

CITY OF PALO, 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	\$7.78622	\$553,038	\$0	\$553,038	
2026-27	\$3.95622	\$564,099	\$9,722	\$573,821	3.8%
2027-28	\$4.02647	\$576,691	\$9,894	\$586,585	2.2%
2028-29	\$3.96828	\$598,317	\$9,751	\$608,068	3.7%
2029-30	\$4.03491	\$611,108	\$9,915	\$621,024	2.1%
2030-31	\$3.97386	\$633,445	\$9,765	\$643,210	3.6%
2031-32	\$4.03806	\$646,426	\$9,923	\$656,349	2.0%
2032-33	\$3.97560	\$669,475	\$9,769	\$679,244	3.5%
2033-34	\$4.03747	\$682,641	\$9,921	\$692,562	2.0%
2034-35	\$3.97391	\$706,413	\$9,765	\$716,178	3.4%
2035-36	\$4.03355	\$719,759	\$9,912	\$729,671	1.9%

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	\$177,110,992	\$71,027,871	\$13,970,833	\$84,998,704
2026-27	\$179,819,374	\$145,042,844	\$28,457,639	\$173,500,483
2027-28	\$186,863,941	\$145,682,258	\$34,862,792	\$180,545,050
2028-29	\$202,241,918	\$153,232,200	\$42,690,827	\$195,923,027
2029-30	\$209,327,485	\$153,912,614	\$49,095,980	\$203,008,594
2030-31	\$225,814,763	\$161,860,198	\$57,635,674	\$219,495,872
2031-32	\$232,900,330	\$162,540,611	\$64,040,827	\$226,581,439
2032-33	\$250,499,939	\$170,853,284	\$73,327,764	\$244,181,048
2033-34	\$257,585,506	\$171,533,698	\$79,732,917	\$251,266,615
2034-35	\$276,343,302	\$180,219,953	\$89,804,458	\$270,024,411
2035-36	\$283,428,869	\$180,900,367	\$96,209,611	\$277,109,978

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	87.41%	-0.74%	86.68%	12.28%	0.00%	0.99%
2026-27	103.02%	-13.69%	89.33%	9.46%	0.00%	0.48%
2027-28	103.43%	-14.19%	89.24%	9.57%	0.00%	0.47%
2028-29	103.21%	-14.00%	89.21%	9.70%	0.00%	0.43%
2029-30	103.54%	-14.40%	89.14%	9.79%	0.00%	0.41%
2030-31	103.24%	-14.12%	89.12%	9.90%	0.00%	0.38%
2031-32	103.54%	-14.47%	89.07%	9.97%	0.00%	0.37%
2032-33	103.19%	-14.15%	89.05%	10.07%	0.00%	0.34%
2033-34	103.47%	-14.47%	89.00%	10.13%	0.00%	0.33%
2034-35	103.09%	-14.11%	88.99%	10.22%	0.00%	0.31%
2035-36	103.34%	-14.40%	88.95%	10.27%	0.00%	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 PALO, 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	\$71,027,871	\$7.78622	\$553,038
2026-27	\$145,042,844	\$3.95622	\$573,821
2027-28	\$145,682,258	\$4.02647	\$586,585
2028-29	\$153,232,200	\$3.96828	\$608,068
2029-30	\$153,912,614	\$4.03491	\$621,024
2030-31	\$161,860,198	\$3.97386	\$643,210
2031-32	\$162,540,611	\$4.03806	\$656,349
2032-33	\$170,853,284	\$3.97560	\$679,244
2033-34	\$171,533,698	\$4.03747	\$692,562
2034-35	\$180,219,953	\$3.97391	\$716,178
2035-36	\$180,900,367	\$4.03355	\$729,671

CITY OF PALO, 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	\$71,027,871	\$7.78622	\$553,038
2026-27	\$68,151,165	\$7.78622	\$530,640
2027-28	\$61,216,139	\$7.78622	\$476,642
2028-29	\$60,686,549	\$7.78622	\$472,519
2029-30	\$60,441,076	\$7.78622	\$470,607
2030-31	\$59,684,095	\$7.78622	\$464,713
2031-32	\$59,737,733	\$7.78622	\$465,131
2032-33	\$58,743,625	\$7.78622	\$457,391
2033-34	\$59,112,533	\$7.78622	\$460,263
2034-35	\$57,871,410	\$7.78622	\$450,599
2035-36	\$58,571,859	\$7.78622	\$456,053

