

CITY OF LUVERNE, 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	\$8.71738	\$118,278	\$0	\$118,278	
2026-27	\$6.93027	\$120,644	\$546	\$121,190	2.5%
2027-28	\$6.97234	\$121,795	\$549	\$122,344	1.0%
2028-29	\$6.81783	\$124,791	\$537	\$125,328	2.4%
2029-30	\$6.85544	\$125,955	\$540	\$126,494	0.9%
2030-31	\$6.69903	\$129,024	\$527	\$129,552	2.4%
2031-32	\$6.73581	\$130,199	\$530	\$130,730	0.9%
2032-33	\$6.58122	\$133,344	\$518	\$133,862	2.4%
2033-34	\$6.61720	\$134,532	\$521	\$135,053	0.9%
2034-35	\$6.46448	\$137,754	\$509	\$138,262	2.4%
2035-36	\$6.49967	\$138,954	\$512	\$139,465	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	\$21,873,239	\$13,568,120	\$0	\$13,568,120
2026-27	\$20,255,711	\$17,486,987	\$0	\$17,486,987
2027-28	\$20,315,826	\$17,547,102	\$0	\$17,547,102
2028-29	\$21,151,116	\$18,382,392	\$0	\$18,382,392
2029-30	\$21,220,396	\$18,451,672	\$0	\$18,451,672
2030-31	\$22,107,587	\$19,338,863	\$0	\$19,338,863
2031-32	\$22,176,868	\$19,408,144	\$0	\$19,408,144
2032-33	\$23,108,775	\$20,340,051	\$0	\$20,340,051
2033-34	\$23,178,056	\$20,409,332	\$0	\$20,409,332
2034-35	\$24,156,753	\$21,388,029	\$0	\$21,388,029
2035-36	\$24,226,034	\$21,457,310	\$0	\$21,457,310

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	24.15%	-0.80%	23.35%	50.23%	0.00%	1.42%
2026-27	43.30%	-19.69%	23.61%	53.61%	0.00%	1.10%
2027-28	43.40%	-19.73%	23.67%	53.64%	0.00%	1.09%
2028-29	43.31%	-18.93%	24.38%	53.96%	0.00%	1.04%
2029-30	43.38%	-18.91%	24.47%	53.95%	0.00%	1.04%
2030-31	43.26%	-18.09%	25.18%	54.24%	0.00%	0.99%
2031-32	43.33%	-18.07%	25.26%	54.23%	0.00%	0.99%
2032-33	43.21%	-17.29%	25.92%	54.51%	0.00%	0.94%
2033-34	43.27%	-17.27%	26.00%	54.50%	0.00%	0.94%
2034-35	43.14%	-16.52%	26.61%	54.78%	0.00%	0.90%
2035-36	43.20%	-16.51%	26.68%	54.77%	0.00%	0.89%

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 LUVERNE, 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	\$13,568,120	\$8.71738	\$118,278
2026-27	\$17,486,987	\$6.93027	\$121,190
2027-28	\$17,547,102	\$6.97234	\$122,344
2028-29	\$18,382,392	\$6.81783	\$125,328
2029-30	\$18,451,672	\$6.85544	\$126,494
2030-31	\$19,338,863	\$6.69903	\$129,552
2031-32	\$19,408,144	\$6.73581	\$130,730
2032-33	\$20,340,051	\$6.58122	\$133,862
2033-34	\$20,409,332	\$6.61720	\$135,053
2034-35	\$21,388,029	\$6.46448	\$138,262
2035-36	\$21,457,310	\$6.49967	\$139,465

CITY OF LUVERNE, 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	\$13,568,120	\$8.71738	\$118,278
2026-27	\$14,430,009	\$8.46348	\$122,128
2027-28	\$14,549,515	\$8.46348	\$123,139
2028-29	\$15,083,695	\$8.10000	\$122,178
2029-30	\$15,207,962	\$8.10000	\$123,184
2030-31	\$15,770,994	\$8.10000	\$127,745
2031-32	\$15,900,261	\$8.10000	\$128,792
2032-33	\$16,493,604	\$8.10000	\$133,598
2033-34	\$16,628,147	\$8.10000	\$134,688
2034-35	\$17,253,342	\$8.10000	\$139,752
2035-36	\$17,393,426	\$8.10000	\$140,887

