

CITY OF OKOBOJI, 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 | \$3.50717 | \$1,961,180 | \$0 | \$1,961,180 | |
| 2026-27 | \$1.63039 | \$2,000,404 | \$8,745 | \$2,009,149 | 2.4% |
| 2027-28 | \$1.64006 | \$2,019,192 | \$8,797 | \$2,027,990 | 0.9% |
| 2028-29 | \$1.60843 | \$2,068,544 | \$8,628 | \$2,077,171 | 2.4% |
| 2029-30 | \$1.61784 | \$2,087,560 | \$8,678 | \$2,096,238 | 0.9% |
| 2030-31 | \$1.58643 | \$2,138,157 | \$8,510 | \$2,146,666 | 2.4% |
| 2031-32 | \$1.59565 | \$2,157,403 | \$8,559 | \$2,165,962 | 0.9% |
| 2032-33 | \$1.56455 | \$2,209,288 | \$8,392 | \$2,217,680 | 2.4% |
| 2033-34 | \$1.57358 | \$2,228,764 | \$8,441 | \$2,237,205 | 0.9% |
| 2034-35 | \$1.54279 | \$2,281,953 | \$8,276 | \$2,290,228 | 2.4% |
| 2035-36 | \$1.55164 | \$2,301,675 | \$8,323 | \$2,309,998 | 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 | \$1,143,011,241 | \$559,191,714 | \$0 | \$559,191,714 |
| 2026-27 | \$1,238,213,767 | \$1,232,311,049 | \$0 | \$1,232,311,049 |
| 2027-28 | \$1,242,436,555 | \$1,236,533,837 | \$0 | \$1,236,533,837 |
| 2028-29 | \$1,297,330,496 | \$1,291,427,778 | \$0 | \$1,291,427,778 |
| 2029-30 | \$1,301,604,473 | \$1,295,701,755 | \$0 | \$1,295,701,755 |
| 2030-31 | \$1,359,045,481 | \$1,353,142,763 | \$0 | \$1,353,142,763 |
| 2031-32 | \$1,363,319,458 | \$1,357,416,740 | \$0 | \$1,357,416,740 |
| 2032-33 | \$1,423,358,173 | \$1,417,455,455 | \$0 | \$1,417,455,455 |
| 2033-34 | \$1,427,632,151 | \$1,421,729,433 | \$0 | \$1,421,729,433 |
| 2034-35 | \$1,490,374,577 | \$1,484,471,859 | \$0 | \$1,484,471,859 |
| 2035-36 | \$1,494,648,555 | \$1,488,745,837 | \$0 | \$1,488,745,837 |

| TAXABLE VALUATION BY PROPERTY CLASS (%) | | | | | | |
|---|-------------------|------------|-----------------|------------|------------|-------|
| Fiscal Year | Gross Residential | Exemptions | Net Residential | Commercial | Industrial | G&E |
| 2025-26 | 91.84% | -0.15% | 91.68% | 8.10% | 0.00% | 0.22% |
| 2026-27 | 96.16% | -1.22% | 94.95% | 4.95% | 0.00% | 0.10% |
| 2027-28 | 96.23% | -1.31% | 94.93% | 4.97% | 0.00% | 0.10% |
| 2028-29 | 96.21% | -1.34% | 94.87% | 5.03% | 0.00% | 0.09% |
| 2029-30 | 96.27% | -1.42% | 94.85% | 5.05% | 0.00% | 0.09% |
| 2030-31 | 96.23% | -1.44% | 94.79% | 5.11% | 0.00% | 0.09% |
| 2031-32 | 96.29% | -1.52% | 94.77% | 5.13% | 0.00% | 0.09% |
| 2032-33 | 96.25% | -1.53% | 94.72% | 5.19% | 0.00% | 0.09% |
| 2033-34 | 96.30% | -1.60% | 94.70% | 5.21% | 0.00% | 0.09% |
| 2034-35 | 96.25% | -1.61% | 94.64% | 5.27% | 0.00% | 0.08% |
| 2035-36 | 96.30% | -1.68% | 94.63% | 5.28% | 0.00% | 0.08% |

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 OKOBOJI, 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 | \$559,191,714 | \$3.50717 | \$1,961,180 |
