

CITY OF LEWIS, 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	\$8.25728	\$67,498	\$0	\$67,498	
2026-27	\$5.30858	\$68,848	\$44	\$68,892	2.1%
2027-28	\$5.34494	\$69,237	\$44	\$69,281	0.6%
2028-29	\$5.15660	\$70,667	\$43	\$70,710	2.1%
2029-30	\$5.18308	\$71,063	\$43	\$71,106	0.6%
2030-31	\$4.99686	\$72,528	\$41	\$72,570	2.1%
2031-32	\$5.02248	\$72,933	\$42	\$72,974	0.6%
2032-33	\$4.84644	\$74,434	\$40	\$74,474	2.1%
2033-34	\$4.87126	\$74,846	\$40	\$74,887	0.6%
2034-35	\$4.70450	\$76,384	\$39	\$76,424	2.1%
2035-36	\$4.72856	\$76,806	\$39	\$76,845	0.6%

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	\$18,058,686	\$8,174,393	\$0	\$8,174,393
2026-27	\$13,826,348	\$12,977,543	\$0	\$12,977,543
2027-28	\$13,810,804	\$12,961,999	\$0	\$12,961,999
2028-29	\$14,561,244	\$13,712,439	\$0	\$13,712,439
2029-30	\$14,567,700	\$13,718,895	\$0	\$13,718,895
2030-31	\$15,371,878	\$14,523,073	\$0	\$14,523,073
2031-32	\$15,378,334	\$14,529,529	\$0	\$14,529,529
2032-33	\$16,215,541	\$15,366,736	\$0	\$15,366,736
2033-34	\$16,221,997	\$15,373,192	\$0	\$15,373,192
2034-35	\$17,093,577	\$16,244,772	\$0	\$16,244,772
2035-36	\$17,100,032	\$16,251,227	\$0	\$16,251,227

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	96.07%	-3.70%	92.37%	5.43%	0.00%	2.20%
2026-27	139.13%	-47.24%	91.89%	6.69%	0.00%	1.39%
2027-28	139.36%	-47.48%	91.88%	6.70%	0.00%	1.39%
2028-29	137.06%	-45.05%	92.01%	6.65%	0.00%	1.31%
2029-30	137.06%	-45.04%	92.01%	6.65%	0.00%	1.31%
2030-31	134.70%	-42.56%	92.14%	6.60%	0.00%	1.24%
2031-32	134.70%	-42.56%	92.15%	6.59%	0.00%	1.24%
2032-33	132.51%	-40.25%	92.26%	6.54%	0.00%	1.17%
2033-34	132.51%	-40.24%	92.27%	6.54%	0.00%	1.17%
2034-35	130.47%	-38.09%	92.37%	6.50%	0.00%	1.11%
2035-36	130.47%	-38.09%	92.38%	6.50%	0.00%	1.11%

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 LEWIS, 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	\$8,174,393	\$8.25728	\$67,498
2026-27	\$12,977,543	\$5.30858	\$68,892
2027-28	\$12,961,999	\$5.34494	\$69,281
2028-29	\$13,712,439	\$5.15660	\$70,710
2029-30	\$13,718,895	\$5.18308	\$71,106
2030-31	\$14,523,073	\$4.99686	\$72,570
2031-32	\$14,529,529	\$5.02248	\$72,974
2032-33	\$15,366,736	\$4.84644	\$74,474
2033-34	\$15,373,192	\$4.87126	\$74,887
2034-35	\$16,244,772	\$4.70450	\$76,424
2035-36	\$16,251,227	\$4.72856	\$76,845

CITY OF LEWIS, 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	\$8,174,393	\$8.25728	\$67,498
2026-27	\$8,213,112	\$8.25728	\$67,818
2027-28	\$8,386,206	\$8.25728	\$69,247
2028-29	\$8,655,059	\$8.10000	\$70,106
2029-30	\$8,837,219	\$8.10000	\$71,581
2030-31	\$9,120,147	\$8.10000	\$73,873
2031-32	\$9,311,820	\$8.10000	\$75,426
2032-33	\$9,609,550	\$8.10000	\$77,837
2033-34	\$9,811,267	\$8.10000	\$79,471
2034-35	\$10,124,582	\$8.10000	\$82,009
2035-36	\$10,336,842	\$8.10000	\$83,728