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	\$3,056,978	(\$1.53321)	-\$938
2027-28	\$2,997,587	(\$1.49114)	-\$795
2028-29	\$3,298,697	(\$1.28217)	\$3,150
2029-30	\$3,243,710	(\$1.24456)	\$3,310
2030-31	\$3,567,869	(\$1.40097)	\$1,807
2031-32	\$3,507,883	(\$1.36419)	\$1,937
2032-33	\$3,846,448	(\$1.51878)	\$264
2033-34	\$3,781,185	(\$1.48280)	\$365
2034-35	\$4,134,688	(\$1.63552)	-\$1,490
2035-36	\$4,063,884	(\$1.60033)	-\$1,421

CITY OF LUVERNE, 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	\$207	\$414	\$50,000	\$51,515	\$207	\$345	\$50,000	\$58,947	\$187	\$60	\$160	\$60	\$207	\$395
\$100,000	\$123,480	\$413	\$827	\$100,000	\$103,030	\$413	\$690	\$100,000	\$117,894	\$393	\$455	\$367	\$455	\$413	\$790
\$150,000	\$185,220	\$620	\$1,241	\$150,000	\$154,545	\$620	\$1,035	\$150,000	\$176,842	\$600	\$850	\$573	\$850	\$620	\$1,185
\$200,000	\$246,960	\$1,013	\$1,654	\$200,000	\$206,060	\$1,013	\$1,380	\$200,000	\$235,789	\$807	\$1,245	\$780	\$1,245	\$827	\$1,580
\$250,000	\$308,700	\$1,405	\$2,068	\$250,000	\$257,575	\$1,405	\$1,726	\$250,000	\$294,736	\$1,014	\$1,639	\$987	\$1,639	\$1,034	\$1,974
\$300,000	\$370,440	\$1,797	\$2,482	\$300,000	\$309,090	\$1,797	\$2,071	\$300,000	\$353,683	\$1,220	\$2,034	\$1,194	\$2,034	\$1,240	\$2,369
\$400,000	\$493,920	\$2,582	\$3,309	\$400,000	\$412,120	\$2,582	\$2,761	\$400,000	\$471,578	\$1,634	\$2,824	\$1,607	\$2,824	\$1,654	\$3,159
\$500,000	\$617,400	\$3,366	\$4,136	\$500,000	\$515,151	\$3,366	\$3,451	\$500,000	\$589,472	\$2,047	\$3,614	\$2,020	\$3,614	\$2,067	\$3,949
\$600,000	\$740,880	\$4,151	\$4,963	\$600,000	\$618,181	\$4,151	\$4,141	\$600,000	\$707,366	\$2,461	\$4,404	\$2,434	\$4,404	\$2,481	\$4,739
\$700,000	\$864,360	\$4,935	\$5,790	\$700,000	\$721,211	\$4,935	\$4,831	\$700,000	\$825,261	\$2,874	\$5,193	\$2,847	\$5,193	\$2,894	\$5,528
\$800,000	\$987,840	\$5,720	\$6,618	\$800,000	\$824,241	\$5,720	\$5,522	\$800,000	\$943,155	\$3,288	\$5,983	\$3,261	\$5,983	\$3,308	\$6,318
\$900,000	\$1,111,320	\$6,504	\$7,445	\$900,000	\$927,271	\$6,504	\$6,212	\$900,000	\$1,061,050	\$3,701	\$6,773	\$3,674	\$6,773	\$3,721	\$7,108
\$1,000,000	\$1,234,800	\$7,289	\$8,272	\$1,000,000	\$1,030,301	\$7,289	\$6,902	\$1,000,000	\$1,178,944	\$4,115	\$7,563	\$4,088	\$7,563	\$4,135	\$7,898
\$2,000,000	\$2,469,600	\$15,135	\$16,544	\$2,000,000	\$2,060,602	\$15,135	\$13,804	\$2,000,000	\$2,357,888	\$8,250	\$15,461	\$8,223	\$15,461	\$8,270	\$15,796
\$3,000,000	\$3,704,400	\$22,980	\$24,816	\$3,000,000	\$3,090,903	\$22,980	\$20,706	\$3,000,000	\$3,536,832	\$12,384	\$23,358	\$12,357	\$23,358	\$12,404	\$23,693
