

CITY OF LUXEMBURG, 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	\$8.37000	\$94,046	\$0	\$94,046	
2026-27	\$4.44952	\$95,927	\$509	\$96,436	2.5%
2027-28	\$4.47951	\$96,918	\$513	\$97,431	1.0%
2028-29	\$4.36202	\$99,380	\$499	\$99,879	2.5%
2029-30	\$4.38852	\$100,379	\$502	\$100,881	1.0%
2030-31	\$4.27201	\$102,899	\$489	\$103,388	2.5%
2031-32	\$4.29771	\$103,905	\$492	\$104,397	1.0%
2032-33	\$4.18467	\$106,485	\$479	\$106,964	2.5%
2033-34	\$4.20962	\$107,499	\$482	\$107,981	1.0%
2034-35	\$4.09987	\$110,141	\$469	\$110,610	2.4%
2035-36	\$4.12411	\$111,163	\$472	\$111,635	0.9%

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	\$27,624,161	\$11,236,062	\$3,648,242	\$14,884,304
2026-27	\$26,391,434	\$21,673,420	\$4,086,031	\$25,759,451
2027-28	\$26,468,468	\$21,750,454	\$4,086,031	\$25,836,485
2028-29	\$27,819,838	\$22,897,522	\$4,290,333	\$27,187,855
2029-30	\$27,909,871	\$22,987,555	\$4,290,333	\$27,277,888
2030-31	\$29,338,132	\$24,201,299	\$4,504,849	\$28,706,149
2031-32	\$29,428,165	\$24,291,333	\$4,504,849	\$28,796,182
2032-33	\$30,923,060	\$25,560,985	\$4,730,092	\$30,291,077
2033-34	\$31,013,093	\$25,651,018	\$4,730,092	\$30,381,110
2034-35	\$32,577,484	\$26,978,905	\$4,966,596	\$31,945,501
2035-36	\$32,667,518	\$27,068,938	\$4,966,596	\$32,035,535

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	65.68%	-1.48%	64.19%	35.41%	0.00%	0.39%
2026-27	87.64%	-16.41%	71.23%	28.47%	0.00%	0.23%
2027-28	87.80%	-16.51%	71.30%	28.40%	0.00%	0.23%
2028-29	87.18%	-15.82%	71.36%	28.36%	0.00%	0.22%
2029-30	87.30%	-15.86%	71.44%	28.28%	0.00%	0.21%
2030-31	86.66%	-15.15%	71.50%	28.23%	0.00%	0.20%
2031-32	86.77%	-15.19%	71.58%	28.16%	0.00%	0.20%
2032-33	86.15%	-14.52%	71.63%	28.12%	0.00%	0.19%
2033-34	86.26%	-14.56%	71.70%	28.05%	0.00%	0.19%
2034-35	85.66%	-13.92%	71.74%	28.03%	0.00%	0.18%
2035-36	85.76%	-13.96%	71.81%	27.96%	0.00%	0.18%

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 LUXEBURG, 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	\$11,236,062	\$8.37000	\$94,046
2026-27	\$21,673,420	\$4.44952	\$96,436
2027-28	\$21,750,454	\$4.47951	\$97,431
2028-29	\$22,897,522	\$4.36202	\$99,879
2029-30	\$22,987,555	\$4.38852	\$100,881
2030-31	\$24,201,299	\$4.27201	\$103,388
2031-32	\$24,291,333	\$4.29771	\$104,397
2032-33	\$25,560,985	\$4.18467	\$106,964
2033-34	\$25,651,018	\$4.20962	\$107,981
2034-35	\$26,978,905	\$4.09987	\$110,610
2035-36	\$27,068,938	\$4.12411	\$111,635

CITY OF LUXEBURG, 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	\$11,236,062	\$8.37000	\$94,046
2026-27	\$11,459,489	\$8.37000	\$95,916
2027-28	\$11,723,691	\$8.37000	\$98,127
2028-29	\$12,168,662	\$8.10000	\$98,566
2029-30	\$12,446,651	\$8.10000	\$100,818
2030-31	\$12,915,855	\$8.10000	\$104,618
2031-32	\$13,208,321	\$8.10000	\$106,987
2032-33	\$13,703,012	\$8.10000	\$110,994
2033-34	\$14,010,758	\$8.10000	\$113,487
2034-35	\$14,532,286	\$8.10000	\$117,712
2035-36	\$14,856,075	\$8.10000	\$120,334

