

CITY OF LUCAS, 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	\$7.69524	\$30,050	\$0	\$30,050	
2026-27	\$6.66887	\$30,651	\$1,943	\$32,594	8.5%
2027-28	\$6.90503	\$33,246	\$2,012	\$35,258	8.2%
2028-29	\$6.76231	\$35,963	\$1,970	\$37,933	7.6%
2029-30	\$6.97811	\$38,692	\$2,033	\$40,725	7.4%
2030-31	\$6.81981	\$41,540	\$1,987	\$43,527	6.9%
2031-32	\$7.02750	\$44,397	\$2,048	\$46,445	6.7%
2032-33	\$6.86559	\$47,374	\$2,001	\$49,374	6.3%
2033-34	\$7.06653	\$50,362	\$2,059	\$52,421	6.2%
2034-35	\$6.90188	\$53,469	\$2,011	\$55,480	5.8%
2035-36	\$7.09709	\$56,590	\$2,068	\$58,658	5.7%

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	\$7,928,594	\$3,904,954	\$0	\$3,904,954
2026-27	\$5,636,504	\$4,887,445	\$0	\$4,887,445
2027-28	\$5,855,134	\$5,106,075	\$0	\$5,106,075
2028-29	\$6,358,556	\$5,609,497	\$0	\$5,609,497
2029-30	\$6,585,185	\$5,836,126	\$0	\$5,836,126
2030-31	\$7,131,461	\$6,382,402	\$0	\$6,382,402
2031-32	\$7,358,091	\$6,609,032	\$0	\$6,609,032
2032-33	\$7,940,626	\$7,191,567	\$0	\$7,191,567
2033-34	\$8,167,255	\$7,418,196	\$0	\$7,418,196
2034-35	\$8,787,509	\$8,038,450	\$0	\$8,038,450
2035-36	\$9,014,139	\$8,265,080	\$0	\$8,265,080

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	66.39%	-2.97%	63.42%	4.59%	2.91%	2.28%
2026-27	127.86%	-70.47%	57.39%	8.67%	4.08%	1.82%
2027-28	128.09%	-68.78%	59.31%	8.30%	3.90%	1.75%
2028-29	126.45%	-63.64%	62.82%	7.93%	3.59%	1.59%
2029-30	126.54%	-62.20%	64.33%	7.62%	3.45%	1.53%
2030-31	124.90%	-57.69%	67.21%	7.32%	3.19%	1.40%
2031-32	125.02%	-56.64%	68.38%	7.07%	3.08%	1.35%
2032-33	123.54%	-52.80%	70.74%	6.82%	2.86%	1.24%
2033-34	123.70%	-52.03%	71.67%	6.61%	2.77%	1.20%
2034-35	122.34%	-48.70%	73.65%	6.41%	2.58%	1.11%
2035-36	122.52%	-48.13%	74.39%	6.23%	2.51%	1.08%

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 LUCAS, 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	\$3,904,954	\$7.69524	\$30,050
2026-27	\$4,887,445	\$6.66887	\$32,594
2027-28	\$5,106,075	\$6.90503	\$35,258
2028-29	\$5,609,497	\$6.76231	\$37,933
2029-30	\$5,836,126	\$6.97811	\$40,725
2030-31	\$6,382,402	\$6.81981	\$43,527
2031-32	\$6,609,032	\$7.02750	\$46,445
2032-33	\$7,191,567	\$6.86559	\$49,374
2033-34	\$7,418,196	\$7.06653	\$52,421
2034-35	\$8,038,450	\$6.90188	\$55,480
2035-36	\$8,265,080	\$7.09709	\$58,658

CITY OF LUCAS, 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	\$3,904,954	\$7.69524	\$30,050
2026-27	\$4,050,526	\$7.61904	\$30,861
2027-28	\$4,238,396	\$7.46965	\$31,659
2028-29	\$4,464,609	\$7.46965	\$33,349
2029-30	\$4,662,713	\$7.46965	\$34,829
2030-31	\$4,903,344	\$7.46965	\$36,626
2031-32	\$5,112,211	\$7.46965	\$38,186
2032-33	\$5,368,041	\$7.46965	\$40,097
2033-34	\$5,588,253	\$7.46965	\$41,742
2034-35	\$5,860,111	\$7.46965	\$43,773
2035-36	\$6,092,254	\$7.46965	\$45,507

