

CITY OF PANORA, 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	\$8.29688	\$360,727	\$0	\$360,727	
2026-27	\$4.50011	\$367,942	\$106	\$368,048	2.0%
2027-28	\$4.52506	\$369,888	\$106	\$369,994	0.5%
2028-29	\$4.40716	\$377,394	\$104	\$377,498	2.0%
2029-30	\$4.42947	\$379,386	\$104	\$379,490	0.5%
2030-31	\$4.31299	\$387,080	\$101	\$387,181	2.0%
2031-32	\$4.33481	\$389,117	\$102	\$389,219	0.5%
2032-33	\$4.22173	\$397,004	\$99	\$397,103	2.0%
2033-34	\$4.24307	\$399,088	\$100	\$399,188	0.5%
2034-35	\$4.13323	\$407,172	\$97	\$407,269	2.0%
2035-36	\$4.15412	\$409,306	\$98	\$409,403	0.5%

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	\$93,363,645	\$43,477,453	\$6,506,574	\$49,984,027
2026-27	\$90,807,152	\$81,786,344	\$7,287,363	\$89,073,707
2027-28	\$90,786,430	\$81,765,622	\$7,287,363	\$89,052,985
2028-29	\$95,040,767	\$85,655,591	\$7,651,731	\$93,307,322
2029-30	\$95,059,045	\$85,673,869	\$7,651,731	\$93,325,600
2030-31	\$99,538,717	\$89,770,954	\$8,034,318	\$97,805,272
2031-32	\$99,556,994	\$89,789,232	\$8,034,318	\$97,823,549
2032-33	\$104,231,144	\$94,061,665	\$8,436,033	\$102,497,699
2033-34	\$104,249,421	\$94,079,943	\$8,436,033	\$102,515,976
2034-35	\$109,126,552	\$98,535,272	\$8,857,835	\$107,393,107
2035-36	\$109,144,830	\$98,553,550	\$8,857,835	\$107,411,385

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	62.45%	-1.31%	61.13%	35.94%	2.50%	0.43%
2026-27	80.55%	-13.64%	66.91%	31.19%	1.65%	0.24%
2027-28	80.60%	-13.70%	66.90%	31.20%	1.65%	0.24%
2028-29	80.03%	-13.12%	66.91%	31.27%	1.59%	0.23%
2029-30	80.04%	-13.12%	66.91%	31.26%	1.59%	0.23%
2030-31	79.45%	-12.53%	66.92%	31.32%	1.53%	0.22%
2031-32	79.46%	-12.53%	66.93%	31.32%	1.53%	0.22%
2032-33	78.89%	-11.96%	66.93%	31.38%	1.48%	0.21%
2033-34	78.90%	-11.97%	66.93%	31.38%	1.48%	0.21%
2034-35	78.35%	-11.43%	66.92%	31.45%	1.43%	0.20%
2035-36	78.36%	-11.43%	66.93%	31.44%	1.43%	0.20%

**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 PANORA, 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	\$43,477,453	\$8.29688	\$360,727
2026-27	\$81,786,344	\$4.50011	\$368,048
2027-28	\$81,765,622	\$4.52506	\$369,994
2028-29	\$85,655,591	\$4.40716	\$377,498
2029-30	\$85,673,869	\$4.42947	\$379,490
2030-31	\$89,770,954	\$4.31299	\$387,181
2031-32	\$89,789,232	\$4.33481	\$389,219
2032-33	\$94,061,665	\$4.22173	\$397,103
2033-34	\$94,079,943	\$4.24307	\$399,188
2034-35	\$98,535,272	\$4.13323	\$407,269
2035-36	\$98,553,550	\$4.15412	\$409,403

CITY OF PANORA, 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	\$43,477,453	\$8.29688	\$360,727
2026-27	\$44,802,982	\$8.21474	\$368,045
2027-28	\$45,486,659	\$8.21474	\$373,661
2028-29	\$47,106,312	\$8.10000	\$381,561
2029-30	\$47,825,780	\$8.10000	\$387,389
2030-31	\$49,528,332	\$8.10000	\$401,179
2031-32	\$50,285,362	\$8.10000	\$407,311
2032-33	\$52,075,034	\$8.10000	\$421,808
2033-34	\$52,871,723	\$8.10000	\$428,261
2034-35	\$54,753,043	\$8.10000	\$443,500
2035-36	\$55,591,354	\$8.10000	\$450,290