| 2026-27 | \$1,232,311,049 | \$1.63039 | \$2,009,149 |
| 2027-28 | \$1,236,533,837 | \$1.64006 | \$2,027,990 |
| 2028-29 | \$1,291,427,778 | \$1.60843 | \$2,077,171 |
| 2029-30 | \$1,295,701,755 | \$1.61784 | \$2,096,238 |
| 2030-31 | \$1,353,142,763 | \$1.58643 | \$2,146,666 |
| 2031-32 | \$1,357,416,740 | \$1.59565 | \$2,165,962 |
| 2032-33 | \$1,417,455,455 | \$1.56455 | \$2,217,680 |
| 2033-34 | \$1,421,729,433 | \$1.57358 | \$2,237,205 |
| 2034-35 | \$1,484,471,859 | \$1.54279 | \$2,290,228 |
| 2035-36 | \$1,488,745,837 | \$1.55164 | \$2,309,998 |

CITY OF OKOBOJI, 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 | \$559,191,714 | \$3.50717 | \$1,961,180 |
| 2026-27 | \$565,952,948 | \$3.50717 | \$1,984,893 |
| 2027-28 | \$579,632,263 | \$3.50717 | \$2,032,869 |
| 2028-29 | \$600,579,461 | \$3.50717 | \$2,106,334 |
| 2029-30 | \$614,960,997 | \$3.50717 | \$2,156,773 |
| 2030-31 | \$637,060,688 | \$3.50717 | \$2,234,280 |
| 2031-32 | \$652,179,544 | \$3.50717 | \$2,287,305 |
| 2032-33 | \$675,491,534 | \$3.50717 | \$2,369,064 |
| 2033-34 | \$691,388,570 | \$3.50717 | \$2,424,817 |
| 2034-35 | \$715,977,238 | \$3.50717 | \$2,511,054 |
| 2035-36 | \$732,691,343 | \$3.50717 | \$2,569,673 |

| 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 | \$666,358,101 | (\$1.87678) | \$24,256 |
| 2027-28 | \$656,901,574 | (\$1.86711) | -\$4,879 |
| 2028-29 | \$690,848,317 | (\$1.89874) | -\$29,163 |
| 2029-30 | \$680,740,759 | (\$1.88933) | -\$60,535 |
| 2030-31 | \$716,082,075 | (\$1.92074) | -\$87,614 |
| 2031-32 | \$705,237,196 | (\$1.91152) | -\$121,343 |
| 2032-33 | \$741,963,922 | (\$1.94262) | -\$151,384 |
| 2033-34 | \$730,340,863 | (\$1.93359) | -\$187,612 |
| 2034-35 | \$768,494,622 | (\$1.96438) | -\$220,826 |
| 2035-36 | \$756,054,494 | (\$1.95553) | -\$259,676 |

CITY OF OKOBOJI, 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 | \$83 | \$98 | \$50,000 | \$51,515 | \$83 | \$82 | \$50,000 | \$58,947 | \$75 | \$14 | \$64 | \$14 | \$83 | \$94 |
| \$100,000 | \$123,480 | \$166 | \$196 | \$100,000 | \$103,030 | \$166 | \$163 | \$100,000 | \$117,894 | \$158 | \$108 | \$147 | \$108 | \$166 | \$187 |
| \$150,000 | \$185,220 | \$250 | \$294 | \$150,000 | \$154,545 | \$250 | \$245 | \$150,000 | \$176,842 | \$241 | \$201 | \$231 | \$201 | \$250 | \$281 |
| \$200,000 | \$246,960 | \$407 | \$392 | \$200,000 | \$206,060 | \$407 | \$327 | \$200,000 | \$235,789 | \$325 | \$295 | \$314 | \$295 | \$333 | \$374 |
| \$250,000 | \$308,700 | \$565 | \$490 | \$250,000 | \$257,575 | \$565 | \$409 | \$250,000 | \$294,736 | \$408 | \$388 | \$397 | \$388 | \$416 | \$468 |
