

CITY OF LUTHER, 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	\$7.76250	\$109,307	\$0	\$109,307	
2026-27	\$5.12949	\$111,494	\$0	\$111,494	2.0%
2027-28	\$5.15727	\$112,051	\$0	\$112,051	0.5%
2028-29	\$5.01861	\$114,292	\$0	\$114,292	2.0%
2029-30	\$5.04370	\$114,863	\$0	\$114,863	0.5%
2030-31	\$4.90674	\$117,160	\$0	\$117,160	2.0%
2031-32	\$4.93127	\$117,746	\$0	\$117,746	0.5%
2032-33	\$4.79799	\$120,101	\$0	\$120,101	2.0%
2033-34	\$4.82198	\$120,702	\$0	\$120,702	0.5%
2034-35	\$4.69223	\$123,116	\$0	\$123,116	2.0%
2035-36	\$4.71569	\$123,731	\$0	\$123,731	0.5%

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	\$22,131,714	\$14,081,460	\$0	\$14,081,460
2026-27	\$22,597,739	\$21,735,791	\$0	\$21,735,791
2027-28	\$22,588,739	\$21,726,791	\$0	\$21,726,791
2028-29	\$23,635,559	\$22,773,611	\$0	\$22,773,611
2029-30	\$23,635,559	\$22,773,611	\$0	\$22,773,611
2030-31	\$24,739,408	\$23,877,460	\$0	\$23,877,460
2031-32	\$24,739,408	\$23,877,460	\$0	\$23,877,460
2032-33	\$25,893,497	\$25,031,549	\$0	\$25,031,549
2033-34	\$25,893,497	\$25,031,549	\$0	\$25,031,549
2034-35	\$27,100,141	\$26,238,193	\$0	\$26,238,193
2035-36	\$27,100,141	\$26,238,193	\$0	\$26,238,193

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	36.79%	-0.99%	35.79%	63.92%	0.00%	0.28%
2026-27	54.77%	-8.29%	46.48%	53.33%	0.00%	0.18%
2027-28	54.79%	-8.33%	46.46%	53.36%	0.00%	0.18%
2028-29	54.37%	-7.99%	46.38%	53.45%	0.00%	0.18%
2029-30	54.37%	-7.99%	46.38%	53.45%	0.00%	0.18%
2030-31	53.93%	-7.62%	46.31%	53.53%	0.00%	0.17%
2031-32	53.93%	-7.62%	46.31%	53.53%	0.00%	0.17%
2032-33	53.50%	-7.27%	46.23%	53.61%	0.00%	0.16%
2033-34	53.50%	-7.27%	46.23%	53.61%	0.00%	0.16%
2034-35	53.08%	-6.93%	46.14%	53.70%	0.00%	0.15%
2035-36	53.08%	-6.93%	46.14%	53.70%	0.00%	0.15%

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 LUTHER, 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	\$14,081,460	\$7.76250	\$109,307
2026-27	\$21,735,791	\$5.12949	\$111,494
2027-28	\$21,726,791	\$5.15727	\$112,051
2028-29	\$22,773,611	\$5.01861	\$114,292
2029-30	\$22,773,611	\$5.04370	\$114,863
2030-31	\$23,877,460	\$4.90674	\$117,160
2031-32	\$23,877,460	\$4.93127	\$117,746
2032-33	\$25,031,549	\$4.79799	\$120,101
2033-34	\$25,031,549	\$4.82198	\$120,702
2034-35	\$26,238,193	\$4.69223	\$123,116
2035-36	\$26,238,193	\$4.71569	\$123,731

CITY OF LUTHER, 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	\$14,081,460	\$7.76250	\$109,307
2026-27	\$15,247,100	\$7.53641	\$114,908
2027-28	\$15,358,803	\$7.53641	\$115,750
2028-29	\$16,021,266	\$7.53641	\$120,743
2029-30	\$16,138,811	\$7.53641	\$121,629
2030-31	\$16,834,759	\$7.53641	\$126,874
2031-32	\$16,958,435	\$7.53641	\$127,806
2032-33	\$17,689,555	\$7.53641	\$133,316
2033-34	\$17,819,706	\$7.53641	\$134,297
2034-35	\$18,587,785	\$7.53641	\$140,085
2035-36	\$18,724,729	\$7.53641	\$141,117

