$4,508)	(32.48%)	\$2,931	38.74%	\$2,956	39.19%	\$3,140	41.40%
\$3,000,000	(\$4,227)	(20.06%)	(\$7,018)	(33.30%)	\$4,501	39.63%	\$4,526	39.93%	\$4,710	41.40%
\$4,000,000	(\$5,807)	(20.54%)	(\$9,527)	(33.70%)	\$6,071	40.07%	\$6,096	40.30%	\$6,280	41.40%
\$5,000,000	(\$7,386)	(20.82%)	(\$12,037)	(33.94%)	\$7,641	40.34%	\$7,666	40.52%	\$7,850	41.40%
\$6,000,000	(\$8,965)	(21.01%)	(\$14,546)	(34.10%)	\$9,211	40.52%	\$9,236	40.67%	\$9,420	41.40%
\$7,000,000	(\$10,545)	(21.15%)	(\$17,056)	(34.21%)	\$10,781	40.64%	\$10,806	40.77%	\$10,990	41.40%
\$8,000,000	(\$12,124)	(21.25%)	(\$19,565)	(34.29%)	\$12,351	40.74%	\$12,376	40.85%	\$12,560	41.40%
\$9,000,000	(\$13,703)	(21.33%)	(\$22,074)	(34.36%)	\$13,922	40.81%	\$13,946	40.91%	\$14,131	41.40%
\$10,000,000	(\$15,282)	(21.39%)	(\$24,584)	(34.41%)	\$15,492	40.87%	\$15,516	40.96%	\$15,701	41.40%
\$15,000,000	(\$23,179)	(21.58%)	(\$37,131)	(34.56%)	\$23,342	41.05%	\$23,367	41.11%	\$23,551	41.40%
\$20,000,000	(\$31,075)	(21.67%)	(\$49,678)	(34.64%)	\$31,192	41.14%	\$31,217	41.18%	\$31,401	41.40%
\$25,000,000	(\$38,972)	(21.73%)	(\$62,225)	(34.69%)	\$39,042	41.19%	\$39,067	41.23%	\$39,251	41.40%
\$30,000,000	(\$46,868)	(21.76%)	(\$74,772)	(34.72%)	\$46,893	41.23%	\$46,917	41.26%	\$47,102	41.40%
\$35,000,000	(\$54,765)	(21.79%)	(\$87,320)	(34.74%)	\$54,743	41.25%	\$54,768	41.28%	\$54,952	41.40%
\$40,000,000	(\$62,661)	(21.81%)	(\$99,867)	(34.76%)	\$62,593	41.27%	\$62,618	41.29%	\$62,802	41.40%
\$45,000,000	(\$70,558)	(21.82%)	(\$112,414)	(34.77%)	\$70,444	41.28%	\$70,468	41.30%	\$70,653	41.40%
\$50,000,000	(\$78,454)	(21.84%)	(\$124,961)	(34.78%)	\$78,294	41.30%	\$78,319	41.31%	\$78,503	41.40%