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	\$836,919	(\$0.95017)	\$1,733
2027-28	\$867,679	(\$0.56462)	\$3,598
2028-29	\$1,144,888	(\$0.70734)	\$4,584
2029-30	\$1,173,414	(\$0.49154)	\$5,896
2030-31	\$1,479,058	(\$0.64984)	\$6,900
2031-32	\$1,496,821	(\$0.44215)	\$8,259
2032-33	\$1,823,525	(\$0.60406)	\$9,277
2033-34	\$1,829,943	(\$0.40312)	\$10,679
2034-35	\$2,178,339	(\$0.56777)	\$11,707
2035-36	\$2,172,826	(\$0.37256)	\$13,151

CITY OF LUCAS, 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	\$182	\$421	\$50,000	\$51,515	\$182	\$351	\$50,000	\$58,947	\$165	\$61	\$141	\$61	\$182	\$402
\$100,000	\$123,480	\$365	\$842	\$100,000	\$103,030	\$365	\$703	\$100,000	\$117,894	\$347	\$463	\$324	\$463	\$365	\$804
\$150,000	\$185,220	\$547	\$1,263	\$150,000	\$154,545	\$547	\$1,054	\$150,000	\$176,842	\$530	\$865	\$506	\$865	\$547	\$1,206
\$200,000	\$246,960	\$894	\$1,684	\$200,000	\$206,060	\$894	\$1,405	\$200,000	\$235,789	\$712	\$1,267	\$689	\$1,267	\$730	\$1,608
\$250,000	\$308,700	\$1,240	\$2,105	\$250,000	\$257,575	\$1,240	\$1,757	\$250,000	\$294,736	\$895	\$1,669	\$871	\$1,669	\$912	\$2,010
\$300,000	\$370,440	\$1,586	\$2,526	\$300,000	\$309,090	\$1,586	\$2,108	\$300,000	\$353,683	\$1,077	\$2,071	\$1,054	\$2,071	\$1,095	\$2,412
\$400,000	\$493,920	\$2,279	\$3,368	\$400,000	\$412,120	\$2,279	\$2,811	\$400,000	\$471,578	\$1,442	\$2,875	\$1,419	\$2,875	\$1,460	\$3,216
\$500,000	\$617,400	\$2,971	\$4,211	\$500,000	\$515,151	\$2,971	\$3,513	\$500,000	\$589,472	\$1,807	\$3,679	\$1,784	\$3,679	\$1,825	\$4,020
\$600,000	\$740,880	\$3,664	\$5,053	\$600,000	\$618,181	\$3,664	\$4,216	\$600,000	\$707,366	\$2,172	\$4,483	\$2,149	\$4,483	\$2,190	\$4,824
\$700,000	\$864,360	\$4,357	\$5,895	\$700,000	\$721,211	\$4,357	\$4,919	\$700,000	\$825,261	\$2,537	\$5,287	\$2,514	\$5,287	\$2,555	\$5,628
\$800,000	\$987,840	\$5,049	\$6,737	\$800,000	\$824,241	\$5,049	\$5,621	\$800,000	\$943,155	\$2,902	\$6,091	\$2,879	\$6,091	\$2,920	\$6,432
\$900,000	\$1,111,320	\$5,742	\$7,579	\$900,000	\$927,271	\$5,742	\$6,324	\$900,000	\$1,061,050	\$3,267	\$6,895	\$3,244	\$6,895	\$3,285	\$7,236
\$1,000,000	\$1,234,800	\$6,434	\$8,421	\$1,000,000	\$1,030,301	\$6,434	\$7,026	\$1,000,000	\$1,178,944	\$3,632	\$7,699	\$3,609	\$7,699	\$3,650	\$8,040
\$2,000,000	\$2,469,600	\$13,360	\$16,842	\$2,000,000	\$2,060,602	\$13,360	\$14,053	\$2,000,000	\$2,357,888	\$7,282	\$15,739	\$7,259	\$15,739	\$7,300	\$16,080
\$3,000,000	\$3,704,400	\$20,286	\$25,263	\$3,000,000	\$3,090,903	\$20,286	\$21,079	\$3,000,000	\$3,536,832	\$10,932	\$23,780	\$10,908	\$23,780	\$10,950	\$24,121