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	\$76,891,679	(\$3.83000)	\$43,181
2027-28	\$84,466,119	(\$3.75975)	\$109,943
2028-29	\$92,545,651	(\$3.81794)	\$135,550
2029-30	\$93,471,538	(\$3.75131)	\$150,416
2030-31	\$102,176,103	(\$3.81236)	\$178,496
2031-32	\$102,802,879	(\$3.74816)	\$191,218
2032-33	\$112,109,659	(\$3.81062)	\$221,854
2033-34	\$112,421,164	(\$3.74875)	\$232,299
2034-35	\$122,348,544	(\$3.81231)	\$265,578
2035-36	\$122,328,508	(\$3.75267)	\$273,617

CITY OF PALO, 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	\$185	\$245	\$50,000	\$51,515	\$185	\$205	\$50,000	\$58,947	\$167	\$36	\$143	\$36	\$185	\$234
\$100,000	\$123,480	\$369	\$491	\$100,000	\$103,030	\$369	\$409	\$100,000	\$117,894	\$351	\$270	\$327	\$270	\$369	\$468
\$150,000	\$185,220	\$554	\$736	\$150,000	\$154,545	\$554	\$614	\$150,000	\$176,842	\$536	\$504	\$512	\$504	\$554	\$703
\$200,000	\$246,960	\$904	\$981	\$200,000	\$206,060	\$904	\$819	\$200,000	\$235,789	\$721	\$738	\$697	\$738	\$739	\$937
\$250,000	\$308,700	\$1,255	\$1,227	\$250,000	\$257,575	\$1,255	\$1,024	\$250,000	\$294,736	\$905	\$973	\$881	\$973	\$923	\$1,171
\$300,000	\$370,440	\$1,605	\$1,472	\$300,000	\$309,090	\$1,605	\$1,228	\$300,000	\$353,683	\$1,090	\$1,207	\$1,066	\$1,207	\$1,108	\$1,405
\$400,000	\$493,920	\$2,306	\$1,963	\$400,000	\$412,120	\$2,306	\$1,638	\$400,000	\$471,578	\$1,459	\$1,675	\$1,435	\$1,675	\$1,477	\$1,874
\$500,000	\$617,400	\$3,007	\$2,453	\$500,000	\$515,151	\$3,007	\$2,047	\$500,000	\$589,472	\$1,829	\$2,144	\$1,805	\$2,144	\$1,847	\$2,342
\$600,000	\$740,880	\$3,707	\$2,944	\$600,000	\$618,181	\$3,707	\$2,457	\$600,000	\$707,366	\$2,198	\$2,612	\$2,174	\$2,612	\$2,216	\$2,811
\$700,000	\$864,360	\$4,408	\$3,435	\$700,000	\$721,211	\$4,408	\$2,866	\$700,000	\$825,261	\$2,567	\$3,081	\$2,543	\$3,081	\$2,585	\$3,279
\$800,000	\$987,840	\$5,109	\$3,926	\$800,000	\$824,241	\$5,109	\$3,275	\$800,000	\$943,155	\$2,937	\$3,549	\$2,913	\$3,549	\$2,955	\$3,748
\$900,000	\$1,111,320	\$5,810	\$4,416	\$900,000	\$927,271	\$5,810	\$3,685	\$900,000	\$1,061,050	\$3,306	\$4,018	\$3,282	\$4,018	\$3,324	\$4,216
\$1,000,000	\$1,234,800	\$6,510	\$4,907	\$1,000,000	\$1,030,301	\$6,510	\$4,094	\$1,000,000	\$1,178,944	\$3,675	\$4,486	\$3,651	\$4,486	\$3,693	\$4,685
\$2,000,000	\$2,469,600	\$13,518	\$9,814	\$2,000,000	\$2,060,602	\$13,518	\$8,189	\$2,000,000	\$2,357,888	\$7,368	\$9,171	\$7,344	\$9,171	\$7,386	\$9,370
\$3,000,000	\$3,704,400	\$20,526	\$14,721	\$3,000,000	\$3,090,903	\$20,526	\$12,283	\$3,000,000	\$3,536,832	\$11,061	\$13,856	\$11,037	\$13,856	\$11,079	\$14,055
