

CITY OF NORTH LIBERTY, 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	\$7.63503	\$9,462,408	\$0	\$9,462,408	
2026-27	\$3.93652	\$9,651,656	\$248,863	\$9,900,519	4.6%
2027-28	\$4.03633	\$10,098,531	\$255,173	\$10,353,704	4.6%
2028-29	\$3.96068	\$10,560,773	\$250,390	\$10,811,163	4.4%
2029-30	\$4.05459	\$11,015,674	\$256,327	\$11,272,001	4.3%
2030-31	\$3.97620	\$11,497,434	\$251,371	\$11,748,806	4.2%
2031-32	\$4.06313	\$11,953,728	\$256,867	\$12,210,595	3.9%
2032-33	\$3.98298	\$12,454,806	\$251,800	\$12,706,606	4.1%
2033-34	\$4.06350	\$12,911,541	\$256,890	\$13,168,432	3.6%
2034-35	\$3.98196	\$13,431,784	\$251,736	\$13,683,520	3.9%
2035-36	\$4.05659	\$13,888,123	\$256,454	\$14,144,577	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	\$2,637,872,016	\$1,239,341,457	\$147,804,522	\$1,387,145,979
2026-27	\$2,721,302,873	\$2,515,043,547	\$174,275,665	\$2,689,319,211
2027-28	\$2,775,754,907	\$2,565,128,280	\$178,642,965	\$2,743,771,245
2028-29	\$2,953,330,650	\$2,729,622,941	\$191,724,048	\$2,921,346,988
2029-30	\$3,008,134,384	\$2,780,059,375	\$196,091,348	\$2,976,150,722
2030-31	\$3,196,810,915	\$2,954,782,403	\$210,044,850	\$3,164,827,253
2031-32	\$3,251,614,649	\$3,005,218,837	\$214,412,150	\$3,219,630,987
2032-33	\$3,451,491,333	\$3,190,225,978	\$229,281,693	\$3,419,507,671
2033-34	\$3,506,295,067	\$3,240,662,412	\$233,648,993	\$3,474,311,405
2034-35	\$3,717,842,069	\$3,436,378,030	\$249,480,377	\$3,685,858,407
2035-36	\$3,772,645,803	\$3,486,814,464	\$253,847,677	\$3,740,662,141

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	75.39%	-0.40%	74.99%	23.17%	1.25%	0.38%
2026-27	91.50%	-8.91%	82.58%	16.13%	0.75%	0.19%
2027-28	91.78%	-9.22%	82.55%	16.18%	0.73%	0.19%
2028-29	91.62%	-9.11%	82.51%	16.30%	0.69%	0.18%
2029-30	91.86%	-9.38%	82.48%	16.34%	0.68%	0.18%
2030-31	91.66%	-9.22%	82.44%	16.45%	0.65%	0.17%
2031-32	91.89%	-9.46%	82.42%	16.48%	0.64%	0.16%
2032-33	91.66%	-9.28%	82.38%	16.59%	0.60%	0.15%
2033-34	91.87%	-9.51%	82.36%	16.62%	0.59%	0.15%
2034-35	91.62%	-9.31%	82.31%	16.72%	0.57%	0.14%
2035-36	91.81%	-9.51%	82.30%	16.74%	0.56%	0.14%

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 NORTH LIBERTY, 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	\$1,239,341,457	\$7.63503	\$9,462,408
2026-27	\$2,515,043,547	\$3.93652	\$9,900,519
2027-28	\$2,565,128,280	\$4.03633	\$10,353,704
2028-29	\$2,729,622,941	\$3.96068	\$10,811,163
2029-30	\$2,780,059,375	\$4.05459	\$11,272,001
2030-31	\$2,954,782,403	\$3.97620	\$11,748,806
2031-32	\$3,005,218,837	\$4.06313	\$12,210,595
2032-33	\$3,190,225,978	\$3.98298	\$12,706,606
2033-34	\$3,240,662,412	\$4.06350	\$13,168,432
2034-35	\$3,436,378,030	\$3.98196	\$13,683,520
2035-36	\$3,486,814,464	\$4.05659	\$14,144,577

CITY OF NORTH LIBERTY, 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	\$1,239,341,457	\$7.63503	\$9,462,408
2026-27	\$1,287,085,451	\$7.55943	\$9,729,639
2027-28	\$1,335,500,758	\$7.48459	\$9,995,674
2028-29	\$1,408,770,054	\$7.48459	\$10,544,065
2029-30	\$1,464,175,109	\$7.48459	\$10,958,749
2030-31	\$1,541,969,788	\$7.48459	\$11,541,010
2031-32	\$1,600,131,601	\$7.48459	\$11,976,327
2032-33	\$1,682,690,899	\$7.48459	\$12,594,250
2033-34	\$1,743,759,525	\$7.48459	\$13,051,323
2034-35	\$1,831,338,547	\$7.48459	\$13,706,816
2035-36	\$1,895,462,612	\$7.48459	\$14,186,758

