

CITY OF NORA SPRINGS, 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	\$7.88954	\$374,356	\$0	\$374,356	
2026-27	\$4.57495	\$381,844	\$16,552	\$398,395	6.4%
2027-28	\$4.69753	\$406,363	\$16,995	\$423,358	6.3%
2028-29	\$4.59058	\$431,825	\$16,608	\$448,433	5.9%
2029-30	\$4.70751	\$457,402	\$17,031	\$474,433	5.8%
2030-31	\$4.59634	\$483,922	\$16,629	\$500,552	5.5%
2031-32	\$4.71081	\$510,562	\$17,043	\$527,606	5.4%
2032-33	\$4.59863	\$538,158	\$16,637	\$554,796	5.2%
2033-34	\$4.71096	\$565,892	\$17,044	\$582,936	5.1%
2034-35	\$4.59804	\$594,594	\$16,635	\$611,229	4.9%
2035-36	\$4.70846	\$623,454	\$17,035	\$640,489	4.8%

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	\$97,474,579	\$47,449,697	\$0	\$47,449,697
2026-27	\$90,543,024	\$87,081,858	\$0	\$87,081,858
2027-28	\$93,584,712	\$90,123,546	\$0	\$90,123,546
2028-29	\$101,146,694	\$97,685,528	\$0	\$97,685,528
2029-30	\$104,243,382	\$100,782,216	\$0	\$100,782,216
2030-31	\$112,363,377	\$108,902,211	\$0	\$108,902,211
2031-32	\$115,460,065	\$111,998,899	\$0	\$111,998,899
2032-33	\$124,104,834	\$120,643,668	\$0	\$120,643,668
2033-34	\$127,201,522	\$123,740,356	\$0	\$123,740,356
2034-35	\$136,393,779	\$132,932,613	\$0	\$132,932,613
2035-36	\$139,490,467	\$136,029,301	\$0	\$136,029,301

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	82.37%	-1.82%	80.55%	16.57%	0.20%	0.95%
2026-27	105.83%	-24.13%	81.70%	15.49%	0.23%	0.52%
2027-28	104.86%	-23.95%	80.91%	16.38%	0.22%	0.50%
2028-29	103.01%	-22.63%	80.38%	17.17%	0.21%	0.46%
2029-30	102.18%	-22.45%	79.73%	17.90%	0.20%	0.45%
2030-31	100.49%	-21.21%	79.28%	18.57%	0.19%	0.41%
2031-32	99.81%	-21.09%	78.72%	19.19%	0.18%	0.40%
2032-33	98.31%	-19.98%	78.33%	19.76%	0.17%	0.37%
2033-34	97.74%	-19.89%	77.85%	20.29%	0.17%	0.37%
2034-35	96.39%	-18.88%	77.50%	20.79%	0.16%	0.34%
2035-36	95.92%	-18.84%	77.08%	21.25%	0.16%	0.33%

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 NORA SPRINGS, 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	\$47,449,697	\$7.88954	\$374,356
2026-27	\$87,081,858	\$4.57495	\$398,395
2027-28	\$90,123,546	\$4.69753	\$423,358
2028-29	\$97,685,528	\$4.59058	\$448,433
2029-30	\$100,782,216	\$4.70751	\$474,433
2030-31	\$108,902,211	\$4.59634	\$500,552
2031-32	\$111,998,899	\$4.71081	\$527,606
2032-33	\$120,643,668	\$4.59863	\$554,796
2033-34	\$123,740,356	\$4.71096	\$582,936
2034-35	\$132,932,613	\$4.59804	\$611,229
2035-36	\$136,029,301	\$4.70846	\$640,489

CITY OF NORA SPRINGS, 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	\$47,449,697	\$7.88954	\$374,356
2026-27	\$50,247,633	\$7.73485	\$388,658
2027-28	\$53,070,084	\$7.58318	\$402,440
2028-29	\$56,808,361	\$7.58318	\$430,788
2029-30	\$59,733,732	\$7.58318	\$452,972
2030-31	\$63,731,414	\$7.58318	\$483,287
2031-32	\$66,764,982	\$7.58318	\$506,291
2032-33	\$71,035,562	\$7.58318	\$538,676
2033-34	\$74,183,212	\$7.58318	\$562,545
2034-35	\$78,741,006	\$7.58318	\$597,107
2035-36	\$82,008,577	\$7.58318	\$621,886