| \$300,000 | \$370,440 | \$723 | \$588 | \$300,000 | \$309,090 | \$723 | \$490 | \$300,000 | \$353,683 | \$491 | \$482 | \$480 | \$482 | \$499 | \$561 |
| \$400,000 | \$493,920 | \$1,039 | \$784 | \$400,000 | \$412,120 | \$1,039 | \$654 | \$400,000 | \$471,578 | \$657 | \$669 | \$647 | \$669 | \$665 | \$748 |
| \$500,000 | \$617,400 | \$1,354 | \$979 | \$500,000 | \$515,151 | \$1,354 | \$817 | \$500,000 | \$589,472 | \$824 | \$856 | \$813 | \$856 | \$832 | \$935 |
| \$600,000 | \$740,880 | \$1,670 | \$1,175 | \$600,000 | \$618,181 | \$1,670 | \$981 | \$600,000 | \$707,366 | \$990 | \$1,043 | \$979 | \$1,043 | \$998 | \$1,122 |
| \$700,000 | \$864,360 | \$1,986 | \$1,371 | \$700,000 | \$721,211 | \$1,986 | \$1,144 | \$700,000 | \$825,261 | \$1,156 | \$1,230 | \$1,146 | \$1,230 | \$1,164 | \$1,309 |
| \$800,000 | \$987,840 | \$2,301 | \$1,567 | \$800,000 | \$824,241 | \$2,301 | \$1,308 | \$800,000 | \$943,155 | \$1,323 | \$1,417 | \$1,312 | \$1,417 | \$1,331 | \$1,496 |
| \$900,000 | \$1,111,320 | \$2,617 | \$1,763 | \$900,000 | \$927,271 | \$2,617 | \$1,471 | \$900,000 | \$1,061,050 | \$1,489 | \$1,604 | \$1,478 | \$1,604 | \$1,497 | \$1,683 |
| \$1,000,000 | \$1,234,800 | \$2,933 | \$1,959 | \$1,000,000 | \$1,030,301 | \$2,933 | \$1,635 | \$1,000,000 | \$1,178,944 | \$1,655 | \$1,791 | \$1,645 | \$1,791 | \$1,664 | \$1,870 |
| \$2,000,000 | \$2,469,600 | \$6,089 | \$3,918 | \$2,000,000 | \$2,060,602 | \$6,089 | \$3,269 | \$2,000,000 | \$2,357,888 | \$3,319 | \$3,661 | \$3,308 | \$3,661 | \$3,327 | \$3,741 |
| \$3,000,000 | \$3,704,400 | \$9,245 | \$5,877 | \$3,000,000 | \$3,090,903 | \$9,245 | \$4,904 | \$3,000,000 | \$3,536,832 | \$4,982 | \$5,532 | \$4,972 | \$5,532 | \$4,991 | \$5,611 |
| \$4,000,000 | \$4,939,200 | \$12,402 | \$7,836 | \$4,000,000 | \$4,121,204 | \$12,402 | \$6,538 | \$4,000,000 | \$4,715,776 | \$6,646 | \$7,402 | \$6,635 | \$7,402 | \$6,654 | \$7,481 |
| \$5,000,000 | \$6,174,000 | \$15,558 | \$9,795 | \$5,000,000 | \$5,151,505 | \$15,558 | \$8,173 | \$5,000,000 | \$5,894,720 | \$8,309 | \$9,272 | \$8,299 | \$9,272 | \$8,318 | \$9,352 |
| \$6,000,000 | \$7,408,800 | \$18,715 | \$11,754 | \$6,000,000 | \$6,181,806 | \$18,715 | \$9,807 | \$6,000,000 | \$7,073,664 | \$9,973 | \$11,143 | \$9,962 | \$11,143 | \$9,981 | \$11,222 |
| \$7,000,000 | \$8,643,600 | \$21,871 | \$13,712 | \$7,000,000 | \$7,212,107 | \$21,871 | \$11,442 | \$7,000,000 | \$8,252,608 | \$11,636 | \$13,013 | \$11,626 | \$13,013 | \$11,645 | \$13,092 |
| \$8,000,000 | \$9,878,400 | \$25,028 | \$15,671 | \$8,000,000 | \$8,242,408 | \$25,028 | \$13,076 | \$8,000,000 | \$9,431,552 | \$13,300 | \$14,883 | \$13,289 | \$14,883 | \$13,308 | \$14,962 |
