

CITY OF NEVADA, 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	\$8.09538	\$2,639,565	\$0	\$2,639,565	
2026-27	\$4.69571	\$2,692,357	\$44,444	\$2,736,801	3.7%
2027-28	\$4.77323	\$2,779,742	\$45,178	\$2,824,919	3.2%
2028-29	\$4.68380	\$2,881,416	\$44,331	\$2,925,747	3.6%
2029-30	\$4.75586	\$2,969,586	\$45,013	\$3,014,599	3.0%
2030-31	\$4.66663	\$3,074,891	\$44,169	\$3,119,059	3.5%
2031-32	\$4.73366	\$3,162,692	\$44,803	\$3,207,496	2.8%
2032-33	\$4.64625	\$3,271,648	\$43,976	\$3,315,624	3.4%
2033-34	\$4.70870	\$3,359,027	\$44,567	\$3,403,594	2.7%
2034-35	\$4.62296	\$3,471,669	\$43,755	\$3,515,424	3.3%
2035-36	\$4.68123	\$3,558,579	\$44,307	\$3,602,886	2.5%

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	\$658,878,968	\$326,058,310	\$40,968,549	\$367,026,859
2026-27	\$646,368,264	\$582,829,434	\$46,300,137	\$629,129,571
2027-28	\$655,572,060	\$591,825,550	\$46,507,818	\$638,333,367
2028-29	\$690,921,623	\$624,652,425	\$49,030,506	\$673,682,930
2029-30	\$700,347,346	\$633,870,466	\$49,238,187	\$683,108,653
2030-31	\$737,511,225	\$668,375,139	\$51,897,393	\$720,272,532
2031-32	\$746,936,948	\$677,593,181	\$52,105,074	\$729,698,255
2032-33	\$785,759,148	\$713,612,830	\$54,907,625	\$768,520,455
2033-34	\$795,184,870	\$722,830,871	\$55,115,306	\$777,946,177
2034-35	\$835,734,205	\$760,427,144	\$58,068,368	\$818,495,512
2035-36	\$845,159,927	\$769,645,186	\$58,276,049	\$827,921,234

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	61.01%	-1.17%	59.85%	16.14%	20.38%	0.68%
2026-27	81.97%	-12.71%	69.26%	13.81%	14.42%	0.40%
2027-28	80.97%	-12.60%	68.36%	14.14%	15.03%	0.39%
2028-29	79.95%	-12.00%	67.95%	14.57%	15.15%	0.37%
2029-30	79.01%	-11.87%	67.14%	14.86%	15.70%	0.36%
2030-31	78.09%	-11.28%	66.80%	15.27%	15.76%	0.35%
2031-32	77.23%	-11.17%	66.06%	15.53%	16.27%	0.34%
2032-33	76.41%	-10.63%	65.77%	15.93%	16.27%	0.32%
2033-34	75.62%	-10.53%	65.09%	16.17%	16.74%	0.32%
2034-35	74.89%	-10.04%	64.85%	16.55%	16.71%	0.30%
2035-36	74.17%	-9.95%	64.22%	16.77%	17.14%	0.30%

**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 NEVADA, 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	\$326,058,310	\$8.09538	\$2,639,565
2026-27	\$582,829,434	\$4.69571	\$2,736,801
2027-28	\$591,825,550	\$4.77323	\$2,824,919
2028-29	\$624,652,425	\$4.68380	\$2,925,747
2029-30	\$633,870,466	\$4.75586	\$3,014,599
2030-31	\$668,375,139	\$4.66663	\$3,119,059
2031-32	\$677,593,181	\$4.73366	\$3,207,496
2032-33	\$713,612,830	\$4.64625	\$3,315,624
2033-34	\$722,830,871	\$4.70870	\$3,403,594
2034-35	\$760,427,144	\$4.62296	\$3,515,424
2035-36	\$769,645,186	\$4.68123	\$3,602,886

## CITY OF NEVADA, 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	\$326,058,310	\$8.09538	\$2,639,565
2026-27	\$336,027,127	\$8.01523	\$2,693,333
2027-28	\$348,205,816	\$7.93587	\$2,763,315
2028-29	\$364,743,701	\$7.93587	\$2,894,558
2029-30	\$377,410,483	\$7.93587	\$2,995,080
2030-31	\$394,754,750	\$7.93587	\$3,132,721
2031-32	\$407,715,890	\$7.93587	\$3,235,579
2032-33	\$425,903,622	\$7.93587	\$3,379,915
2033-34	\$439,175,491	\$7.93587	\$3,485,239
2034-35	\$458,246,259	\$7.93587	\$3,636,582
2035-36	\$471,844,313	\$7.93587	\$3,744,494

