

CITY OF NEOLA, 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 | \$8.12621 | \$115,579 | \$0 | \$115,579 | |
| 2026-27 | \$2.58712 | \$117,890 | \$3,005 | \$120,895 | 4.6% |
| 2027-28 | \$2.65306 | \$123,272 | \$3,081 | \$126,353 | 4.5% |
| 2028-29 | \$2.60537 | \$128,880 | \$3,026 | \$131,906 | 4.4% |
| 2029-30 | \$2.66654 | \$134,401 | \$3,097 | \$137,498 | 4.2% |
| 2030-31 | \$2.61583 | \$140,248 | \$3,038 | \$143,286 | 4.2% |
| 2031-32 | \$2.67249 | \$145,787 | \$3,104 | \$148,891 | 3.9% |
| 2032-33 | \$2.62119 | \$151,868 | \$3,044 | \$154,913 | 4.0% |
| 2033-34 | \$2.67373 | \$157,415 | \$3,105 | \$160,520 | 3.6% |
| 2034-35 | \$2.62202 | \$163,731 | \$3,045 | \$166,776 | 3.9% |
| 2035-36 | \$2.67079 | \$169,276 | \$3,102 | \$172,377 | 3.4% |

| 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 | \$78,886,532 | \$14,222,942 | \$24,663,377 | \$38,886,319 |
| 2026-27 | \$75,635,521 | \$46,729,474 | \$28,212,338 | \$74,941,813 |
| 2027-28 | \$76,826,065 | \$47,625,341 | \$28,507,016 | \$76,132,357 |
| 2028-29 | \$81,534,465 | \$50,628,446 | \$30,212,311 | \$80,840,757 |
| 2029-30 | \$82,765,009 | \$51,564,312 | \$30,506,989 | \$82,071,301 |
| 2030-31 | \$87,782,532 | \$54,776,541 | \$32,312,283 | \$87,088,824 |
| 2031-32 | \$89,013,077 | \$55,712,408 | \$32,606,961 | \$88,319,369 |
| 2032-33 | \$94,311,106 | \$59,100,145 | \$34,517,253 | \$93,617,398 |
| 2033-34 | \$95,541,650 | \$60,036,011 | \$34,811,931 | \$94,847,942 |
| 2034-35 | \$101,132,056 | \$63,605,876 | \$36,832,471 | \$100,438,348 |
| 2035-36 | \$102,362,600 | \$64,541,743 | \$37,127,149 | \$101,668,892 |

| TAXABLE VALUATION BY PROPERTY CLASS (%) | | | | | | |
|---|-------------------|------------|-----------------|------------|------------|-------|
| Fiscal Year | Gross Residential | Exemptions | Net Residential | Commercial | Industrial | G&E |
| 2025-26 | 85.42% | -1.55% | 83.87% | 9.26% | 4.05% | 0.19% |
| 2026-27 | 103.21% | -16.76% | 86.44% | 9.15% | 2.45% | 0.10% |
| 2027-28 | 102.92% | -16.85% | 86.07% | 9.59% | 2.42% | 0.10% |
| 2028-29 | 102.06% | -16.19% | 85.88% | 10.03% | 2.30% | 0.09% |
| 2029-30 | 101.77% | -16.22% | 85.55% | 10.42% | 2.26% | 0.09% |
| 2030-31 | 100.91% | -15.53% | 85.38% | 10.81% | 2.15% | 0.08% |
| 2031-32 | 100.65% | -15.57% | 85.08% | 11.16% | 2.12% | 0.08% |
| 2032-33 | 99.84% | -14.92% | 84.92% | 11.53% | 2.02% | 0.08% |
| 2033-34 | 99.61% | -14.97% | 84.65% | 11.84% | 2.00% | 0.08% |
| 2034-35 | 98.84% | -14.35% | 84.49% | 12.18% | 1.91% | 0.07% |
| 2035-36 | 98.64% | -14.40% | 84.25% | 12.47% | 1.88% | 0.07% |

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 NEOLA, 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 | \$14,222,942 | \$8.12621 | \$115,579 |
| 2026-27 | \$46,729,474 | \$2.58712 | \$120,895 |