\$4,000,000	\$4,939,200	\$27,533	\$19,628	\$4,000,000	\$4,121,204	\$27,533	\$16,377	\$4,000,000	\$4,715,776	\$14,755	\$18,541	\$14,731	\$18,541	\$14,773	\$18,740
\$5,000,000	\$6,174,000	\$34,541	\$24,535	\$5,000,000	\$5,151,505	\$34,541	\$20,471	\$5,000,000	\$5,894,720	\$18,448	\$23,226	\$18,424	\$23,226	\$18,466	\$23,425
\$6,000,000	\$7,408,800	\$41,548	\$29,442	\$6,000,000	\$6,181,806	\$41,548	\$24,566	\$6,000,000	\$7,073,664	\$22,141	\$27,911	\$22,117	\$27,911	\$22,159	\$28,110
\$7,000,000	\$8,643,600	\$48,556	\$34,348	\$7,000,000	\$7,212,107	\$48,556	\$28,660	\$7,000,000	\$8,252,608	\$25,834	\$32,596	\$25,810	\$32,596	\$25,852	\$32,795
\$8,000,000	\$9,878,400	\$55,564	\$39,255	\$8,000,000	\$8,242,408	\$55,564	\$32,754	\$8,000,000	\$9,431,552	\$29,527	\$37,281	\$29,503	\$37,281	\$29,545	\$37,480
\$9,000,000	\$11,113,200	\$62,571	\$44,162	\$9,000,000	\$9,272,709	\$62,571	\$36,848	\$9,000,000	\$10,610,496	\$33,220	\$41,966	\$33,196	\$41,966	\$33,238	\$42,165
\$10,000,000	\$12,348,000	\$69,579	\$49,069	\$10,000,000	\$10,303,010	\$69,579	\$40,943	\$10,000,000	\$11,789,440	\$36,913	\$46,651	\$36,889	\$46,651	\$36,931	\$46,850
\$15,000,000	\$18,522,000	\$104,617	\$73,604	\$15,000,000	\$15,454,515	\$104,617	\$61,414	\$15,000,000	\$17,684,160	\$55,379	\$70,076	\$55,355	\$70,076	\$55,397	\$70,274
\$20,000,000	\$24,696,000	\$139,655	\$98,138	\$20,000,000	\$20,606,020	\$139,655	\$81,885	\$20,000,000	\$23,578,880	\$73,845	\$93,500	\$73,821	\$93,500	\$73,863	\$93,699
\$25,000,000	\$30,870,000	\$174,693	\$122,673	\$25,000,000	\$25,757,525	\$174,693	\$102,357	\$25,000,000	\$29,473,600	\$92,310	\$116,925	\$92,286	\$116,925	\$92,328	\$117,124
\$30,000,000	\$37,044,000	\$209,731	\$147,208	\$30,000,000	\$30,909,030	\$209,731	\$122,828	\$30,000,000	\$35,368,320	\$110,776	\$140,350	\$110,752	\$140,350	\$110,794	\$140,549
\$35,000,000	\$43,218,000	\$244,769	\$171,742	\$35,000,000	\$36,060,535	\$244,769	\$143,300	\$35,000,000	\$41,263,040	\$129,242	\$163,775	\$129,218	\$163,775	\$129,259	\$163,974
\$40,000,000	\$49,392,000	\$279,807	\$196,277	\$40,000,000	\$41,212,040	\$279,807	\$163,771	\$40,000,000	\$47,157,760	\$147,707	\$187,200	\$147,683	\$187,200	\$147,725	\$187,398
\$45,000,000	\$55,566,000	\$314,845	\$220,812	\$45,000,000	\$46,363,545	\$314,845	\$184,242	\$45,000,000	\$53,052,480	\$166,173	\$210,624	\$166,149	\$210,624	\$166,191	\$210,823
\$50,000,000	\$61,740,000	\$349,883	\$245,346	\$50,000,000	\$51,515,050	\$349,883	\$204,714	\$50,000,000	\$58,947,200	\$184,638	\$234,049	\$184,614	\$234,049	\$184,656	\$234,248