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	\$246,802,307	(\$3.31952)	\$43,467
2027-28	\$243,619,733	(\$3.16264)	\$61,604
2028-29	\$259,908,724	(\$3.25207)	\$31,189
2029-30	\$256,459,983	(\$3.18001)	\$19,520
2030-31	\$273,620,389	(\$3.26924)	-\$13,662
2031-32	\$269,877,290	(\$3.20221)	-\$28,084
2032-33	\$287,709,208	(\$3.28962)	-\$64,291
2033-34	\$283,655,380	(\$3.22717)	-\$81,645
2034-35	\$302,180,885	(\$3.31291)	-\$121,157
2035-36	\$297,800,872	(\$3.25464)	-\$141,608

CITY OF NEVADA, 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	\$192	\$288	\$50,000	\$51,515	\$192	\$240	\$50,000	\$58,947	\$173	\$42	\$148	\$42	\$192	\$275
\$100,000	\$123,480	\$384	\$576	\$100,000	\$103,030	\$384	\$481	\$100,000	\$117,894	\$365	\$317	\$340	\$317	\$384	\$550
\$150,000	\$185,220	\$576	\$864	\$150,000	\$154,545	\$576	\$721	\$150,000	\$176,842	\$557	\$592	\$532	\$592	\$576	\$825
\$200,000	\$246,960	\$940	\$1,152	\$200,000	\$206,060	\$940	\$962	\$200,000	\$235,789	\$749	\$867	\$724	\$867	\$768	\$1,100
\$250,000	\$308,700	\$1,305	\$1,441	\$250,000	\$257,575	\$1,305	\$1,202	\$250,000	\$294,736	\$941	\$1,142	\$916	\$1,142	\$960	\$1,375
\$300,000	\$370,440	\$1,669	\$1,729	\$300,000	\$309,090	\$1,669	\$1,442	\$300,000	\$353,683	\$1,133	\$1,417	\$1,108	\$1,417	\$1,152	\$1,651
\$400,000	\$493,920	\$2,397	\$2,305	\$400,000	\$412,120	\$2,397	\$1,923	\$400,000	\$471,578	\$1,517	\$1,967	\$1,492	\$1,967	\$1,536	\$2,201
\$500,000	\$617,400	\$3,126	\$2,881	\$500,000	\$515,151	\$3,126	\$2,404	\$500,000	\$589,472	\$1,901	\$2,518	\$1,876	\$2,518	\$1,920	\$2,751
\$600,000	\$740,880	\$3,855	\$3,457	\$600,000	\$618,181	\$3,855	\$2,885	\$600,000	\$707,366	\$2,285	\$3,068	\$2,260	\$3,068	\$2,304	\$3,301
\$700,000	\$864,360	\$4,583	\$4,034	\$700,000	\$721,211	\$4,583	\$3,366	\$700,000	\$825,261	\$2,669	\$3,618	\$2,644	\$3,618	\$2,688	\$3,851
\$800,000	\$987,840	\$5,312	\$4,610	\$800,000	\$824,241	\$5,312	\$3,846	\$800,000	\$943,155	\$3,053	\$4,168	\$3,028	\$4,168	\$3,072	\$4,401
\$900,000	\$1,111,320	\$6,040	\$5,186	\$900,000	\$927,271	\$6,040	\$4,327	\$900,000	\$1,061,050	\$3,437	\$4,718	\$3,412	\$4,718	\$3,456	\$4,952
\$1,000,000	\$1,234,800	\$6,769	\$5,762	\$1,000,000	\$1,030,301	\$6,769	\$4,808	\$1,000,000	\$1,178,944	\$3,821	\$5,268	\$3,796	\$5,268	\$3,840	\$5,502
\$2,000,000	\$2,469,600	\$14,055	\$11,525	\$2,000,000	\$2,060,602	\$14,055	\$9,616	\$2,000,000	\$2,357,888	\$7,661	\$10,770	\$7,636	\$10,770	\$7,680	\$11,003
\$3,000,000	\$3,704,400	\$21,341	\$17,287	\$3,000,000	\$3,090,903	\$21,341	\$14,424	\$3,000,000	\$3,536,832	\$11,501	\$16,272	\$11,476	\$16,272	\$11,519	\$16,505