| 2027-28 | \$47,625,341 | \$2.65306 | \$126,353 |
| 2028-29 | \$50,628,446 | \$2.60537 | \$131,906 |
| 2029-30 | \$51,564,312 | \$2.66654 | \$137,498 |
| 2030-31 | \$54,776,541 | \$2.61583 | \$143,286 |
| 2031-32 | \$55,712,408 | \$2.67249 | \$148,891 |
| 2032-33 | \$59,100,145 | \$2.62119 | \$154,913 |
| 2033-34 | \$60,036,011 | \$2.67373 | \$160,520 |
| 2034-35 | \$63,605,876 | \$2.62202 | \$166,776 |
| 2035-36 | \$64,541,743 | \$2.67079 | \$172,377 |

CITY OF NEOLA, 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 | \$14,222,942 | \$8.12621 | \$115,579 |
| 2026-27 | \$12,059,160 | \$8.12621 | \$97,995 |
| 2027-28 | \$12,922,705 | \$7.88953 | \$101,954 |
| 2028-29 | \$13,228,055 | \$7.88953 | \$104,363 |
| 2029-30 | \$14,449,201 | \$7.88953 | \$113,997 |
| 2030-31 | \$14,780,972 | \$7.88953 | \$116,615 |
| 2031-32 | \$16,068,234 | \$7.88953 | \$126,771 |
| 2032-33 | \$16,428,010 | \$7.88953 | \$129,609 |
| 2033-34 | \$17,785,011 | \$7.88953 | \$140,315 |
| 2034-35 | \$18,174,564 | \$7.88953 | \$143,389 |
| 2035-36 | \$19,604,839 | \$7.88953 | \$154,673 |

| 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 | \$34,670,314 | (\$5.53909) | \$22,900 |
| 2027-28 | \$34,702,635 | (\$5.23647) | \$24,399 |
| 2028-29 | \$37,400,391 | (\$5.28416) | \$27,543 |
| 2029-30 | \$37,115,111 | (\$5.22299) | \$23,501 |
| 2030-31 | \$39,995,569 | (\$5.27370) | \$26,671 |
| 2031-32 | \$39,644,174 | (\$5.21704) | \$22,120 |
| 2032-33 | \$42,672,136 | (\$5.26834) | \$25,303 |
| 2033-34 | \$42,251,000 | (\$5.21580) | \$20,205 |
| 2034-35 | \$45,431,312 | (\$5.26751) | \$23,387 |
| 2035-36 | \$44,936,903 | (\$5.21874) | \$17,705 |

CITY OF NEOLA, 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 | \$193 | \$162 | \$50,000 | \$51,515 | \$193 | \$135 | \$50,000 | \$58,947 | \$174 | \$23 | \$149 | \$23 | \$193 | \$154 |
| \$100,000 | \$123,480 | \$385 | \$323 | \$100,000 | \$103,030 | \$385 | \$270 | \$100,000 | \$117,894 | \$367 | \$178 | \$342 | \$178 | \$385 | \$308 |
| \$150,000 | \$185,220 | \$578 | \$485 | \$150,000 | \$154,545 | \$578 | \$404 | \$150,000 | \$176,842 | \$559 | \$332 | \$534 | \$332 | \$578 | \$463 |
| \$200,000 | \$246,960 | \$944 | \$646 | \$200,000 | \$206,060 | \$944 | \$539 | \$200,000 | \$235,789 | \$752 | \$486 | \$727 | \$486 | \$771 | \$617 |
| \$250,000 | \$308,700 | \$1,310 | \$808 | \$250,000 | \$257,575 | \$1,310 | \$674 | \$250,000 | \$294,736 | \$945 | \$640 | \$920 | \$640 | \$964 | \$771 |
| \$300,000 | \$370,440 | \$1,675 | \$969 | \$300,000 | \$309,090 | \$1,675 | \$809 | \$300,000 | \$353,683 | \$1,138 | \$794 | \$1,113 | \$794 | \$1,156 | \$925 |
| \$400,000 | \$493,920 | \$2,407 | \$1,292 | \$400,000 | \$412,120 | \$2,407 | \$1,078 | \$400,000 | \$471,578 | \$1,523 | \$1,103 | \$1,498 | \$1,103 | \$1,542 | \$1,234 |