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	\$1,227,958,096	(\$3.62291)	\$170,881
2027-28	\$1,229,627,523	(\$3.44826)	\$358,030
2028-29	\$1,320,852,886	(\$3.52391)	\$267,098
2029-30	\$1,315,884,265	(\$3.43000)	\$313,252
2030-31	\$1,412,812,615	(\$3.50839)	\$207,796
2031-32	\$1,405,087,236	(\$3.42146)	\$234,268
2032-33	\$1,507,535,079	(\$3.50161)	\$112,357
2033-34	\$1,496,902,887	(\$3.42109)	\$117,109
2034-35	\$1,605,039,483	(\$3.50263)	-\$23,296
2035-36	\$1,591,351,852	(\$3.42800)	-\$42,182

CITY OF NORTH LIBERTY, 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	\$181	\$245	\$50,000	\$51,515	\$181	\$205	\$50,000	\$58,947	\$164	\$36	\$140	\$36	\$181	\$234
\$100,000	\$123,480	\$362	\$491	\$100,000	\$103,030	\$362	\$410	\$100,000	\$117,894	\$345	\$270	\$321	\$270	\$362	\$469
\$150,000	\$185,220	\$543	\$736	\$150,000	\$154,545	\$543	\$615	\$150,000	\$176,842	\$526	\$504	\$502	\$504	\$543	\$703
\$200,000	\$246,960	\$887	\$982	\$200,000	\$206,060	\$887	\$819	\$200,000	\$235,789	\$707	\$739	\$683	\$739	\$724	\$938
\$250,000	\$308,700	\$1,230	\$1,227	\$250,000	\$257,575	\$1,230	\$1,024	\$250,000	\$294,736	\$888	\$973	\$864	\$973	\$905	\$1,172
\$300,000	\$370,440	\$1,574	\$1,473	\$300,000	\$309,090	\$1,574	\$1,229	\$300,000	\$353,683	\$1,069	\$1,208	\$1,045	\$1,208	\$1,086	\$1,406
\$400,000	\$493,920	\$2,261	\$1,964	\$400,000	\$412,120	\$2,261	\$1,639	\$400,000	\$471,578	\$1,431	\$1,676	\$1,407	\$1,676	\$1,449	\$1,875
\$500,000	\$617,400	\$2,948	\$2,455	\$500,000	\$515,151	\$2,948	\$2,048	\$500,000	\$589,472	\$1,793	\$2,145	\$1,770	\$2,145	\$1,811	\$2,344
\$600,000	\$740,880	\$3,635	\$2,946	\$600,000	\$618,181	\$3,635	\$2,458	\$600,000	\$707,366	\$2,155	\$2,614	\$2,132	\$2,614	\$2,173	\$2,813
\$700,000	\$864,360	\$4,323	\$3,437	\$700,000	\$721,211	\$4,323	\$2,868	\$700,000	\$825,261	\$2,517	\$3,083	\$2,494	\$3,083	\$2,535	\$3,281
\$800,000	\$987,840	\$5,010	\$3,928	\$800,000	\$824,241	\$5,010	\$3,277	\$800,000	\$943,155	\$2,880	\$3,551	\$2,856	\$3,551	\$2,897	\$3,750
\$900,000	\$1,111,320	\$5,697	\$4,419	\$900,000	\$927,271	\$5,697	\$3,687	\$900,000	\$1,061,050	\$3,242	\$4,020	\$3,218	\$4,020	\$3,259	\$4,219
\$1,000,000	\$1,234,800	\$6,384	\$4,910	\$1,000,000	\$1,030,301	\$6,384	\$4,097	\$1,000,000	\$1,178,944	\$3,604	\$4,489	\$3,580	\$4,489	\$3,621	\$4,688
\$2,000,000	\$2,469,600	\$13,256	\$9,820	\$2,000,000	\$2,060,602	\$13,256	\$8,193	\$2,000,000	\$2,357,888	\$7,225	\$9,177	\$7,202	\$9,177	\$7,243	\$9,375
\$3,000,000	\$3,704,400	\$20,127	\$14,729	\$3,000,000	\$3,090,903	\$20,127	\$12,290	\$3,000,000	\$3,536,832	\$10,847	\$13,864	\$10,823	\$13,864	\$10,864	\$14,063