\$4,000,000	\$4,939,200	\$30,826	\$33,088	\$4,000,000	\$4,121,204	\$30,826	\$27,608	\$4,000,000	\$4,715,776	\$16,519	\$31,256	\$16,492	\$31,256	\$16,539	\$31,591
\$5,000,000	\$6,174,000	\$38,672	\$41,360	\$5,000,000	\$5,151,505	\$38,672	\$34,510	\$5,000,000	\$5,894,720	\$20,654	\$39,154	\$20,627	\$39,154	\$20,674	\$39,489
\$6,000,000	\$7,408,800	\$46,517	\$49,632	\$6,000,000	\$6,181,806	\$46,517	\$41,412	\$6,000,000	\$7,073,664	\$24,789	\$47,052	\$24,762	\$47,052	\$24,809	\$47,387
\$7,000,000	\$8,643,600	\$54,363	\$57,904	\$7,000,000	\$7,212,107	\$54,363	\$48,314	\$7,000,000	\$8,252,608	\$28,923	\$54,950	\$28,897	\$54,950	\$28,944	\$55,284
\$8,000,000	\$9,878,400	\$62,209	\$66,176	\$8,000,000	\$8,242,408	\$62,209	\$55,216	\$8,000,000	\$9,431,552	\$33,058	\$62,847	\$33,031	\$62,847	\$33,078	\$63,182
\$9,000,000	\$11,113,200	\$70,054	\$74,448	\$9,000,000	\$9,272,709	\$70,054	\$62,118	\$9,000,000	\$10,610,496	\$37,193	\$70,745	\$37,166	\$70,745	\$37,213	\$71,080
\$10,000,000	\$12,348,000	\$77,900	\$82,720	\$10,000,000	\$10,303,010	\$77,900	\$69,020	\$10,000,000	\$11,789,440	\$41,328	\$78,643	\$41,301	\$78,643	\$41,348	\$78,978
\$15,000,000	\$18,522,000	\$117,128	\$124,079	\$15,000,000	\$15,454,515	\$117,128	\$103,530	\$15,000,000	\$17,684,160	\$62,002	\$118,132	\$61,975	\$118,132	\$62,022	\$118,467
\$20,000,000	\$24,696,000	\$156,356	\$165,439	\$20,000,000	\$20,606,020	\$156,356	\$138,040	\$20,000,000	\$23,578,880	\$82,676	\$157,621	\$82,649	\$157,621	\$82,696	\$157,956
\$25,000,000	\$30,870,000	\$195,584	\$206,799	\$25,000,000	\$25,757,525	\$195,584	\$172,550	\$25,000,000	\$29,473,600	\$103,350	\$197,110	\$103,323	\$197,110	\$103,370	\$197,445
\$30,000,000	\$37,044,000	\$234,813	\$248,159	\$30,000,000	\$30,909,030	\$234,813	\$207,061	\$30,000,000	\$35,368,320	\$124,024	\$236,598	\$123,997	\$236,598	\$124,044	\$236,933
\$35,000,000	\$43,218,000	\$274,041	\$289,519	\$35,000,000	\$36,060,535	\$274,041	\$241,571	\$35,000,000	\$41,263,040	\$144,698	\$276,087	\$144,671	\$276,087	\$144,718	\$276,422
\$40,000,000	\$49,392,000	\$313,269	\$330,878	\$40,000,000	\$41,212,040	\$313,269	\$276,081	\$40,000,000	\$47,157,760	\$165,372	\$315,576	\$165,345	\$315,576	\$165,392	\$315,911
\$45,000,000	\$55,566,000	\$352,497	\$372,238	\$45,000,000	\$46,363,545	\$352,497	\$310,591	\$45,000,000	\$53,052,480	\$186,046	\$355,065	\$186,019	\$355,065	\$186,066	\$355,400
\$50,000,000	\$61,740,000	\$391,725	\$413,598	\$50,000,000	\$51,515,050	\$391,725	\$345,101	\$50,000,000	\$58,947,200	\$206,720	\$394,554	\$206,693	\$394,554	\$206,740	\$394,889