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	\$10,213,931	(\$3.92048)	\$520
2027-28	\$10,026,763	(\$3.89049)	-\$696
2028-29	\$10,728,860	(\$3.73798)	\$1,313
2029-30	\$10,540,904	(\$3.71148)	\$63
2030-31	\$11,285,445	(\$3.82799)	-\$1,230
2031-32	\$11,083,012	(\$3.80229)	-\$2,590
2032-33	\$11,857,972	(\$3.91533)	-\$4,030
2033-34	\$11,640,261	(\$3.89038)	-\$5,506
2034-35	\$12,446,619	(\$4.00013)	-\$7,102
2035-36	\$12,212,863	(\$3.97589)	-\$8,699

CITY OF LUXEMBURG, 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	\$199	\$264	\$50,000	\$51,515	\$199	\$220	\$50,000	\$58,947	\$179	\$38	\$153	\$38	\$199	\$252
\$100,000	\$123,480	\$397	\$528	\$100,000	\$103,030	\$397	\$440	\$100,000	\$117,894	\$378	\$290	\$352	\$290	\$397	\$504
\$150,000	\$185,220	\$596	\$791	\$150,000	\$154,545	\$596	\$660	\$150,000	\$176,842	\$576	\$542	\$550	\$542	\$596	\$755
\$200,000	\$246,960	\$972	\$1,055	\$200,000	\$206,060	\$972	\$880	\$200,000	\$235,789	\$775	\$794	\$749	\$794	\$794	\$1,007
\$250,000	\$308,700	\$1,349	\$1,319	\$250,000	\$257,575	\$1,349	\$1,100	\$250,000	\$294,736	\$973	\$1,046	\$947	\$1,046	\$993	\$1,259
\$300,000	\$370,440	\$1,725	\$1,583	\$300,000	\$309,090	\$1,725	\$1,320	\$300,000	\$353,683	\$1,172	\$1,297	\$1,146	\$1,297	\$1,191	\$1,511
\$400,000	\$493,920	\$2,479	\$2,110	\$400,000	\$412,120	\$2,479	\$1,761	\$400,000	\$471,578	\$1,569	\$1,801	\$1,543	\$1,801	\$1,588	\$2,015
\$500,000	\$617,400	\$3,232	\$2,638	\$500,000	\$515,151	\$3,232	\$2,201	\$500,000	\$589,472	\$1,966	\$2,305	\$1,940	\$2,305	\$1,985	\$2,518
\$600,000	\$740,880	\$3,985	\$3,165	\$600,000	\$618,181	\$3,985	\$2,641	\$600,000	\$707,366	\$2,363	\$2,808	\$2,337	\$2,808	\$2,382	\$3,022
\$700,000	\$864,360	\$4,739	\$3,693	\$700,000	\$721,211	\$4,739	\$3,081	\$700,000	\$825,261	\$2,760	\$3,312	\$2,734	\$3,312	\$2,779	\$3,526
\$800,000	\$987,840	\$5,492	\$4,220	\$800,000	\$824,241	\$5,492	\$3,521	\$800,000	\$943,155	\$3,157	\$3,816	\$3,131	\$3,816	\$3,176	\$4,029
\$900,000	\$1,111,320	\$6,245	\$4,748	\$900,000	\$927,271	\$6,245	\$3,961	\$900,000	\$1,061,050	\$3,554	\$4,319	\$3,528	\$4,319	\$3,573	\$4,533
\$1,000,000	\$1,234,800	\$6,999	\$5,275	\$1,000,000	\$1,030,301	\$6,999	\$4,401	\$1,000,000	\$1,178,944	\$3,951	\$4,823	\$3,925	\$4,823	\$3,970	\$5,036
\$2,000,000	\$2,469,600	\$14,532	\$10,550	\$2,000,000	\$2,060,602	\$14,532	\$8,803	\$2,000,000	\$2,357,888	\$7,921	\$9,859	\$7,895	\$9,859	\$7,940	\$10,073
\$3,000,000	\$3,704,400	\$22,065	\$15,825	\$3,000,000	\$3,090,903	\$22,065	\$13,204	\$3,000,000	\$3,536,832	\$11,891	\$14,896	\$11,865	\$14,896	\$11,910	\$15,109