| \$9,000,000 | \$11,113,200 | \$28,184 | \$17,630 | \$9,000,000 | \$9,272,709 | \$28,184 | \$14,711 | \$9,000,000 | \$10,610,496 | \$14,963 | \$16,753 | \$14,953 | \$16,753 | \$14,972 | \$16,833 |
| \$10,000,000 | \$12,348,000 | \$31,341 | \$19,589 | \$10,000,000 | \$10,303,010 | \$31,341 | \$16,345 | \$10,000,000 | \$11,789,440 | \$16,627 | \$18,624 | \$16,616 | \$18,624 | \$16,635 | \$18,703 |
| \$15,000,000 | \$18,522,000 | \$47,123 | \$29,384 | \$15,000,000 | \$15,454,515 | \$47,123 | \$24,518 | \$15,000,000 | \$17,684,160 | \$24,945 | \$27,975 | \$24,934 | \$27,975 | \$24,953 | \$28,055 |
| \$20,000,000 | \$24,696,000 | \$62,905 | \$39,178 | \$20,000,000 | \$20,606,020 | \$62,905 | \$32,690 | \$20,000,000 | \$23,578,880 | \$33,262 | \$37,327 | \$33,251 | \$37,327 | \$33,270 | \$37,406 |
| \$25,000,000 | \$30,870,000 | \$78,687 | \$48,973 | \$25,000,000 | \$25,757,525 | \$78,687 | \$40,863 | \$25,000,000 | \$29,473,600 | \$41,580 | \$46,678 | \$41,569 | \$46,678 | \$41,588 | \$46,758 |
| \$30,000,000 | \$37,044,000 | \$94,470 | \$58,768 | \$30,000,000 | \$30,909,030 | \$94,470 | \$49,035 | \$30,000,000 | \$35,368,320 | \$49,897 | \$56,030 | \$49,886 | \$56,030 | \$49,905 | \$56,109 |
| \$35,000,000 | \$43,218,000 | \$110,252 | \$68,562 | \$35,000,000 | \$36,060,535 | \$110,252 | \$57,208 | \$35,000,000 | \$41,263,040 | \$58,215 | \$65,382 | \$58,204 | \$65,382 | \$58,223 | \$65,461 |
| \$40,000,000 | \$49,392,000 | \$126,034 | \$78,357 | \$40,000,000 | \$41,212,040 | \$126,034 | \$65,380 | \$40,000,000 | \$47,157,760 | \$66,532 | \$74,733 | \$66,521 | \$74,733 | \$66,540 | \$74,812 |
| \$45,000,000 | \$55,566,000 | \$141,816 | \$88,152 | \$45,000,000 | \$46,363,545 | \$141,816 | \$73,553 | \$45,000,000 | \$53,052,480 | \$74,850 | \$84,085 | \$74,839 | \$84,085 | \$74,858 | \$84,164 |
| \$50,000,000 | \$61,740,000 | \$157,599 | \$97,946 | \$50,000,000 | \$51,515,050 | \$157,599 | \$81,725 | \$50,000,000 | \$58,947,200 | \$83,167 | \$93,436 | \$83,156 | \$93,436 | \$83,175 | \$93,516 |

CITY OF OKOBOJI, 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 | \$15 | 17.76% | (\$1) | (1.74%) | (\$61) | (81.10%) | (\$50) | (77.92%) | \$10 | 12.43% |
| \$100,000 | \$30 | 17.76% | (\$3) | (1.74%) | (\$51) | (31.95%) | (\$40) | (26.96%) | \$21 | 12.43% |
| \$150,000 | \$44 | 17.76% | (\$4) | (1.74%) | (\$40) | (16.66%) | (\$29) | (12.76%) | \$31 | 12.43% |
| \$200,000 | (\$16) | (3.82%) | (\$80) | (19.75%) | (\$30) | (9.21%) | (\$19) | (6.08%) | \$41 | 12.43% |
| \$250,000 | (\$75) | (13.35%) | (\$157) | (27.70%) | (\$20) | (4.79%) | (\$9) | (2.20%) | \$52 | 12.43% |
| \$300,000 | (\$135) | (18.72%) | (\$233) | (32.18%) | (\$9) | (1.88%) | \$2 | 0.33% | \$62 | 12.43% |
| \$400,000 | (\$255) | (24.56%) | (\$385) | (37.05%) | \$11 | 1.74% | \$22 | 3.45% | \$83 | 12.43% |