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	\$4,764,432	(\$2.94870)	\$1,074
2027-28	\$4,575,793	(\$2.91234)	\$34
2028-29	\$5,057,380	(\$2.94340)	\$604
2029-30	\$4,881,676	(\$2.91692)	-\$475
2030-31	\$5,402,926	(\$3.10314)	-\$1,303
2031-32	\$5,217,709	(\$3.07752)	-\$2,451
2032-33	\$5,757,186	(\$3.25356)	-\$3,363
2033-34	\$5,561,924	(\$3.22874)	-\$4,584
2034-35	\$6,120,190	(\$3.39550)	-\$5,586
2035-36	\$5,914,386	(\$3.37144)	-\$6,884

CITY OF LEWIS, 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	\$196	\$309	\$50,000	\$51,515	\$196	\$257	\$50,000	\$58,947	\$177	\$45	\$151	\$45	\$196	\$295
\$100,000	\$123,480	\$392	\$617	\$100,000	\$103,030	\$392	\$515	\$100,000	\$117,894	\$373	\$339	\$347	\$339	\$392	\$589
\$150,000	\$185,220	\$587	\$926	\$150,000	\$154,545	\$587	\$772	\$150,000	\$176,842	\$568	\$634	\$543	\$634	\$587	\$884
\$200,000	\$246,960	\$959	\$1,234	\$200,000	\$206,060	\$959	\$1,030	\$200,000	\$235,789	\$764	\$928	\$739	\$928	\$783	\$1,178
\$250,000	\$308,700	\$1,331	\$1,543	\$250,000	\$257,575	\$1,331	\$1,287	\$250,000	\$294,736	\$960	\$1,223	\$935	\$1,223	\$979	\$1,473
\$300,000	\$370,440	\$1,702	\$1,851	\$300,000	\$309,090	\$1,702	\$1,544	\$300,000	\$353,683	\$1,156	\$1,517	\$1,131	\$1,517	\$1,175	\$1,767
\$400,000	\$493,920	\$2,445	\$2,468	\$400,000	\$412,120	\$2,445	\$2,059	\$400,000	\$471,578	\$1,548	\$2,107	\$1,522	\$2,107	\$1,567	\$2,356
\$500,000	\$617,400	\$3,189	\$3,085	\$500,000	\$515,151	\$3,189	\$2,574	\$500,000	\$589,472	\$1,939	\$2,696	\$1,914	\$2,696	\$1,958	\$2,946
\$600,000	\$740,880	\$3,932	\$3,702	\$600,000	\$618,181	\$3,932	\$3,089	\$600,000	\$707,366	\$2,331	\$3,285	\$2,305	\$3,285	\$2,350	\$3,535
\$700,000	\$864,360	\$4,675	\$4,319	\$700,000	\$721,211	\$4,675	\$3,604	\$700,000	\$825,261	\$2,723	\$3,874	\$2,697	\$3,874	\$2,742	\$4,124
\$800,000	\$987,840	\$5,418	\$4,936	\$800,000	\$824,241	\$5,418	\$4,119	\$800,000	\$943,155	\$3,114	\$4,463	\$3,089	\$4,463	\$3,133	\$4,713
\$900,000	\$1,111,320	\$6,161	\$5,553	\$900,000	\$927,271	\$6,161	\$4,633	\$900,000	\$1,061,050	\$3,506	\$5,052	\$3,480	\$5,052	\$3,525	\$5,302
\$1,000,000	\$1,234,800	\$6,904	\$6,170	\$1,000,000	\$1,030,301	\$6,904	\$5,148	\$1,000,000	\$1,178,944	\$3,898	\$5,641	\$3,872	\$5,641	\$3,917	\$5,891
\$2,000,000	\$2,469,600	\$14,336	\$12,340	\$2,000,000	\$2,060,602	\$14,336	\$10,297	\$2,000,000	\$2,357,888	\$7,814	\$11,532	\$7,789	\$11,532	\$7,833	\$11,782
\$3,000,000	\$3,704,400	\$21,767	\$18,510	\$3,000,000	\$3,090,903	\$21,767	\$15,445	\$3,000,000	\$3,536,832	\$11,731	\$17,423	\$11,705	\$17,423	\$11,750	\$17,673