\$4,000,000	\$4,939,200	\$29,598	\$21,100	\$4,000,000	\$4,121,204	\$29,598	\$17,606	\$4,000,000	\$4,715,776	\$15,861	\$19,932	\$15,835	\$19,932	\$15,880	\$20,146
\$5,000,000	\$6,174,000	\$37,131	\$26,375	\$5,000,000	\$5,151,505	\$37,131	\$22,007	\$5,000,000	\$5,894,720	\$19,831	\$24,969	\$19,805	\$24,969	\$19,850	\$25,182
\$6,000,000	\$7,408,800	\$44,664	\$31,650	\$6,000,000	\$6,181,806	\$44,664	\$26,409	\$6,000,000	\$7,073,664	\$23,801	\$30,005	\$23,775	\$30,005	\$23,820	\$30,219
\$7,000,000	\$8,643,600	\$52,197	\$36,926	\$7,000,000	\$7,212,107	\$52,197	\$30,810	\$7,000,000	\$8,252,608	\$27,771	\$35,042	\$27,745	\$35,042	\$27,790	\$35,255
\$8,000,000	\$9,878,400	\$59,730	\$42,201	\$8,000,000	\$8,242,408	\$59,730	\$35,212	\$8,000,000	\$9,431,552	\$31,741	\$40,078	\$31,715	\$40,078	\$31,760	\$40,292
\$9,000,000	\$11,113,200	\$67,263	\$47,476	\$9,000,000	\$9,272,709	\$67,263	\$39,613	\$9,000,000	\$10,610,496	\$35,711	\$45,115	\$35,685	\$45,115	\$35,730	\$45,328
\$10,000,000	\$12,348,000	\$74,796	\$52,751	\$10,000,000	\$10,303,010	\$74,796	\$44,015	\$10,000,000	\$11,789,440	\$39,681	\$50,151	\$39,655	\$50,151	\$39,700	\$50,365
\$15,000,000	\$18,522,000	\$112,461	\$79,126	\$15,000,000	\$15,454,515	\$112,461	\$66,022	\$15,000,000	\$17,684,160	\$59,531	\$75,333	\$59,505	\$75,333	\$59,550	\$75,547
\$20,000,000	\$24,696,000	\$150,126	\$105,502	\$20,000,000	\$20,606,020	\$150,126	\$88,029	\$20,000,000	\$23,578,880	\$79,381	\$100,516	\$79,355	\$100,516	\$79,400	\$100,729
\$25,000,000	\$30,870,000	\$187,791	\$131,877	\$25,000,000	\$25,757,525	\$187,791	\$110,036	\$25,000,000	\$29,473,600	\$99,231	\$125,698	\$99,206	\$125,698	\$99,251	\$125,912
\$30,000,000	\$37,044,000	\$225,456	\$158,252	\$30,000,000	\$30,909,030	\$225,456	\$132,044	\$30,000,000	\$35,368,320	\$119,081	\$150,880	\$119,056	\$150,880	\$119,101	\$151,094
\$35,000,000	\$43,218,000	\$263,121	\$184,628	\$35,000,000	\$36,060,535	\$263,121	\$154,051	\$35,000,000	\$41,263,040	\$138,932	\$176,063	\$138,906	\$176,063	\$138,951	\$176,276
\$40,000,000	\$49,392,000	\$300,786	\$211,003	\$40,000,000	\$41,212,040	\$300,786	\$176,058	\$40,000,000	\$47,157,760	\$158,782	\$201,245	\$158,756	\$201,245	\$158,801	\$201,458
\$45,000,000	\$55,566,000	\$338,451	\$237,379	\$45,000,000	\$46,363,545	\$338,451	\$198,066	\$45,000,000	\$53,052,480	\$178,632	\$226,427	\$178,606	\$226,427	\$178,651	\$226,641
\$50,000,000	\$61,740,000	\$376,116	\$263,754	\$50,000,000	\$51,515,050	\$376,116	\$220,073	\$50,000,000	\$58,947,200	\$198,482	\$251,609	\$198,456	\$251,609	\$198,501	\$251,823