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	\$36,834,225	(\$3.15990)	\$9,738
2027-28	\$37,053,462	(\$2.88565)	\$20,918
2028-29	\$40,877,167	(\$2.99260)	\$17,645
2029-30	\$41,048,484	(\$2.87567)	\$21,461
2030-31	\$45,170,797	(\$2.98684)	\$17,265
2031-32	\$45,233,916	(\$2.87237)	\$21,314
2032-33	\$49,608,105	(\$2.98455)	\$16,120
2033-34	\$49,557,143	(\$2.87222)	\$20,391
2034-35	\$54,191,607	(\$2.98514)	\$14,122
2035-36	\$54,020,723	(\$2.87472)	\$18,602

CITY OF NORA SPRINGS, 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	\$187	\$284	\$50,000	\$51,515	\$187	\$237	\$50,000	\$58,947	\$169	\$41	\$145	\$41	\$187	\$271
\$100,000	\$123,480	\$374	\$568	\$100,000	\$103,030	\$374	\$474	\$100,000	\$117,894	\$356	\$312	\$332	\$312	\$374	\$542
\$150,000	\$185,220	\$561	\$851	\$150,000	\$154,545	\$561	\$710	\$150,000	\$176,842	\$543	\$583	\$519	\$583	\$561	\$813
\$200,000	\$246,960	\$916	\$1,135	\$200,000	\$206,060	\$916	\$947	\$200,000	\$235,789	\$730	\$854	\$706	\$854	\$748	\$1,084
\$250,000	\$308,700	\$1,271	\$1,419	\$250,000	\$257,575	\$1,271	\$1,184	\$250,000	\$294,736	\$917	\$1,125	\$893	\$1,125	\$936	\$1,355
\$300,000	\$370,440	\$1,626	\$1,703	\$300,000	\$309,090	\$1,626	\$1,421	\$300,000	\$353,683	\$1,104	\$1,396	\$1,080	\$1,396	\$1,123	\$1,626
\$400,000	\$493,920	\$2,336	\$2,270	\$400,000	\$412,120	\$2,336	\$1,894	\$400,000	\$471,578	\$1,479	\$1,938	\$1,454	\$1,938	\$1,497	\$2,168
\$500,000	\$617,400	\$3,047	\$2,838	\$500,000	\$515,151	\$3,047	\$2,368	\$500,000	\$589,472	\$1,853	\$2,480	\$1,829	\$2,480	\$1,871	\$2,709
\$600,000	\$740,880	\$3,757	\$3,405	\$600,000	\$618,181	\$3,757	\$2,841	\$600,000	\$707,366	\$2,227	\$3,021	\$2,203	\$3,021	\$2,245	\$3,251
\$700,000	\$864,360	\$4,467	\$3,973	\$700,000	\$721,211	\$4,467	\$3,315	\$700,000	\$825,261	\$2,601	\$3,563	\$2,577	\$3,563	\$2,619	\$3,793
\$800,000	\$987,840	\$5,177	\$4,540	\$800,000	\$824,241	\$5,177	\$3,788	\$800,000	\$943,155	\$2,976	\$4,105	\$2,951	\$4,105	\$2,994	\$4,335
\$900,000	\$1,111,320	\$5,887	\$5,108	\$900,000	\$927,271	\$5,887	\$4,262	\$900,000	\$1,061,050	\$3,350	\$4,647	\$3,325	\$4,647	\$3,368	\$4,877
\$1,000,000	\$1,234,800	\$6,597	\$5,676	\$1,000,000	\$1,030,301	\$6,597	\$4,736	\$1,000,000	\$1,178,944	\$3,724	\$5,189	\$3,700	\$5,189	\$3,742	\$5,419
\$2,000,000	\$2,469,600	\$13,697	\$11,351	\$2,000,000	\$2,060,602	\$13,697	\$9,471	\$2,000,000	\$2,357,888	\$7,466	\$10,608	\$7,442	\$10,608	\$7,484	\$10,838
\$3,000,000	\$3,704,400	\$20,798	\$17,027	\$3,000,000	\$3,090,903	\$20,798	\$14,207	\$3,000,000	\$3,536,832	\$11,208	\$16,027	\$11,184	\$16,027	\$11,226	\$16,256