CITY OF PALO, 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	\$61	32.87%	\$20	10.86%	(\$131)	(78.68%)	(\$107)	(75.09%)	\$50	26.86%
\$100,000	\$121	32.87%	\$40	10.86%	(\$82)	(23.22%)	(\$58)	(17.59%)	\$99	26.86%
\$150,000	\$182	32.87%	\$60	10.86%	(\$32)	(5.97%)	(\$8)	(1.56%)	\$149	26.86%
\$200,000	\$77	8.52%	(\$85)	(9.45%)	\$18	2.44%	\$42	5.97%	\$198	26.86%
\$250,000	(\$28)	(2.23%)	(\$231)	(18.42%)	\$67	7.42%	\$91	10.35%	\$248	26.86%
\$300,000	(\$133)	(8.29%)	(\$377)	(23.48%)	\$117	10.71%	\$141	13.21%	\$298	26.86%
\$400,000	(\$343)	(14.88%)	(\$668)	(28.98%)	\$216	14.80%	\$240	16.72%	\$397	26.86%
\$500,000	(\$553)	(18.40%)	(\$959)	(31.91%)	\$315	17.23%	\$339	18.79%	\$496	26.86%
\$600,000	(\$763)	(20.59%)	(\$1,251)	(33.74%)	\$414	18.85%	\$438	20.16%	\$595	26.86%
\$700,000	(\$973)	(22.08%)	(\$1,542)	(34.98%)	\$514	20.00%	\$538	21.13%	\$694	26.86%
\$800,000	(\$1,183)	(23.16%)	(\$1,833)	(35.89%)	\$613	20.86%	\$637	21.86%	\$793	26.86%
\$900,000	(\$1,393)	(23.98%)	(\$2,125)	(36.57%)	\$712	21.53%	\$736	22.42%	\$893	26.86%
\$1,000,000	(\$1,604)	(24.63%)	(\$2,416)	(37.11%)	\$811	22.07%	\$835	22.87%	\$992	26.86%
\$2,000,000	(\$3,704)	(27.40%)	(\$5,329)	(39.42%)	\$1,803	24.47%	\$1,827	24.87%	\$1,984	26.86%
\$3,000,000	(\$5,805)	(28.28%)	(\$8,243)	(40.16%)	\$2,795	25.27%	\$2,819	25.54%	\$2,975	26.86%
\$4,000,000	(\$7,906)	(28.71%)	(\$11,156)	(40.52%)	\$3,787	25.66%	\$3,811	25.87%	\$3,967	26.86%
\$5,000,000	(\$10,006)	(28.97%)	(\$14,069)	(40.73%)	\$4,778	25.90%	\$4,802	26.07%	\$4,959	26.86%
\$6,000,000	(\$12,107)	(29.14%)	(\$16,983)	(40.87%)	\$5,770	26.06%	\$5,794	26.20%	\$5,951	26.86%
\$7,000,000	(\$14,208)	(29.26%)	(\$19,896)	(40.98%)	\$6,762	26.17%	\$6,786	26.29%	\$6,943	26.86%
\$8,000,000	(\$16,308)	(29.35%)	(\$22,809)	(41.05%)	\$7,754	26.26%	\$7,778	26.36%	\$7,935	26.86%
\$9,000,000	(\$18,409)	(29.42%)	(\$25,723)	(41.11%)	\$8,746	26.33%	\$8,770	26.42%	\$8,926	26.86%
\$10,000,000	(\$20,510)	(29.48%)	(\$28,636)	(41.16%)	\$9,738	26.38%	\$9,762	26.46%	\$9,918	26.86%
\$15,000,000	(\$31,013)	(29.64%)	(\$43,203)	(41.30%)	\$14,697	26.54%	\$14,721	26.59%	\$14,877	26.86%
\$20,000,000	(\$41,516)	(29.73%)	(\$57,769)	(41.37%)	\$19,656	26.62%	\$19,680	26.66%	\$19,837	26.86%
\$25,000,000	(\$52,020)	(29.78%)	(\$72,336)	(41.41%)	\$24,615	26.67%	\$24,639	26.70%	\$24,796	26.86%
\$30,000,000	(\$62,523)	(29.81%)	(\$86,903)	(41.44%)	\$29,574	26.70%	\$29,598	26.72%	\$29,755	26.86%
\$35,000,000	(\$73,026)	(29.83%)	(\$101,469)	(41.46%)	\$34,533	26.72%	\$34,557	26.74%	\$34,714	26.86%
\$40,000,000	(\$83,530)	(29.85%)	(\$116,036)	(41.47%)	\$39,492	26.74%	\$39,516	26.76%	\$39,673	26.86%
\$45,000,000	(\$94,033)	(29.87%)	(\$130,602)	(41.48%)	\$44,452	26.75%	\$44,476	26.77%	\$44,632	26.86%
\$50,000,000	(\$104,537)	(29.88%)	(\$145,169)	(41.49%)	\$49,411	26.76%	\$49,435	26.78%	\$49,592	26.86%