\$4,000,000	\$4,939,200	\$28,626	\$23,049	\$4,000,000	\$4,121,204	\$28,626	\$19,232	\$4,000,000	\$4,715,776	\$15,340	\$21,773	\$15,315	\$21,773	\$15,359	\$22,007
\$5,000,000	\$6,174,000	\$35,912	\$28,812	\$5,000,000	\$5,151,505	\$35,912	\$24,040	\$5,000,000	\$5,894,720	\$19,180	\$27,275	\$19,155	\$27,275	\$19,199	\$27,508
\$6,000,000	\$7,408,800	\$43,198	\$34,574	\$6,000,000	\$6,181,806	\$43,198	\$28,848	\$6,000,000	\$7,073,664	\$23,020	\$32,777	\$22,995	\$32,777	\$23,039	\$33,010
\$7,000,000	\$8,643,600	\$50,484	\$40,336	\$7,000,000	\$7,212,107	\$50,484	\$33,656	\$7,000,000	\$8,252,608	\$26,860	\$38,279	\$26,835	\$38,279	\$26,878	\$38,512
\$8,000,000	\$9,878,400	\$57,770	\$46,099	\$8,000,000	\$8,242,408	\$57,770	\$38,464	\$8,000,000	\$9,431,552	\$30,700	\$43,780	\$30,675	\$43,780	\$30,718	\$44,014
\$9,000,000	\$11,113,200	\$65,056	\$51,861	\$9,000,000	\$9,272,709	\$65,056	\$43,272	\$9,000,000	\$10,610,496	\$34,539	\$49,282	\$34,514	\$49,282	\$34,558	\$49,515
\$10,000,000	\$12,348,000	\$72,341	\$57,624	\$10,000,000	\$10,303,010	\$72,341	\$48,080	\$10,000,000	\$11,789,440	\$38,379	\$54,784	\$38,354	\$54,784	\$38,398	\$55,017
\$15,000,000	\$18,522,000	\$108,771	\$86,435	\$15,000,000	\$15,454,515	\$108,771	\$72,121	\$15,000,000	\$17,684,160	\$57,578	\$82,292	\$57,553	\$82,292	\$57,597	\$82,525
\$20,000,000	\$24,696,000	\$145,200	\$115,247	\$20,000,000	\$20,606,020	\$145,200	\$96,161	\$20,000,000	\$23,578,880	\$76,777	\$109,801	\$76,752	\$109,801	\$76,795	\$110,034
\$25,000,000	\$30,870,000	\$181,629	\$144,059	\$25,000,000	\$25,757,525	\$181,629	\$120,201	\$25,000,000	\$29,473,600	\$95,976	\$137,309	\$95,951	\$137,309	\$95,994	\$137,542
\$30,000,000	\$37,044,000	\$218,058	\$172,871	\$30,000,000	\$30,909,030	\$218,058	\$144,241	\$30,000,000	\$35,368,320	\$115,174	\$164,818	\$115,149	\$164,818	\$115,193	\$165,051
\$35,000,000	\$43,218,000	\$254,488	\$201,682	\$35,000,000	\$36,060,535	\$254,488	\$168,281	\$35,000,000	\$41,263,040	\$134,373	\$192,326	\$134,348	\$192,326	\$134,392	\$192,559
\$40,000,000	\$49,392,000	\$290,917	\$230,494	\$40,000,000	\$41,212,040	\$290,917	\$192,321	\$40,000,000	\$47,157,760	\$153,572	\$219,834	\$153,547	\$219,834	\$153,591	\$220,068
\$45,000,000	\$55,566,000	\$327,346	\$259,306	\$45,000,000	\$46,363,545	\$327,346	\$216,362	\$45,000,000	\$53,052,480	\$172,771	\$247,343	\$172,746	\$247,343	\$172,790	\$247,576
\$50,000,000	\$61,740,000	\$363,775	\$288,118	\$50,000,000	\$51,515,050	\$363,775	\$240,402	\$50,000,000	\$58,947,200	\$191,970	\$274,851	\$191,945	\$274,851	\$191,988	\$275,085