\$4,000,000	\$4,939,200	\$29,199	\$24,680	\$4,000,000	\$4,121,204	\$29,199	\$20,593	\$4,000,000	\$4,715,776	\$15,647	\$23,314	\$15,622	\$23,314	\$15,666	\$23,564
\$5,000,000	\$6,174,000	\$36,631	\$30,851	\$5,000,000	\$5,151,505	\$36,631	\$25,741	\$5,000,000	\$5,894,720	\$19,564	\$29,205	\$19,538	\$29,205	\$19,583	\$29,455
\$6,000,000	\$7,408,800	\$44,062	\$37,021	\$6,000,000	\$6,181,806	\$44,062	\$30,890	\$6,000,000	\$7,073,664	\$23,480	\$35,096	\$23,455	\$35,096	\$23,499	\$35,346
\$7,000,000	\$8,643,600	\$51,494	\$43,191	\$7,000,000	\$7,212,107	\$51,494	\$36,038	\$7,000,000	\$8,252,608	\$27,397	\$40,987	\$27,371	\$40,987	\$27,416	\$41,237
\$8,000,000	\$9,878,400	\$58,925	\$49,361	\$8,000,000	\$8,242,408	\$58,925	\$41,186	\$8,000,000	\$9,431,552	\$31,313	\$46,878	\$31,288	\$46,878	\$31,332	\$47,128
\$9,000,000	\$11,113,200	\$66,357	\$55,531	\$9,000,000	\$9,272,709	\$66,357	\$46,334	\$9,000,000	\$10,610,496	\$35,230	\$52,769	\$35,205	\$52,769	\$35,249	\$53,019
\$10,000,000	\$12,348,000	\$73,788	\$61,701	\$10,000,000	\$10,303,010	\$73,788	\$51,483	\$10,000,000	\$11,789,440	\$39,147	\$58,660	\$39,121	\$58,660	\$39,166	\$58,910
\$15,000,000	\$18,522,000	\$110,946	\$92,552	\$15,000,000	\$15,454,515	\$110,946	\$77,224	\$15,000,000	\$17,684,160	\$58,729	\$88,115	\$58,704	\$88,115	\$58,748	\$88,365
\$20,000,000	\$24,696,000	\$148,104	\$123,402	\$20,000,000	\$20,606,020	\$148,104	\$102,965	\$20,000,000	\$23,578,880	\$78,312	\$117,571	\$78,287	\$117,571	\$78,331	\$117,820
\$25,000,000	\$30,870,000	\$185,262	\$154,253	\$25,000,000	\$25,757,525	\$185,262	\$128,707	\$25,000,000	\$29,473,600	\$97,895	\$147,026	\$97,870	\$147,026	\$97,914	\$147,275
\$30,000,000	\$37,044,000	\$222,419	\$185,104	\$30,000,000	\$30,909,030	\$222,419	\$154,448	\$30,000,000	\$35,368,320	\$117,478	\$176,481	\$117,452	\$176,481	\$117,497	\$176,731
\$35,000,000	\$43,218,000	\$259,577	\$215,954	\$35,000,000	\$36,060,535	\$259,577	\$180,189	\$35,000,000	\$41,263,040	\$137,061	\$205,936	\$137,035	\$205,936	\$137,080	\$206,186
\$40,000,000	\$49,392,000	\$296,735	\$246,805	\$40,000,000	\$41,212,040	\$296,735	\$205,931	\$40,000,000	\$47,157,760	\$156,643	\$235,391	\$156,618	\$235,391	\$156,662	\$235,641
\$45,000,000	\$55,566,000	\$333,893	\$277,656	\$45,000,000	\$46,363,545	\$333,893	\$231,672	\$45,000,000	\$53,052,480	\$176,226	\$264,846	\$176,201	\$264,846	\$176,245	\$265,096
\$50,000,000	\$61,740,000	\$371,050	\$308,506	\$50,000,000	\$51,515,050	\$371,050	\$257,413	\$50,000,000	\$58,947,200	\$195,809	\$294,301	\$195,784	\$294,301	\$195,828	\$294,551