\$4,000,000	\$4,939,200	\$27,211	\$33,684	\$4,000,000	\$4,121,204	\$27,211	\$28,106	\$4,000,000	\$4,715,776	\$14,582	\$31,820	\$14,558	\$31,820	\$14,600	\$32,161
\$5,000,000	\$6,174,000	\$34,137	\$42,106	\$5,000,000	\$5,151,505	\$34,137	\$35,132	\$5,000,000	\$5,894,720	\$18,232	\$39,860	\$18,208	\$39,860	\$18,250	\$40,201
\$6,000,000	\$7,408,800	\$41,063	\$50,527	\$6,000,000	\$6,181,806	\$41,063	\$42,159	\$6,000,000	\$7,073,664	\$21,882	\$47,900	\$21,858	\$47,900	\$21,900	\$48,241
\$7,000,000	\$8,643,600	\$47,989	\$58,948	\$7,000,000	\$7,212,107	\$47,989	\$49,185	\$7,000,000	\$8,252,608	\$25,532	\$55,940	\$25,508	\$55,940	\$25,550	\$56,281
\$8,000,000	\$9,878,400	\$54,914	\$67,369	\$8,000,000	\$8,242,408	\$54,914	\$56,212	\$8,000,000	\$9,431,552	\$29,182	\$63,980	\$29,158	\$63,980	\$29,200	\$64,321
\$9,000,000	\$11,113,200	\$61,840	\$75,790	\$9,000,000	\$9,272,709	\$61,840	\$63,238	\$9,000,000	\$10,610,496	\$32,832	\$72,021	\$32,808	\$72,021	\$32,850	\$72,362
\$10,000,000	\$12,348,000	\$68,766	\$84,211	\$10,000,000	\$10,303,010	\$68,766	\$70,265	\$10,000,000	\$11,789,440	\$36,482	\$80,061	\$36,458	\$80,061	\$36,500	\$80,402
\$15,000,000	\$18,522,000	\$103,394	\$126,317	\$15,000,000	\$15,454,515	\$103,394	\$105,397	\$15,000,000	\$17,684,160	\$54,732	\$120,262	\$54,708	\$120,262	\$54,750	\$120,603
\$20,000,000	\$24,696,000	\$138,023	\$168,422	\$20,000,000	\$20,606,020	\$138,023	\$140,529	\$20,000,000	\$23,578,880	\$72,982	\$160,462	\$72,958	\$160,462	\$72,999	\$160,803
\$25,000,000	\$30,870,000	\$172,651	\$210,528	\$25,000,000	\$25,757,525	\$172,651	\$175,661	\$25,000,000	\$29,473,600	\$91,232	\$200,663	\$91,208	\$200,663	\$91,249	\$201,004
\$30,000,000	\$37,044,000	\$207,280	\$252,633	\$30,000,000	\$30,909,030	\$207,280	\$210,794	\$30,000,000	\$35,368,320	\$109,481	\$240,864	\$109,458	\$240,864	\$109,499	\$241,205
\$35,000,000	\$43,218,000	\$241,909	\$294,739	\$35,000,000	\$36,060,535	\$241,909	\$245,926	\$35,000,000	\$41,263,040	\$127,731	\$281,065	\$127,708	\$281,065	\$127,749	\$281,406
\$40,000,000	\$49,392,000	\$276,537	\$336,844	\$40,000,000	\$41,212,040	\$276,537	\$281,058	\$40,000,000	\$47,157,760	\$145,981	\$321,266	\$145,958	\$321,266	\$145,999	\$321,607
\$45,000,000	\$55,566,000	\$311,166	\$378,950	\$45,000,000	\$46,363,545	\$311,166	\$316,191	\$45,000,000	\$53,052,480	\$164,231	\$361,467	\$164,207	\$361,467	\$164,249	\$361,808
\$50,000,000	\$61,740,000	\$345,794	\$421,055	\$50,000,000	\$51,515,050	\$345,794	\$351,323	\$50,000,000	\$58,947,200	\$182,481	\$401,668	\$182,457	\$401,668	\$182,499	\$402,009