| \$500,000 | \$617,400 | \$3,138 | \$1,615 | \$500,000 | \$515,151 | \$3,138 | \$1,348 | \$500,000 | \$589,472 | \$1,909 | \$1,411 | \$1,883 | \$1,411 | \$1,927 | \$1,542 |
| \$600,000 | \$740,880 | \$3,869 | \$1,938 | \$600,000 | \$618,181 | \$3,869 | \$1,617 | \$600,000 | \$707,366 | \$2,294 | \$1,720 | \$2,269 | \$1,720 | \$2,313 | \$1,850 |
| \$700,000 | \$864,360 | \$4,601 | \$2,261 | \$700,000 | \$721,211 | \$4,601 | \$1,887 | \$700,000 | \$825,261 | \$2,679 | \$2,028 | \$2,654 | \$2,028 | \$2,698 | \$2,159 |
| \$800,000 | \$987,840 | \$5,332 | \$2,584 | \$800,000 | \$824,241 | \$5,332 | \$2,156 | \$800,000 | \$943,155 | \$3,065 | \$2,336 | \$3,040 | \$2,336 | \$3,084 | \$2,467 |
| \$900,000 | \$1,111,320 | \$6,063 | \$2,907 | \$900,000 | \$927,271 | \$6,063 | \$2,426 | \$900,000 | \$1,061,050 | \$3,450 | \$2,645 | \$3,425 | \$2,645 | \$3,469 | \$2,776 |
| \$1,000,000 | \$1,234,800 | \$6,795 | \$3,230 | \$1,000,000 | \$1,030,301 | \$6,795 | \$2,695 | \$1,000,000 | \$1,178,944 | \$3,836 | \$2,953 | \$3,811 | \$2,953 | \$3,854 | \$3,084 |
| \$2,000,000 | \$2,469,600 | \$14,108 | \$6,460 | \$2,000,000 | \$2,060,602 | \$14,108 | \$5,390 | \$2,000,000 | \$2,357,888 | \$7,690 | \$6,037 | \$7,665 | \$6,037 | \$7,709 | \$6,168 |
| \$3,000,000 | \$3,704,400 | \$21,422 | \$9,690 | \$3,000,000 | \$3,090,903 | \$21,422 | \$8,085 | \$3,000,000 | \$3,536,832 | \$11,544 | \$9,121 | \$11,519 | \$9,121 | \$11,563 | \$9,252 |
| \$4,000,000 | \$4,939,200 | \$28,735 | \$12,920 | \$4,000,000 | \$4,121,204 | \$28,735 | \$10,780 | \$4,000,000 | \$4,715,776 | \$15,399 | \$12,205 | \$15,374 | \$12,205 | \$15,418 | \$12,336 |
| \$5,000,000 | \$6,174,000 | \$36,049 | \$16,150 | \$5,000,000 | \$5,151,505 | \$36,049 | \$13,475 | \$5,000,000 | \$5,894,720 | \$19,253 | \$15,289 | \$19,228 | \$15,289 | \$19,272 | \$15,420 |
| \$6,000,000 | \$7,408,800 | \$43,363 | \$19,380 | \$6,000,000 | \$6,181,806 | \$43,363 | \$16,171 | \$6,000,000 | \$7,073,664 | \$23,108 | \$18,373 | \$23,083 | \$18,373 | \$23,126 | \$18,504 |
| \$7,000,000 | \$8,643,600 | \$50,676 | \$22,610 | \$7,000,000 | \$7,212,107 | \$50,676 | \$18,866 | \$7,000,000 | \$8,252,608 | \$26,962 | \$21,457 | \$26,937 | \$21,457 | \$26,981 | \$21,587 |
| \$8,000,000 | \$9,878,400 | \$57,990 | \$25,840 | \$8,000,000 | \$8,242,408 | \$57,990 | \$21,561 | \$8,000,000 | \$9,431,552 | \$30,816 | \$24,541 | \$30,791 | \$24,541 | \$30,835 | \$24,671 |
| \$9,000,000 | \$11,113,200 | \$65,303 | \$29,070 | \$9,000,000 | \$9,272,709 | \$65,303 | \$24,256 | \$9,000,000 | \$10,610,496 | \$34,671 | \$27,624 | \$34,646 | \$27,624 | \$34,690 | \$27,755 |
| \$10,000,000 | \$12,348,000 | \$72,617 | \$32,300 | \$10,000,000 | \$10,303,010 | \$72,617 | \$26,951 | \$10,000,000 | \$11,789,440 | \$38,525 | \$30,708 | \$38,500 | \$30,708 | \$38,544 | \$30,839 |