CITY OF LEWIS, 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	\$113	57.54%	\$62	31.45%	(\$132)	(74.72%)	(\$107)	(70.47%)	\$99	50.41%
\$100,000	\$225	57.54%	\$123	31.45%	(\$33)	(8.96%)	(\$8)	(2.29%)	\$197	50.41%
\$150,000	\$338	57.54%	\$185	31.45%	\$65	11.49%	\$91	16.72%	\$296	50.41%
\$200,000	\$275	28.67%	\$71	7.36%	\$164	21.46%	\$190	25.65%	\$395	50.41%
\$250,000	\$212	15.92%	(\$44)	(3.27%)	\$263	27.37%	\$288	30.84%	\$494	50.41%
\$300,000	\$149	8.74%	(\$158)	(9.27%)	\$361	31.27%	\$387	34.23%	\$592	50.41%
\$400,000	\$23	0.93%	(\$386)	(15.79%)	\$559	36.12%	\$584	38.39%	\$790	50.41%
\$500,000	(\$103)	(3.24%)	(\$614)	(19.27%)	\$756	39.00%	\$782	40.85%	\$987	50.41%
\$600,000	(\$230)	(5.84%)	(\$843)	(21.43%)	\$954	40.92%	\$979	42.48%	\$1,185	50.41%
\$700,000	(\$356)	(7.61%)	(\$1,071)	(22.91%)	\$1,151	42.29%	\$1,177	43.63%	\$1,382	50.41%
\$800,000	(\$482)	(8.89%)	(\$1,299)	(23.98%)	\$1,349	43.31%	\$1,374	44.49%	\$1,580	50.41%
\$900,000	(\$608)	(9.87%)	(\$1,528)	(24.80%)	\$1,546	44.10%	\$1,572	45.16%	\$1,777	50.41%
\$1,000,000	(\$734)	(10.63%)	(\$1,756)	(25.43%)	\$1,744	44.74%	\$1,769	45.69%	\$1,974	50.41%
\$2,000,000	(\$1,996)	(13.92%)	(\$4,039)	(28.18%)	\$3,718	47.58%	\$3,744	48.06%	\$3,949	50.41%
\$3,000,000	(\$3,257)	(14.96%)	(\$6,323)	(29.05%)	\$5,693	48.53%	\$5,718	48.85%	\$5,923	50.41%
\$4,000,000	(\$4,518)	(15.47%)	(\$8,606)	(29.47%)	\$7,667	49.00%	\$7,692	49.24%	\$7,898	50.41%
\$5,000,000	(\$5,780)	(15.78%)	(\$10,889)	(29.73%)	\$9,641	49.28%	\$9,667	49.48%	\$9,872	50.41%
\$6,000,000	(\$7,041)	(15.98%)	(\$13,172)	(29.90%)	\$11,616	49.47%	\$11,641	49.63%	\$11,847	50.41%
\$7,000,000	(\$8,303)	(16.12%)	(\$15,456)	(30.01%)	\$13,590	49.61%	\$13,616	49.74%	\$13,821	50.41%
\$8,000,000	(\$9,564)	(16.23%)	(\$17,739)	(30.10%)	\$15,565	49.71%	\$15,590	49.83%	\$15,796	50.41%
\$9,000,000	(\$10,826)	(16.31%)	(\$20,022)	(30.17%)	\$17,539	49.78%	\$17,565	49.89%	\$17,770	50.41%
\$10,000,000	(\$12,087)	(16.38%)	(\$22,306)	(30.23%)	\$19,514	49.85%	\$19,539	49.95%	\$19,745	50.41%
\$15,000,000	(\$18,394)	(16.58%)	(\$33,722)	(30.39%)	\$29,386	50.04%	\$29,411	50.10%	\$29,617	50.41%
\$20,000,000	(\$24,701)	(16.68%)	(\$45,138)	(30.48%)	\$39,258	50.13%	\$39,284	50.18%	\$39,489	50.41%
\$25,000,000	(\$31,009)	(16.74%)	(\$56,555)	(30.53%)	\$49,131	50.19%	\$49,156	50.23%	\$49,361	50.41%
\$30,000,000	(\$37,316)	(16.78%)	(\$67,971)	(30.56%)	\$59,003	50.22%	\$59,028	50.26%	\$59,234	50.41%
\$35,000,000	(\$43,623)	(16.81%)	(\$79,388)	(30.58%)	\$68,875	50.25%	\$68,901	50.28%	\$69,106	50.41%
\$40,000,000	(\$49,930)	(16.83%)	(\$90,804)	(30.60%)	\$78,747	50.27%	\$78,773	50.30%	\$78,978	50.41%
\$45,000,000	(\$56,237)	(16.84%)	(\$102,221)	(30.61%)	\$88,620	50.29%	\$88,645	50.31%	\$88,851	50.41%
\$50,000,000	(\$62,544)	(16.86%)	(\$113,637)	(30.63%)	\$98,492	50.30%	\$98,517	50.32%	\$98,723	50.41%