CITY OF LUCAS, 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	\$239	130.72%	\$169	92.51%	(\$104)	(62.97%)	(\$80)	(56.75%)	\$220	120.28%
\$100,000	\$477	130.72%	\$338	92.51%	\$116	33.32%	\$139	43.10%	\$439	120.28%
\$150,000	\$716	130.72%	\$506	92.51%	\$335	63.28%	\$359	70.93%	\$659	120.28%
\$200,000	\$790	88.44%	\$512	57.23%	\$555	77.88%	\$578	84.01%	\$878	120.28%
\$250,000	\$865	69.77%	\$517	41.65%	\$774	86.53%	\$798	91.61%	\$1,098	120.28%
\$300,000	\$940	59.25%	\$522	32.88%	\$994	92.25%	\$1,017	96.58%	\$1,317	120.28%
\$400,000	\$1,090	47.81%	\$532	23.33%	\$1,433	99.34%	\$1,457	102.68%	\$1,756	120.28%
\$500,000	\$1,239	41.70%	\$542	18.23%	\$1,872	103.57%	\$1,896	106.28%	\$2,195	120.28%
\$600,000	\$1,389	37.90%	\$552	15.06%	\$2,311	106.38%	\$2,335	108.66%	\$2,634	120.28%
\$700,000	\$1,538	35.31%	\$562	12.90%	\$2,750	108.38%	\$2,774	110.34%	\$3,073	120.28%
\$800,000	\$1,688	33.42%	\$572	11.33%	\$3,189	109.87%	\$3,213	111.60%	\$3,512	120.28%
\$900,000	\$1,837	32.00%	\$582	10.14%	\$3,628	111.04%	\$3,652	112.58%	\$3,951	120.28%
\$1,000,000	\$1,987	30.88%	\$592	9.20%	\$4,067	111.97%	\$4,091	113.36%	\$4,390	120.28%
\$2,000,000	\$3,482	26.06%	\$693	5.19%	\$8,457	116.13%	\$8,481	116.84%	\$8,780	120.28%
\$3,000,000	\$4,978	24.54%	\$794	3.91%	\$12,847	117.52%	\$12,871	117.99%	\$13,171	120.28%
\$4,000,000	\$6,473	23.79%	\$894	3.29%	\$17,238	118.21%	\$17,261	118.56%	\$17,561	120.28%
\$5,000,000	\$7,968	23.34%	\$995	2.91%	\$21,628	118.62%	\$21,651	118.91%	\$21,951	120.28%
\$6,000,000	\$9,464	23.05%	\$1,096	2.67%	\$26,018	118.90%	\$26,042	119.14%	\$26,341	120.28%
\$7,000,000	\$10,959	22.84%	\$1,197	2.49%	\$30,408	119.10%	\$30,432	119.30%	\$30,731	120.28%
\$8,000,000	\$12,454	22.68%	\$1,297	2.36%	\$34,798	119.25%	\$34,822	119.42%	\$35,122	120.28%
\$9,000,000	\$13,950	22.56%	\$1,398	2.26%	\$39,189	119.36%	\$39,212	119.52%	\$39,512	120.28%
\$10,000,000	\$15,445	22.46%	\$1,499	2.18%	\$43,579	119.45%	\$43,602	119.60%	\$43,902	120.28%
\$15,000,000	\$22,922	22.17%	\$2,003	1.94%	\$65,530	119.73%	\$65,553	119.82%	\$65,853	120.28%
\$20,000,000	\$30,399	22.02%	\$2,506	1.82%	\$87,481	119.87%	\$87,504	119.94%	\$87,804	120.28%
\$25,000,000	\$37,876	21.94%	\$3,010	1.74%	\$109,432	119.95%	\$109,455	120.01%	\$109,755	120.28%
\$30,000,000	\$45,353	21.88%	\$3,514	1.70%	\$131,383	120.00%	\$131,406	120.05%	\$131,706	120.28%
\$35,000,000	\$52,830	21.84%	\$4,017	1.66%	\$153,334	120.04%	\$153,357	120.08%	\$153,657	120.28%
\$40,000,000	\$60,307	21.81%	\$4,521	1.63%	\$175,285	120.07%	\$175,308	120.11%	\$175,608	120.28%
\$45,000,000	\$67,784	21.78%	\$5,025	1.61%	\$197,236	120.10%	\$197,259	120.13%	\$197,559	120.28%
\$50,000,000	\$75,261	21.76%	\$5,529	1.60%	\$219,187	120.11%	\$219,210	120.14%	\$219,510	120.28%