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	\$6,488,691	(\$2.40692)	-\$3,415
2027-28	\$6,367,988	(\$2.37914)	-\$3,699
2028-29	\$6,752,346	(\$2.51780)	-\$6,451
2029-30	\$6,634,800	(\$2.49271)	-\$6,765
2030-31	\$7,042,702	(\$2.62967)	-\$9,713
2031-32	\$6,919,025	(\$2.60514)	-\$10,060
2032-33	\$7,341,994	(\$2.73842)	-\$13,215
2033-34	\$7,211,844	(\$2.71443)	-\$13,595
2034-35	\$7,650,408	(\$2.84418)	-\$16,970
2035-36	\$7,513,464	(\$2.82072)	-\$17,386

CITY OF LUTHER, 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
\$50,000	\$61,740	\$184	\$303	\$50,000	\$51,515	\$184	\$253	\$50,000	\$58,947	\$166	\$44	\$142	\$44
\$100,000	\$123,480	\$368	\$606	\$100,000	\$103,030	\$368	\$506	\$100,000	\$117,894	\$350	\$333	\$326	\$333
\$150,000	\$185,220	\$552	\$909	\$150,000	\$154,545	\$552	\$758	\$150,000	\$176,842	\$534	\$622	\$510	\$622
\$200,000	\$246,960	\$902	\$1,212	\$200,000	\$206,060	\$902	\$1,011	\$200,000	\$235,789	\$719	\$912	\$695	\$912
\$250,000	\$308,700	\$1,251	\$1,515	\$250,000	\$257,575	\$1,251	\$1,264	\$250,000	\$294,736	\$903	\$1,201	\$879	\$1,201
\$300,000	\$370,440	\$1,600	\$1,818	\$300,000	\$309,090	\$1,600	\$1,517	\$300,000	\$353,683	\$1,087	\$1,490	\$1,063	\$1,490
\$400,000	\$493,920	\$2,299	\$2,424	\$400,000	\$412,120	\$2,299	\$2,022	\$400,000	\$471,578	\$1,455	\$2,069	\$1,431	\$2,069
\$500,000	\$617,400	\$2,997	\$3,029	\$500,000	\$515,151	\$2,997	\$2,528	\$500,000	\$589,472	\$1,823	\$2,647	\$1,799	\$2,647
\$600,000	\$740,880	\$3,696	\$3,635	\$600,000	\$618,181	\$3,696	\$3,033	\$600,000	\$707,366	\$2,191	\$3,226	\$2,167	\$3,226
\$700,000	\$864,360	\$4,395	\$4,241	\$700,000	\$721,211	\$4,395	\$3,539	\$700,000	\$825,261	\$2,559	\$3,804	\$2,536	\$3,804
\$800,000	\$987,840	\$5,093	\$4,847	\$800,000	\$824,241	\$5,093	\$4,044	\$800,000	\$943,155	\$2,928	\$4,382	\$2,904	\$4,382
\$900,000	\$1,111,320	\$5,792	\$5,453	\$900,000	\$927,271	\$5,792	\$4,550	\$900,000	\$1,061,050	\$3,296	\$4,961	\$3,272	\$4,961
\$1,000,000	\$1,234,800	\$6,491	\$6,059	\$1,000,000	\$1,030,301	\$6,491	\$5,055	\$1,000,000	\$1,178,944	\$3,664	\$5,539	\$3,640	\$5,539
\$2,000,000	\$2,469,600	\$13,477	\$12,118	\$2,000,000	\$2,060,602	\$13,477	\$10,111	\$2,000,000	\$2,357,888	\$7,346	\$11,324	\$7,322	\$11,324
\$3,000,000	\$3,704,400	\$20,463	\$18,177	\$3,000,000	\$3,090,903	\$20,463	\$15,166	\$3,000,000	\$3,536,832	\$11,028	\$17,109	\$11,004	\$17,109