\$4,000,000	\$4,939,200	\$26,999	\$19,639	\$4,000,000	\$4,121,204	\$26,999	\$16,387	\$4,000,000	\$4,715,776	\$14,468	\$18,552	\$14,445	\$18,552	\$14,486	\$18,751
\$5,000,000	\$6,174,000	\$33,870	\$24,549	\$5,000,000	\$5,151,505	\$33,870	\$20,483	\$5,000,000	\$5,894,720	\$18,090	\$23,240	\$18,066	\$23,240	\$18,107	\$23,439
\$6,000,000	\$7,408,800	\$40,742	\$29,459	\$6,000,000	\$6,181,806	\$40,742	\$24,580	\$6,000,000	\$7,073,664	\$21,711	\$27,927	\$21,687	\$27,927	\$21,728	\$28,126
\$7,000,000	\$8,643,600	\$47,613	\$34,369	\$7,000,000	\$7,212,107	\$47,613	\$28,677	\$7,000,000	\$8,252,608	\$25,332	\$32,615	\$25,309	\$32,615	\$25,350	\$32,814
\$8,000,000	\$9,878,400	\$54,485	\$39,278	\$8,000,000	\$8,242,408	\$54,485	\$32,773	\$8,000,000	\$9,431,552	\$28,954	\$37,303	\$28,930	\$37,303	\$28,971	\$37,502
\$9,000,000	\$11,113,200	\$61,356	\$44,188	\$9,000,000	\$9,272,709	\$61,356	\$36,870	\$9,000,000	\$10,610,496	\$32,575	\$41,991	\$32,552	\$41,991	\$32,593	\$42,189
\$10,000,000	\$12,348,000	\$68,228	\$49,098	\$10,000,000	\$10,303,010	\$68,228	\$40,967	\$10,000,000	\$11,789,440	\$36,197	\$46,678	\$36,173	\$46,678	\$36,214	\$46,877
\$15,000,000	\$18,522,000	\$102,585	\$73,647	\$15,000,000	\$15,454,515	\$102,585	\$61,450	\$15,000,000	\$17,684,160	\$54,304	\$70,117	\$54,280	\$70,117	\$54,321	\$70,316
\$20,000,000	\$24,696,000	\$136,943	\$98,196	\$20,000,000	\$20,606,020	\$136,943	\$81,934	\$20,000,000	\$23,578,880	\$72,411	\$93,556	\$72,387	\$93,556	\$72,428	\$93,754
\$25,000,000	\$30,870,000	\$171,301	\$122,745	\$25,000,000	\$25,757,525	\$171,301	\$102,417	\$25,000,000	\$29,473,600	\$90,518	\$116,994	\$90,494	\$116,994	\$90,535	\$117,193
\$30,000,000	\$37,044,000	\$205,658	\$147,294	\$30,000,000	\$30,909,030	\$205,658	\$122,900	\$30,000,000	\$35,368,320	\$108,625	\$140,433	\$108,601	\$140,433	\$108,642	\$140,632
\$35,000,000	\$43,218,000	\$240,016	\$171,843	\$35,000,000	\$36,060,535	\$240,016	\$143,384	\$35,000,000	\$41,263,040	\$126,732	\$163,871	\$126,708	\$163,871	\$126,750	\$164,070
\$40,000,000	\$49,392,000	\$274,374	\$196,392	\$40,000,000	\$41,212,040	\$274,374	\$163,867	\$40,000,000	\$47,157,760	\$144,839	\$187,310	\$144,816	\$187,310	\$144,857	\$187,509
\$45,000,000	\$55,566,000	\$308,731	\$220,942	\$45,000,000	\$46,363,545	\$308,731	\$184,351	\$45,000,000	\$53,052,480	\$162,946	\$210,748	\$162,923	\$210,748	\$162,964	\$210,947
\$50,000,000	\$61,740,000	\$343,089	\$245,491	\$50,000,000	\$51,515,050	\$343,089	\$204,834	\$50,000,000	\$58,947,200	\$181,053	\$234,187	\$181,030	\$234,187	\$181,071	\$234,386