\$4,000,000	\$4,939,200	\$27,899	\$22,702	\$4,000,000	\$4,121,204	\$27,899	\$18,942	\$4,000,000	\$4,715,776	\$14,950	\$21,445	\$14,926	\$21,445	\$14,969	\$21,675
\$5,000,000	\$6,174,000	\$34,999	\$28,378	\$5,000,000	\$5,151,505	\$34,999	\$23,678	\$5,000,000	\$5,894,720	\$18,693	\$26,864	\$18,668	\$26,864	\$18,711	\$27,094
\$6,000,000	\$7,408,800	\$42,100	\$34,053	\$6,000,000	\$6,181,806	\$42,100	\$28,414	\$6,000,000	\$7,073,664	\$22,435	\$32,283	\$22,410	\$32,283	\$22,453	\$32,513
\$7,000,000	\$8,643,600	\$49,200	\$39,729	\$7,000,000	\$7,212,107	\$49,200	\$33,149	\$7,000,000	\$8,252,608	\$26,177	\$37,702	\$26,152	\$37,702	\$26,195	\$37,932
\$8,000,000	\$9,878,400	\$56,301	\$45,404	\$8,000,000	\$8,242,408	\$56,301	\$37,885	\$8,000,000	\$9,431,552	\$29,919	\$43,121	\$29,895	\$43,121	\$29,937	\$43,351
\$9,000,000	\$11,113,200	\$63,402	\$51,080	\$9,000,000	\$9,272,709	\$63,402	\$42,621	\$9,000,000	\$10,610,496	\$33,661	\$48,540	\$33,637	\$48,540	\$33,679	\$48,769
\$10,000,000	\$12,348,000	\$70,502	\$56,756	\$10,000,000	\$10,303,010	\$70,502	\$47,356	\$10,000,000	\$11,789,440	\$37,403	\$53,958	\$37,379	\$53,958	\$37,421	\$54,188
\$15,000,000	\$18,522,000	\$106,005	\$85,133	\$15,000,000	\$15,454,515	\$106,005	\$71,034	\$15,000,000	\$17,684,160	\$56,114	\$81,053	\$56,090	\$81,053	\$56,132	\$81,282
\$20,000,000	\$24,696,000	\$141,508	\$113,511	\$20,000,000	\$20,606,020	\$141,508	\$94,712	\$20,000,000	\$23,578,880	\$74,825	\$108,147	\$74,800	\$108,147	\$74,843	\$108,377
\$25,000,000	\$30,870,000	\$177,011	\$141,889	\$25,000,000	\$25,757,525	\$177,011	\$118,390	\$25,000,000	\$29,473,600	\$93,535	\$135,241	\$93,511	\$135,241	\$93,553	\$135,471
\$30,000,000	\$37,044,000	\$212,514	\$170,267	\$30,000,000	\$30,909,030	\$212,514	\$142,068	\$30,000,000	\$35,368,320	\$112,246	\$162,335	\$112,222	\$162,335	\$112,264	\$162,565
\$35,000,000	\$43,218,000	\$248,017	\$198,645	\$35,000,000	\$36,060,535	\$248,017	\$165,746	\$35,000,000	\$41,263,040	\$130,957	\$189,429	\$130,932	\$189,429	\$130,975	\$189,659
\$40,000,000	\$49,392,000	\$283,520	\$227,022	\$40,000,000	\$41,212,040	\$283,520	\$189,425	\$40,000,000	\$47,157,760	\$149,667	\$216,523	\$149,643	\$216,523	\$149,685	\$216,753
\$45,000,000	\$55,566,000	\$319,023	\$255,400	\$45,000,000	\$46,363,545	\$319,023	\$213,103	\$45,000,000	\$53,052,480	\$168,378	\$243,617	\$168,354	\$243,617	\$168,396	\$243,847
\$50,000,000	\$61,740,000	\$354,526	\$283,778	\$50,000,000	\$51,515,050	\$354,526	\$236,781	\$50,000,000	\$58,947,200	\$187,089	\$270,712	\$187,064	\$270,712	\$187,107	\$270,941