\$4,000,000	\$4,939,200	\$27,449	\$24,235	\$4,000,000	\$4,121,204	\$27,449	\$20,222	\$4,000,000	\$4,715,776	\$14,710	\$22,894	\$14,686	\$22,894
\$5,000,000	\$6,174,000	\$34,436	\$30,294	\$5,000,000	\$5,151,505	\$34,436	\$25,277	\$5,000,000	\$5,894,720	\$18,392	\$28,679	\$18,368	\$28,679
\$6,000,000	\$7,408,800	\$41,422	\$36,353	\$6,000,000	\$6,181,806	\$41,422	\$30,333	\$6,000,000	\$7,073,664	\$22,073	\$34,463	\$22,049	\$34,463
\$7,000,000	\$8,643,600	\$48,408	\$42,412	\$7,000,000	\$7,212,107	\$48,408	\$35,388	\$7,000,000	\$8,252,608	\$25,755	\$40,248	\$25,731	\$40,248
\$8,000,000	\$9,878,400	\$55,394	\$48,471	\$8,000,000	\$8,242,408	\$55,394	\$40,443	\$8,000,000	\$9,431,552	\$29,437	\$46,033	\$29,413	\$46,033
\$9,000,000	\$11,113,200	\$62,381	\$54,530	\$9,000,000	\$9,272,709	\$62,381	\$45,499	\$9,000,000	\$10,610,496	\$33,119	\$51,818	\$33,095	\$51,818
\$10,000,000	\$12,348,000	\$69,367	\$60,588	\$10,000,000	\$10,303,010	\$69,367	\$50,554	\$10,000,000	\$11,789,440	\$36,801	\$57,602	\$36,777	\$57,602
\$15,000,000	\$18,522,000	\$104,298	\$90,883	\$15,000,000	\$15,454,515	\$104,298	\$75,831	\$15,000,000	\$17,684,160	\$55,210	\$86,526	\$55,186	\$86,526
\$20,000,000	\$24,696,000	\$139,229	\$121,177	\$20,000,000	\$20,606,020	\$139,229	\$101,108	\$20,000,000	\$23,578,880	\$73,620	\$115,450	\$73,596	\$115,450
\$25,000,000	\$30,870,000	\$174,161	\$151,471	\$25,000,000	\$25,757,525	\$174,161	\$126,385	\$25,000,000	\$29,473,600	\$92,029	\$144,374	\$92,005	\$144,374
\$30,000,000	\$37,044,000	\$209,092	\$181,765	\$30,000,000	\$30,909,030	\$209,092	\$151,663	\$30,000,000	\$35,368,320	\$110,439	\$173,298	\$110,415	\$173,298
\$35,000,000	\$43,218,000	\$244,023	\$212,059	\$35,000,000	\$36,060,535	\$244,023	\$176,940	\$35,000,000	\$41,263,040	\$128,848	\$202,222	\$128,824	\$202,222
\$40,000,000	\$49,392,000	\$278,955	\$242,354	\$40,000,000	\$41,212,040	\$278,955	\$202,217	\$40,000,000	\$47,157,760	\$147,257	\$231,146	\$147,233	\$231,146
\$45,000,000	\$55,566,000	\$313,886	\$272,648	\$45,000,000	\$46,363,545	\$313,886	\$227,494	\$45,000,000	\$53,052,480	\$165,667	\$260,069	\$165,643	\$260,069
\$50,000,000	\$61,740,000	\$348,817	\$302,942	\$50,000,000	\$51,515,050	\$348,817	\$252,771	\$50,000,000	\$58,947,200	\$184,076	\$288,993	\$184,052	\$288,993