CITY OF NORTH LIBERTY, 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	\$64	35.58%	\$24	13.12%	(\$128)	(78.24%)	(\$104)	(74.58%)	\$53	29.44%
\$100,000	\$129	35.58%	\$48	13.12%	(\$75)	(21.65%)	(\$51)	(15.91%)	\$107	29.44%
\$150,000	\$193	35.58%	\$71	13.12%	(\$21)	(4.05%)	\$2	0.45%	\$160	29.44%
\$200,000	\$95	10.73%	(\$67)	(7.61%)	\$32	4.53%	\$56	8.13%	\$213	29.44%
\$250,000	(\$3)	(0.24%)	(\$206)	(16.76%)	\$85	9.61%	\$109	12.60%	\$267	29.44%
\$300,000	(\$101)	(6.42%)	(\$345)	(21.92%)	\$139	12.97%	\$162	15.52%	\$320	29.44%
\$400,000	(\$297)	(13.14%)	(\$622)	(27.53%)	\$245	17.14%	\$269	19.10%	\$427	29.44%
\$500,000	(\$493)	(16.73%)	(\$900)	(30.52%)	\$352	19.62%	\$375	21.22%	\$533	29.44%
\$600,000	(\$690)	(18.97%)	(\$1,177)	(32.39%)	\$459	21.27%	\$482	22.61%	\$640	29.44%
\$700,000	(\$886)	(20.49%)	(\$1,455)	(33.66%)	\$565	22.45%	\$589	23.61%	\$746	29.44%
\$800,000	(\$1,082)	(21.60%)	(\$1,732)	(34.58%)	\$672	23.33%	\$695	24.35%	\$853	29.44%
\$900,000	(\$1,278)	(22.43%)	(\$2,010)	(35.28%)	\$778	24.01%	\$802	24.92%	\$960	29.44%
\$1,000,000	(\$1,474)	(23.09%)	(\$2,287)	(35.83%)	\$885	24.56%	\$909	25.38%	\$1,066	29.44%
\$2,000,000	(\$3,436)	(25.92%)	(\$5,062)	(38.19%)	\$1,951	27.01%	\$1,975	27.42%	\$2,133	29.44%
\$3,000,000	(\$5,398)	(26.82%)	(\$7,837)	(38.94%)	\$3,018	27.82%	\$3,041	28.10%	\$3,199	29.44%
\$4,000,000	(\$7,359)	(27.26%)	(\$10,612)	(39.31%)	\$4,084	28.23%	\$4,107	28.44%	\$4,265	29.44%
\$5,000,000	(\$9,321)	(27.52%)	(\$13,387)	(39.52%)	\$5,150	28.47%	\$5,174	28.64%	\$5,332	29.44%
\$6,000,000	(\$11,283)	(27.69%)	(\$16,162)	(39.67%)	\$6,217	28.63%	\$6,240	28.77%	\$6,398	29.44%
\$7,000,000	(\$13,244)	(27.82%)	(\$18,936)	(39.77%)	\$7,283	28.75%	\$7,306	28.87%	\$7,464	29.44%
\$8,000,000	(\$15,206)	(27.91%)	(\$21,711)	(39.85%)	\$8,349	28.84%	\$8,373	28.94%	\$8,530	29.44%
\$9,000,000	(\$17,168)	(27.98%)	(\$24,486)	(39.91%)	\$9,415	28.90%	\$9,439	29.00%	\$9,597	29.44%
\$10,000,000	(\$19,130)	(28.04%)	(\$27,261)	(39.96%)	\$10,482	28.96%	\$10,505	29.04%	\$10,663	29.44%
\$15,000,000	(\$28,938)	(28.21%)	(\$41,135)	(40.10%)	\$15,813	29.12%	\$15,837	29.18%	\$15,995	29.44%
\$20,000,000	(\$38,747)	(28.29%)	(\$55,009)	(40.17%)	\$21,145	29.20%	\$21,168	29.24%	\$21,326	29.44%
\$25,000,000	(\$48,555)	(28.35%)	(\$68,884)	(40.21%)	\$26,476	29.25%	\$26,500	29.28%	\$26,658	29.44%
\$30,000,000	(\$58,364)	(28.38%)	(\$82,758)	(40.24%)	\$31,808	29.28%	\$31,831	29.31%	\$31,989	29.44%
\$35,000,000	(\$68,172)	(28.40%)	(\$96,632)	(40.26%)	\$37,139	29.31%	\$37,163	29.33%	\$37,321	29.44%
\$40,000,000	(\$77,981)	(28.42%)	(\$110,506)	(40.28%)	\$42,471	29.32%	\$42,494	29.34%	\$42,652	29.44%
\$45,000,000	(\$87,790)	(28.44%)	(\$124,380)	(40.29%)	\$47,802	29.34%	\$47,826	29.35%	\$47,984	29.44%
\$50,000,000	(\$97,598)	(28.45%)	(\$138,255)	(40.30%)	\$53,134	29.35%	\$53,157	29.36%	\$53,315	29.44%