CITY OF NEVADA, 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	\$96	50.07%	\$48	25.22%	(\$132)	(75.92%)	(\$107)	(71.87%)	\$83	43.28%
\$100,000	\$192	50.07%	\$97	25.22%	(\$49)	(13.28%)	(\$24)	(6.92%)	\$166	43.28%
\$150,000	\$288	50.07%	\$145	25.22%	\$35	6.20%	\$60	11.18%	\$249	43.28%
\$200,000	\$212	22.57%	\$21	2.27%	\$118	15.70%	\$143	19.69%	\$332	43.28%
\$250,000	\$136	10.43%	(\$103)	(7.86%)	\$201	21.33%	\$226	24.63%	\$415	43.28%
\$300,000	\$60	3.59%	(\$226)	(13.57%)	\$284	25.05%	\$309	27.86%	\$499	43.28%
\$400,000	(\$92)	(3.86%)	(\$474)	(19.78%)	\$450	29.66%	\$475	31.83%	\$665	43.28%
\$500,000	(\$245)	(7.83%)	(\$722)	(23.10%)	\$616	32.41%	\$641	34.17%	\$831	43.28%
\$600,000	(\$397)	(10.30%)	(\$970)	(25.16%)	\$782	34.24%	\$807	35.72%	\$997	43.28%
\$700,000	(\$550)	(11.99%)	(\$1,218)	(26.57%)	\$949	35.54%	\$974	36.82%	\$1,163	43.28%
\$800,000	(\$702)	(13.21%)	(\$1,465)	(27.59%)	\$1,115	36.51%	\$1,140	37.64%	\$1,330	43.28%
\$900,000	(\$854)	(14.14%)	(\$1,713)	(28.36%)	\$1,281	37.27%	\$1,306	38.27%	\$1,496	43.28%
\$1,000,000	(\$1,007)	(14.87%)	(\$1,961)	(28.97%)	\$1,447	37.87%	\$1,472	38.78%	\$1,662	43.28%
\$2,000,000	(\$2,530)	(18.00%)	(\$4,439)	(31.58%)	\$3,109	40.58%	\$3,134	41.04%	\$3,324	43.28%
\$3,000,000	(\$4,054)	(18.99%)	(\$6,917)	(32.41%)	\$4,771	41.49%	\$4,796	41.79%	\$4,986	43.28%
\$4,000,000	(\$5,577)	(19.48%)	(\$9,394)	(32.82%)	\$6,433	41.93%	\$6,458	42.17%	\$6,648	43.28%
\$5,000,000	(\$7,101)	(19.77%)	(\$11,872)	(33.06%)	\$8,095	42.20%	\$8,120	42.39%	\$8,310	43.28%
\$6,000,000	(\$8,624)	(19.96%)	(\$14,350)	(33.22%)	\$9,757	42.38%	\$9,782	42.54%	\$9,972	43.28%
\$7,000,000	(\$10,147)	(20.10%)	(\$16,828)	(33.33%)	\$11,419	42.51%	\$11,444	42.65%	\$11,633	43.28%
\$8,000,000	(\$11,671)	(20.20%)	(\$19,306)	(33.42%)	\$13,081	42.61%	\$13,106	42.72%	\$13,295	43.28%
\$9,000,000	(\$13,194)	(20.28%)	(\$21,783)	(33.48%)	\$14,743	42.68%	\$14,768	42.79%	\$14,957	43.28%
\$10,000,000	(\$14,718)	(20.35%)	(\$24,261)	(33.54%)	\$16,405	42.74%	\$16,430	42.84%	\$16,619	43.28%
\$15,000,000	(\$22,335)	(20.53%)	(\$36,650)	(33.69%)	\$24,714	42.92%	\$24,739	42.99%	\$24,929	43.28%
\$20,000,000	(\$29,953)	(20.63%)	(\$49,039)	(33.77%)	\$33,024	43.01%	\$33,049	43.06%	\$33,239	43.28%
\$25,000,000	(\$37,570)	(20.69%)	(\$61,428)	(33.82%)	\$41,333	43.07%	\$41,358	43.10%	\$41,548	43.28%
\$30,000,000	(\$45,188)	(20.72%)	(\$73,817)	(33.85%)	\$49,643	43.10%	\$49,668	43.13%	\$49,858	43.28%
\$35,000,000	(\$52,805)	(20.75%)	(\$86,206)	(33.87%)	\$57,953	43.13%	\$57,978	43.15%	\$58,167	43.28%
\$40,000,000	(\$60,423)	(20.77%)	(\$98,595)	(33.89%)	\$66,262	43.15%	\$66,287	43.17%	\$66,477	43.28%
\$45,000,000	(\$68,040)	(20.79%)	(\$110,984)	(33.90%)	\$74,572	43.16%	\$74,597	43.18%	\$74,787	43.28%
\$50,000,000	(\$75,657)	(20.80%)	(\$123,373)	(33.91%)	\$82,882	43.17%	\$82,907	43.19%	\$83,096	43.28%