CITY OF LUVERNE, 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	\$207	100.06%	\$138	66.93%	(\$127)	(67.89%)	(\$100)	(62.49%)	\$188	91.01%
\$100,000	\$414	100.06%	\$277	66.93%	\$61	15.61%	\$88	24.08%	\$376	91.01%
\$150,000	\$621	100.06%	\$415	66.93%	\$250	41.58%	\$276	48.22%	\$564	91.01%
\$200,000	\$642	63.40%	\$368	36.34%	\$438	54.24%	\$465	59.56%	\$753	91.01%
\$250,000	\$663	47.21%	\$321	22.83%	\$626	61.74%	\$653	66.15%	\$941	91.01%
\$300,000	\$685	38.09%	\$274	15.22%	\$814	66.70%	\$841	70.45%	\$1,129	91.01%
\$400,000	\$727	28.17%	\$179	6.94%	\$1,190	72.85%	\$1,217	75.74%	\$1,505	91.01%
\$500,000	\$770	22.87%	\$85	2.52%	\$1,567	76.52%	\$1,593	78.87%	\$1,881	91.01%
\$600,000	\$812	19.57%	(\$10)	(0.23%)	\$1,943	78.95%	\$1,970	80.93%	\$2,258	91.01%
\$700,000	\$855	17.33%	(\$104)	(2.11%)	\$2,319	80.69%	\$2,346	82.39%	\$2,634	91.01%
\$800,000	\$898	15.69%	(\$198)	(3.47%)	\$2,695	81.99%	\$2,722	83.49%	\$3,010	91.01%
\$900,000	\$940	14.46%	(\$293)	(4.50%)	\$3,072	82.99%	\$3,099	84.33%	\$3,387	91.01%
\$1,000,000	\$983	13.49%	(\$387)	(5.31%)	\$3,448	83.80%	\$3,475	85.01%	\$3,763	91.01%
\$2,000,000	\$1,409	9.31%	(\$1,331)	(8.79%)	\$7,211	87.41%	\$7,238	88.02%	\$7,526	91.01%
\$3,000,000	\$1,836	7.99%	(\$2,274)	(9.90%)	\$10,974	88.61%	\$11,001	89.02%	\$11,289	91.01%
\$4,000,000	\$2,262	7.34%	(\$3,218)	(10.44%)	\$14,737	89.21%	\$14,764	89.52%	\$15,052	91.01%
\$5,000,000	\$2,688	6.95%	(\$4,161)	(10.76%)	\$18,500	89.57%	\$18,527	89.82%	\$18,815	91.01%
\$6,000,000	\$3,115	6.70%	(\$5,105)	(10.97%)	\$22,263	89.81%	\$22,290	90.02%	\$22,578	91.01%
\$7,000,000	\$3,541	6.51%	(\$6,049)	(11.13%)	\$26,026	89.98%	\$26,053	90.16%	\$26,341	91.01%
\$8,000,000	\$3,967	6.38%	(\$6,992)	(11.24%)	\$29,789	90.11%	\$29,816	90.27%	\$30,104	91.01%
\$9,000,000	\$4,394	6.27%	(\$7,936)	(11.33%)	\$33,552	90.21%	\$33,579	90.35%	\$33,867	91.01%
\$10,000,000	\$4,820	6.19%	(\$8,880)	(11.40%)	\$37,315	90.29%	\$37,342	90.41%	\$37,630	91.01%
\$15,000,000	\$6,951	5.93%	(\$13,598)	(11.61%)	\$56,130	90.53%	\$56,157	90.61%	\$56,445	91.01%
\$20,000,000	\$9,083	5.81%	(\$18,316)	(11.71%)	\$74,945	90.65%	\$74,972	90.71%	\$75,260	91.01%
\$25,000,000	\$11,215	5.73%	(\$23,034)	(11.78%)	\$93,760	90.72%	\$93,787	90.77%	\$94,075	91.01%
\$30,000,000	\$13,346	5.68%	(\$27,752)	(11.82%)	\$112,575	90.77%	\$112,602	90.81%	\$112,890	91.01%
\$35,000,000	\$15,478	5.65%	(\$32,470)	(11.85%)	\$131,390	90.80%	\$131,417	90.84%	\$131,705	91.01%
\$40,000,000	\$17,609	5.62%	(\$37,188)	(11.87%)	\$150,205	90.83%	\$150,232	90.86%	\$150,520	91.01%
\$45,000,000	\$19,741	5.60%	(\$41,906)	(11.89%)	\$169,020	90.85%	\$169,046	90.88%	\$169,334	91.01%
\$50,000,000	\$21,873	5.58%	(\$46,625)	(11.90%)	\$187,835	90.86%	\$187,861	90.89%	\$188,149	91.01%