CITY OF NORA SPRINGS, 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	\$97	51.67%	\$50	26.55%	(\$128)	(75.66%)	(\$104)	(71.57%)	\$84	44.81%
\$100,000	\$193	51.67%	\$99	26.55%	(\$44)	(12.36%)	(\$20)	(5.93%)	\$168	44.81%
\$150,000	\$290	51.67%	\$149	26.55%	\$40	7.33%	\$64	12.37%	\$252	44.81%
\$200,000	\$219	23.87%	\$31	3.36%	\$124	16.93%	\$148	20.96%	\$335	44.81%
\$250,000	\$148	11.60%	(\$87)	(6.88%)	\$208	22.62%	\$232	25.96%	\$419	44.81%
\$300,000	\$76	4.69%	(\$206)	(12.65%)	\$291	26.38%	\$316	29.22%	\$503	44.81%
\$400,000	(\$66)	(2.84%)	(\$442)	(18.93%)	\$459	31.04%	\$483	33.23%	\$671	44.81%
\$500,000	(\$209)	(6.85%)	(\$679)	(22.28%)	\$627	33.82%	\$651	35.60%	\$838	44.81%
\$600,000	(\$351)	(9.35%)	(\$915)	(24.36%)	\$794	35.67%	\$819	37.16%	\$1,006	44.81%
\$700,000	(\$494)	(11.05%)	(\$1,152)	(25.78%)	\$962	36.98%	\$986	38.27%	\$1,174	44.81%
\$800,000	(\$636)	(12.29%)	(\$1,388)	(26.82%)	\$1,130	37.97%	\$1,154	39.10%	\$1,341	44.81%
\$900,000	(\$779)	(13.23%)	(\$1,625)	(27.60%)	\$1,297	38.73%	\$1,322	39.74%	\$1,509	44.81%
\$1,000,000	(\$921)	(13.97%)	(\$1,861)	(28.21%)	\$1,465	39.34%	\$1,489	40.26%	\$1,677	44.81%
\$2,000,000	(\$2,346)	(17.13%)	(\$4,226)	(30.85%)	\$3,142	42.08%	\$3,166	42.54%	\$3,353	44.81%
\$3,000,000	(\$3,771)	(18.13%)	(\$6,591)	(31.69%)	\$4,818	42.99%	\$4,843	43.30%	\$5,030	44.81%
\$4,000,000	(\$5,196)	(18.63%)	(\$8,956)	(32.10%)	\$6,495	43.44%	\$6,519	43.68%	\$6,707	44.81%
\$5,000,000	(\$6,621)	(18.92%)	(\$11,321)	(32.35%)	\$8,172	43.72%	\$8,196	43.90%	\$8,383	44.81%
\$6,000,000	(\$8,046)	(19.11%)	(\$13,686)	(32.51%)	\$9,848	43.90%	\$9,873	44.05%	\$10,060	44.81%
\$7,000,000	(\$9,471)	(19.25%)	(\$16,051)	(32.62%)	\$11,525	44.03%	\$11,549	44.16%	\$11,737	44.81%
\$8,000,000	(\$10,896)	(19.35%)	(\$18,416)	(32.71%)	\$13,202	44.13%	\$13,226	44.24%	\$13,414	44.81%
\$9,000,000	(\$12,321)	(19.43%)	(\$20,781)	(32.78%)	\$14,879	44.20%	\$14,903	44.31%	\$15,090	44.81%
\$10,000,000	(\$13,747)	(19.50%)	(\$23,146)	(32.83%)	\$16,555	44.26%	\$16,580	44.36%	\$16,767	44.81%
\$15,000,000	(\$20,872)	(19.69%)	(\$34,971)	(32.99%)	\$24,939	44.44%	\$24,963	44.51%	\$25,150	44.81%
\$20,000,000	(\$27,997)	(19.78%)	(\$46,796)	(33.07%)	\$33,322	44.53%	\$33,346	44.58%	\$33,534	44.81%
\$25,000,000	(\$35,122)	(19.84%)	(\$58,621)	(33.12%)	\$41,706	44.59%	\$41,730	44.63%	\$41,917	44.81%
\$30,000,000	(\$42,247)	(19.88%)	(\$70,446)	(33.15%)	\$50,089	44.62%	\$50,113	44.66%	\$50,301	44.81%
\$35,000,000	(\$49,372)	(19.91%)	(\$82,270)	(33.17%)	\$58,473	44.65%	\$58,497	44.68%	\$58,684	44.81%
\$40,000,000	(\$56,497)	(19.93%)	(\$94,095)	(33.19%)	\$66,856	44.67%	\$66,880	44.69%	\$67,068	44.81%
\$45,000,000	(\$63,623)	(19.94%)	(\$105,920)	(33.20%)	\$75,239	44.68%	\$75,264	44.71%	\$75,451	44.81%
\$50,000,000	(\$70,748)	(19.96%)	(\$117,745)	(33.21%)	\$83,623	44.70%	\$83,647	44.72%	\$83,835	44.81%