| \$500,000 | (\$375) | (27.68%) | (\$537) | (39.65%) | \$32 | 3.90% | \$43 | 5.29% | \$103 | 12.43% |
| \$600,000 | (\$495) | (29.62%) | (\$689) | (41.27%) | \$53 | 5.34% | \$64 | 6.50% | \$124 | 12.43% |
| \$700,000 | (\$614) | (30.94%) | (\$841) | (42.38%) | \$74 | 6.36% | \$84 | 7.36% | \$145 | 12.43% |
| \$800,000 | (\$734) | (31.90%) | (\$994) | (43.18%) | \$94 | 7.12% | \$105 | 8.00% | \$165 | 12.43% |
| \$900,000 | (\$854) | (32.63%) | (\$1,146) | (43.79%) | \$115 | 7.71% | \$126 | 8.50% | \$186 | 12.43% |
| \$1,000,000 | (\$974) | (33.20%) | (\$1,298) | (44.26%) | \$136 | 8.19% | \$146 | 8.90% | \$207 | 12.43% |
| \$2,000,000 | (\$2,171) | (35.66%) | (\$2,820) | (46.31%) | \$342 | 10.32% | \$353 | 10.68% | \$414 | 12.43% |
| \$3,000,000 | (\$3,369) | (36.44%) | (\$4,342) | (46.96%) | \$549 | 11.02% | \$560 | 11.26% | \$620 | 12.43% |
| \$4,000,000 | (\$4,566) | (36.82%) | (\$5,864) | (47.28%) | \$756 | 11.37% | \$767 | 11.56% | \$827 | 12.43% |
| \$5,000,000 | (\$5,764) | (37.05%) | (\$7,386) | (47.47%) | \$963 | 11.59% | \$974 | 11.73% | \$1,034 | 12.43% |
| \$6,000,000 | (\$6,961) | (37.20%) | (\$8,908) | (47.60%) | \$1,170 | 11.73% | \$1,180 | 11.85% | \$1,241 | 12.43% |
| \$7,000,000 | (\$8,159) | (37.30%) | (\$10,430) | (47.69%) | \$1,376 | 11.83% | \$1,387 | 11.93% | \$1,448 | 12.43% |
| \$8,000,000 | (\$9,356) | (37.38%) | (\$11,952) | (47.75%) | \$1,583 | 11.90% | \$1,594 | 11.99% | \$1,654 | 12.43% |
| \$9,000,000 | (\$10,554) | (37.45%) | (\$13,474) | (47.81%) | \$1,790 | 11.96% | \$1,801 | 12.04% | \$1,861 | 12.43% |
| \$10,000,000 | (\$11,751) | (37.50%) | (\$14,996) | (47.85%) | \$1,997 | 12.01% | \$2,008 | 12.08% | \$2,068 | 12.43% |
| \$15,000,000 | (\$17,739) | (37.64%) | (\$22,605) | (47.97%) | \$3,031 | 12.15% | \$3,042 | 12.20% | \$3,102 | 12.43% |
| \$20,000,000 | (\$23,727) | (37.72%) | (\$30,215) | (48.03%) | \$4,065 | 12.22% | \$4,076 | 12.26% | \$4,136 | 12.43% |
| \$25,000,000 | (\$29,714) | (37.76%) | (\$37,825) | (48.07%) | \$5,099 | 12.26% | \$5,110 | 12.29% | \$5,170 | 12.43% |
| \$30,000,000 | (\$35,702) | (37.79%) | (\$45,435) | (48.09%) | \$6,133 | 12.29% | \$6,144 | 12.32% | \$6,204 | 12.43% |
| \$35,000,000 | (\$41,690) | (37.81%) | (\$53,044) | (48.11%) | \$7,167 | 12.31% | \$7,178 | 12.33% | \$7,238 | 12.43% |
| \$40,000,000 | (\$47,677) | (37.83%) | (\$60,654) | (48.13%) | \$8,201 | 12.33% | \$8,212 | 12.34% | \$8,272 | 12.43% |
| \$45,000,000 | (\$53,665) | (37.84%) | (\$68,264) | (48.14%) | \$9,235 | 12.34% | \$9,246 | 12.35% | \$9,306 | 12.43% |
| \$50,000,000 | (\$59,653) | (37.85%) | (\$75,874) | (48.14%) | \$10,269 | 12.35% | \$10,280 | 12.36% | \$10,340 | 12.43% |