CITY OF LUTHER, 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	\$119	64.56%	\$69	37.31%	(\$122)	(73.59%)	(\$98)	(69.15%)	\$105	57.11%
\$100,000	\$238	64.56%	\$137	37.31%	(\$17)	(4.91%)	\$7	2.07%	\$210	57.11%
\$150,000	\$357	64.56%	\$206	37.31%	\$88	16.46%	\$112	21.92%	\$315	57.11%
\$200,000	\$310	34.40%	\$109	12.14%	\$193	26.87%	\$217	31.25%	\$421	57.11%
\$250,000	\$264	21.09%	\$13	1.04%	\$298	33.04%	\$322	36.67%	\$526	57.11%
\$300,000	\$217	13.59%	(\$84)	(5.22%)	\$403	37.12%	\$427	40.21%	\$631	57.11%
\$400,000	\$125	5.42%	(\$277)	(12.04%)	\$614	42.18%	\$638	44.56%	\$841	57.11%
\$500,000	\$32	1.07%	(\$470)	(15.67%)	\$824	45.20%	\$848	47.13%	\$1,051	57.11%
\$600,000	(\$61)	(1.64%)	(\$663)	(17.93%)	\$1,034	47.20%	\$1,058	48.82%	\$1,262	57.11%
\$700,000	(\$154)	(3.49%)	(\$856)	(19.48%)	\$1,245	48.63%	\$1,268	50.03%	\$1,472	57.11%
\$800,000	(\$246)	(4.84%)	(\$1,049)	(20.60%)	\$1,455	49.69%	\$1,479	50.93%	\$1,682	57.11%
\$900,000	(\$339)	(5.85%)	(\$1,242)	(21.45%)	\$1,665	50.52%	\$1,689	51.62%	\$1,893	57.11%
\$1,000,000	(\$432)	(6.65%)	(\$1,435)	(22.11%)	\$1,875	51.18%	\$1,899	52.18%	\$2,103	57.11%
\$2,000,000	(\$1,359)	(10.09%)	(\$3,366)	(24.98%)	\$3,978	54.16%	\$4,002	54.66%	\$4,206	57.11%
\$3,000,000	(\$2,287)	(11.17%)	(\$5,297)	(25.88%)	\$6,081	55.14%	\$6,105	55.48%	\$6,309	57.11%
\$4,000,000	(\$3,214)	(11.71%)	(\$7,228)	(26.33%)	\$8,184	55.64%	\$8,208	55.89%	\$8,412	57.11%
\$5,000,000	(\$4,141)	(12.03%)	(\$9,159)	(26.60%)	\$10,287	55.93%	\$10,311	56.14%	\$10,514	57.11%
\$6,000,000	(\$5,069)	(12.24%)	(\$11,089)	(26.77%)	\$12,390	56.13%	\$12,414	56.30%	\$12,617	57.11%
\$7,000,000	(\$5,996)	(12.39%)	(\$13,020)	(26.90%)	\$14,493	56.27%	\$14,517	56.42%	\$14,720	57.11%
\$8,000,000	(\$6,924)	(12.50%)	(\$14,951)	(26.99%)	\$16,596	56.38%	\$16,620	56.50%	\$16,823	57.11%
\$9,000,000	(\$7,851)	(12.59%)	(\$16,882)	(27.06%)	\$18,699	56.46%	\$18,722	56.57%	\$18,926	57.11%
\$10,000,000	(\$8,778)	(12.66%)	(\$18,813)	(27.12%)	\$20,801	56.52%	\$20,825	56.63%	\$21,029	57.11%
\$15,000,000	(\$13,416)	(12.86%)	(\$28,467)	(27.29%)	\$31,316	56.72%	\$31,340	56.79%	\$31,543	57.11%
\$20,000,000	(\$18,053)	(12.97%)	(\$38,121)	(27.38%)	\$41,830	56.82%	\$41,854	56.87%	\$42,058	57.11%
\$25,000,000	(\$22,690)	(13.03%)	(\$47,775)	(27.43%)	\$52,345	56.88%	\$52,369	56.92%	\$52,572	57.11%
\$30,000,000	(\$27,327)	(13.07%)	(\$57,429)	(27.47%)	\$62,859	56.92%	\$62,883	56.95%	\$63,087	57.11%
\$35,000,000	(\$31,964)	(13.10%)	(\$67,084)	(27.49%)	\$73,374	56.95%	\$73,398	56.98%	\$73,601	57.11%
\$40,000,000	(\$36,601)	(13.12%)	(\$76,738)	(27.51%)	\$83,888	56.97%	\$83,912	56.99%	\$84,116	57.11%
\$45,000,000	(\$41,238)	(13.14%)	(\$86,392)	(27.52%)	\$94,403	56.98%	\$94,427	57.01%	\$94,630	57.11%
\$50,000,000	(\$45,875)	(13.15%)	(\$96,046)	(27.53%)	\$104,917	57.00%	\$104,941	57.02%	\$105,145	57.11%