| \$15,000,000 | \$18,522,000 | \$109,185 | \$48,450 | \$15,000,000 | \$15,454,515 | \$109,185 | \$40,426 | \$15,000,000 | \$17,684,160 | \$57,797 | \$46,128 | \$57,772 | \$46,128 | \$57,816 | \$46,259 |
| \$20,000,000 | \$24,696,000 | \$145,753 | \$64,601 | \$20,000,000 | \$20,606,020 | \$145,753 | \$53,902 | \$20,000,000 | \$23,578,880 | \$77,069 | \$61,548 | \$77,044 | \$61,548 | \$77,088 | \$61,678 |
| \$25,000,000 | \$30,870,000 | \$182,321 | \$80,751 | \$25,000,000 | \$25,757,525 | \$182,321 | \$67,377 | \$25,000,000 | \$29,473,600 | \$96,341 | \$76,967 | \$96,316 | \$76,967 | \$96,360 | \$77,098 |
| \$30,000,000 | \$37,044,000 | \$218,889 | \$96,901 | \$30,000,000 | \$30,909,030 | \$218,889 | \$80,853 | \$30,000,000 | \$35,368,320 | \$115,613 | \$92,387 | \$115,588 | \$92,387 | \$115,632 | \$92,518 |
| \$35,000,000 | \$43,218,000 | \$255,457 | \$113,051 | \$35,000,000 | \$36,060,535 | \$255,457 | \$94,328 | \$35,000,000 | \$41,263,040 | \$134,885 | \$107,806 | \$134,860 | \$107,806 | \$134,904 | \$107,937 |
| \$40,000,000 | \$49,392,000 | \$292,025 | \$129,201 | \$40,000,000 | \$41,212,040 | \$292,025 | \$107,804 | \$40,000,000 | \$47,157,760 | \$154,157 | \$123,226 | \$154,132 | \$123,226 | \$154,176 | \$123,357 |
| \$45,000,000 | \$55,566,000 | \$328,593 | \$145,351 | \$45,000,000 | \$46,363,545 | \$328,593 | \$121,279 | \$45,000,000 | \$53,052,480 | \$173,429 | \$138,645 | \$173,404 | \$138,645 | \$173,448 | \$138,776 |
| \$50,000,000 | \$61,740,000 | \$365,161 | \$161,501 | \$50,000,000 | \$51,515,050 | \$365,161 | \$134,755 | \$50,000,000 | \$58,947,200 | \$192,701 | \$154,065 | \$192,676 | \$154,065 | \$192,720 | \$154,196 |

CITY OF NEOLA, 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 | (\$31) | (16.20%) | (\$58) | (30.08%) | (\$151) | (86.55%) | (\$126) | (84.29%) | (\$39) | (19.99%) |
| \$100,000 | (\$62) | (16.20%) | (\$116) | (30.08%) | (\$189) | (51.57%) | (\$164) | (48.02%) | (\$77) | (19.99%) |
| \$150,000 | (\$94) | (16.20%) | (\$174) | (30.08%) | (\$228) | (40.69%) | (\$203) | (37.91%) | (\$116) | (19.99%) |
| \$200,000 | (\$298) | (31.56%) | (\$405) | (42.89%) | (\$266) | (35.39%) | (\$241) | (33.16%) | (\$154) | (19.99%) |
| \$250,000 | (\$502) | (38.34%) | (\$636) | (48.55%) | (\$305) | (32.25%) | (\$280) | (30.40%) | (\$193) | (19.99%) |
| \$300,000 | (\$706) | (42.16%) | (\$867) | (51.74%) | (\$343) | (30.17%) | (\$318) | (28.60%) | (\$231) | (19.99%) |
| \$400,000 | (\$1,115) | (46.31%) | (\$1,329) | (55.20%) | (\$420) | (27.59%) | (\$395) | (26.38%) | (\$308) | (19.99%) |
| \$500,000 | (\$1,523) | (48.53%) | (\$1,790) | (57.06%) | (\$497) | (26.06%) | (\$472) | (25.08%) | (\$385) | (19.99%) |
| \$600,000 | (\$1,931) | (49.91%) | (\$2,252) | (58.21%) | (\$574) | (25.04%) | (\$549) | (24.21%) | (\$462) | (19.99%) |