CITY OF LUXEMBURG, 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	\$65	32.87%	\$22	10.87%	(\$141)	(78.68%)	(\$115)	(75.09%)	\$53	26.86%
\$100,000	\$131	32.87%	\$43	10.87%	(\$88)	(23.22%)	(\$62)	(17.59%)	\$107	26.86%
\$150,000	\$196	32.87%	\$65	10.87%	(\$34)	(5.97%)	(\$9)	(1.56%)	\$160	26.86%
\$200,000	\$83	8.52%	(\$92)	(9.45%)	\$19	2.44%	\$45	5.97%	\$213	26.86%
\$250,000	(\$30)	(2.23%)	(\$248)	(18.42%)	\$72	7.42%	\$98	10.35%	\$267	26.86%
\$300,000	(\$143)	(8.28%)	(\$405)	(23.47%)	\$126	10.72%	\$151	13.21%	\$320	26.86%
\$400,000	(\$369)	(14.88%)	(\$718)	(28.97%)	\$232	14.80%	\$258	16.72%	\$427	26.86%
\$500,000	(\$595)	(18.39%)	(\$1,031)	(31.91%)	\$339	17.24%	\$365	18.80%	\$533	26.86%
\$600,000	(\$820)	(20.58%)	(\$1,344)	(33.74%)	\$446	18.86%	\$471	20.17%	\$640	26.86%
\$700,000	(\$1,046)	(22.08%)	(\$1,658)	(34.98%)	\$552	20.01%	\$578	21.14%	\$747	26.86%
\$800,000	(\$1,272)	(23.16%)	(\$1,971)	(35.89%)	\$659	20.87%	\$685	21.87%	\$853	26.86%
\$900,000	(\$1,498)	(23.98%)	(\$2,284)	(36.57%)	\$765	21.54%	\$791	22.43%	\$960	26.86%
\$1,000,000	(\$1,723)	(24.63%)	(\$2,597)	(37.11%)	\$872	22.07%	\$898	22.88%	\$1,066	26.86%
\$2,000,000	(\$3,981)	(27.40%)	(\$5,729)	(39.42%)	\$1,939	24.47%	\$1,964	24.88%	\$2,133	26.86%
\$3,000,000	(\$6,239)	(28.28%)	(\$8,860)	(40.16%)	\$3,005	25.27%	\$3,031	25.54%	\$3,199	26.86%
\$4,000,000	(\$8,497)	(28.71%)	(\$11,992)	(40.52%)	\$4,071	25.67%	\$4,097	25.87%	\$4,266	26.86%
\$5,000,000	(\$10,755)	(28.97%)	(\$15,123)	(40.73%)	\$5,138	25.91%	\$5,164	26.07%	\$5,332	26.86%
\$6,000,000	(\$13,013)	(29.14%)	(\$18,255)	(40.87%)	\$6,204	26.07%	\$6,230	26.20%	\$6,399	26.86%
\$7,000,000	(\$15,271)	(29.26%)	(\$21,386)	(40.97%)	\$7,271	26.18%	\$7,297	26.30%	\$7,465	26.86%
\$8,000,000	(\$17,529)	(29.35%)	(\$24,518)	(41.05%)	\$8,337	26.27%	\$8,363	26.37%	\$8,531	26.86%
\$9,000,000	(\$19,787)	(29.42%)	(\$27,649)	(41.11%)	\$9,404	26.33%	\$9,429	26.42%	\$9,598	26.86%
\$10,000,000	(\$22,045)	(29.47%)	(\$30,781)	(41.15%)	\$10,470	26.39%	\$10,496	26.47%	\$10,664	26.86%
\$15,000,000	(\$33,334)	(29.64%)	(\$46,439)	(41.29%)	\$15,802	26.54%	\$15,828	26.60%	\$15,997	26.86%
\$20,000,000	(\$44,624)	(29.72%)	(\$62,096)	(41.36%)	\$21,134	26.62%	\$21,160	26.67%	\$21,329	26.86%
\$25,000,000	(\$55,914)	(29.77%)	(\$77,754)	(41.40%)	\$26,467	26.67%	\$26,492	26.70%	\$26,661	26.86%
\$30,000,000	(\$67,203)	(29.81%)	(\$93,412)	(41.43%)	\$31,799	26.70%	\$31,825	26.73%	\$31,993	26.86%
\$35,000,000	(\$78,493)	(29.83%)	(\$109,070)	(41.45%)	\$37,131	26.73%	\$37,157	26.75%	\$37,325	26.86%
\$40,000,000	(\$89,782)	(29.85%)	(\$124,727)	(41.47%)	\$42,463	26.74%	\$42,489	26.76%	\$42,657	26.86%
\$45,000,000	(\$101,072)	(29.86%)	(\$140,385)	(41.48%)	\$47,795	26.76%	\$47,821	26.77%	\$47,990	26.86%
\$50,000,000	(\$112,362)	(29.87%)	(\$156,043)	(41.49%)	\$53,127	26.77%	\$53,153	26.78%	\$53,322	26.86%