| \$700,000 | (\$2,340) | (50.85%) | (\$2,714) | (58.99%) | (\$651) | (24.31%) | (\$626) | (23.60%) | (\$539) | (19.99%) |
| \$800,000 | (\$2,748) | (51.54%) | (\$3,176) | (59.56%) | (\$728) | (23.77%) | (\$703) | (23.14%) | (\$616) | (19.99%) |
| \$900,000 | (\$3,156) | (52.06%) | (\$3,638) | (60.00%) | (\$806) | (23.35%) | (\$780) | (22.79%) | (\$693) | (19.99%) |
| \$1,000,000 | (\$3,565) | (52.46%) | (\$4,100) | (60.34%) | (\$883) | (23.01%) | (\$858) | (22.50%) | (\$770) | (19.99%) |
| \$2,000,000 | (\$7,648) | (54.21%) | (\$8,718) | (61.79%) | (\$1,653) | (21.50%) | (\$1,628) | (21.24%) | (\$1,541) | (19.99%) |
| \$3,000,000 | (\$11,732) | (54.77%) | (\$13,337) | (62.26%) | (\$2,424) | (20.99%) | (\$2,398) | (20.82%) | (\$2,311) | (19.99%) |
| \$4,000,000 | (\$15,815) | (55.04%) | (\$17,955) | (62.48%) | (\$3,194) | (20.74%) | (\$3,169) | (20.61%) | (\$3,082) | (19.99%) |
| \$5,000,000 | (\$19,899) | (55.20%) | (\$22,574) | (62.62%) | (\$3,964) | (20.59%) | (\$3,939) | (20.49%) | (\$3,852) | (19.99%) |
| \$6,000,000 | (\$23,983) | (55.31%) | (\$27,192) | (62.71%) | (\$4,735) | (20.49%) | (\$4,710) | (20.40%) | (\$4,623) | (19.99%) |
| \$7,000,000 | (\$28,066) | (55.38%) | (\$31,811) | (62.77%) | (\$5,505) | (20.42%) | (\$5,480) | (20.35%) | (\$5,393) | (19.99%) |
| \$8,000,000 | (\$32,150) | (55.44%) | (\$36,429) | (62.82%) | (\$6,276) | (20.37%) | (\$6,251) | (20.30%) | (\$6,164) | (19.99%) |
| \$9,000,000 | (\$36,233) | (55.48%) | (\$41,048) | (62.86%) | (\$7,046) | (20.32%) | (\$7,021) | (20.27%) | (\$6,934) | (19.99%) |
| \$10,000,000 | (\$40,317) | (55.52%) | (\$45,666) | (62.89%) | (\$7,817) | (20.29%) | (\$7,792) | (20.24%) | (\$7,705) | (19.99%) |
| \$15,000,000 | (\$60,735) | (55.63%) | (\$68,759) | (62.97%) | (\$11,669) | (20.19%) | (\$11,644) | (20.16%) | (\$11,557) | (19.99%) |
| \$20,000,000 | (\$81,152) | (55.68%) | (\$91,851) | (63.02%) | (\$15,522) | (20.14%) | (\$15,497) | (20.11%) | (\$15,410) | (19.99%) |
| \$25,000,000 | (\$101,570) | (55.71%) | (\$114,944) | (63.04%) | (\$19,374) | (20.11%) | (\$19,349) | (20.09%) | (\$19,262) | (19.99%) |
| \$30,000,000 | (\$121,988) | (55.73%) | (\$138,036) | (63.06%) | (\$23,226) | (20.09%) | (\$23,201) | (20.07%) | (\$23,114) | (19.99%) |
| \$35,000,000 | (\$142,406) | (55.75%) | (\$161,129) | (63.07%) | (\$27,079) | (20.08%) | (\$27,054) | (20.06%) | (\$26,967) | (19.99%) |
| \$40,000,000 | (\$162,824) | (55.76%) | (\$184,221) | (63.08%) | (\$30,931) | (20.06%) | (\$30,906) | (20.05%) | (\$30,819) | (19.99%) |
| \$45,000,000 | (\$183,242) | (55.77%) | (\$207,314) | (63.09%) | (\$34,784) | (20.06%) | (\$34,758) | (20.04%) | (\$34,671) | (19.99%) |
| \$50,000,000 | (\$203,659) | (55.77%) | (\$230,406) | (63.10%) | (\$38,636) | (20.05%) | (\$38,611) | (20.04%) | (\$38,524) | (19.99%) |