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	\$36,983,363	(\$3.71463)	\$3
2027-28	\$36,278,963	(\$3.68968)	-\$3,667
2028-29	\$38,549,279	(\$3.69284)	-\$4,063
2029-30	\$37,848,089	(\$3.67053)	-\$7,899
2030-31	\$40,242,622	(\$3.78701)	-\$13,998
2031-32	\$39,503,870	(\$3.76519)	-\$18,092
2032-33	\$41,986,631	(\$3.87827)	-\$24,705
2033-34	\$41,208,220	(\$3.85693)	-\$29,073
2034-35	\$43,782,229	(\$3.96677)	-\$36,231
2035-36	\$42,962,196	(\$3.94588)	-\$40,887

CITY OF PANORA, 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	\$197	\$266	\$50,000	\$51,515	\$197	\$222	\$50,000	\$58,947	\$178	\$39	\$152	\$39	\$197	\$254
\$100,000	\$123,480	\$394	\$533	\$100,000	\$103,030	\$394	\$444	\$100,000	\$117,894	\$374	\$293	\$349	\$293	\$394	\$508
\$150,000	\$185,220	\$590	\$799	\$150,000	\$154,545	\$590	\$667	\$150,000	\$176,842	\$571	\$547	\$546	\$547	\$590	\$763
\$200,000	\$246,960	\$964	\$1,065	\$200,000	\$206,060	\$964	\$889	\$200,000	\$235,789	\$768	\$801	\$742	\$801	\$787	\$1,017
\$250,000	\$308,700	\$1,337	\$1,331	\$250,000	\$257,575	\$1,337	\$1,111	\$250,000	\$294,736	\$965	\$1,056	\$939	\$1,056	\$984	\$1,271
\$300,000	\$370,440	\$1,710	\$1,598	\$300,000	\$309,090	\$1,710	\$1,333	\$300,000	\$353,683	\$1,162	\$1,310	\$1,136	\$1,310	\$1,181	\$1,525
\$400,000	\$493,920	\$2,457	\$2,130	\$400,000	\$412,120	\$2,457	\$1,777	\$400,000	\$471,578	\$1,555	\$1,818	\$1,529	\$1,818	\$1,574	\$2,034
\$500,000	\$617,400	\$3,204	\$2,663	\$500,000	\$515,151	\$3,204	\$2,222	\$500,000	\$589,472	\$1,949	\$2,327	\$1,923	\$2,327	\$1,968	\$2,542
\$600,000	\$740,880	\$3,951	\$3,195	\$600,000	\$618,181	\$3,951	\$2,666	\$600,000	\$707,366	\$2,342	\$2,835	\$2,317	\$2,835	\$2,361	\$3,051
\$700,000	\$864,360	\$4,697	\$3,728	\$700,000	\$721,211	\$4,697	\$3,111	\$700,000	\$825,261	\$2,736	\$3,344	\$2,710	\$3,344	\$2,755	\$3,559
\$800,000	\$987,840	\$5,444	\$4,261	\$800,000	\$824,241	\$5,444	\$3,555	\$800,000	\$943,155	\$3,129	\$3,852	\$3,104	\$3,852	\$3,148	\$4,068
\$900,000	\$1,111,320	\$6,191	\$4,793	\$900,000	\$927,271	\$6,191	\$3,999	\$900,000	\$1,061,050	\$3,523	\$4,361	\$3,497	\$4,361	\$3,542	\$4,576
\$1,000,000	\$1,234,800	\$6,937	\$5,326	\$1,000,000	\$1,030,301	\$6,937	\$4,444	\$1,000,000	\$1,178,944	\$3,916	\$4,869	\$3,891	\$4,869	\$3,935	\$5,085
\$2,000,000	\$2,469,600	\$14,405	\$10,651	\$2,000,000	\$2,060,602	\$14,405	\$8,887	\$2,000,000	\$2,357,888	\$7,852	\$9,954	\$7,826	\$9,954	\$7,871	\$10,170
\$3,000,000	\$3,704,400	\$21,872	\$15,977	\$3,000,000	\$3,090,903	\$21,872	\$13,331	\$3,000,000	\$3,536,832	\$11,787	\$15,039	\$11,761	\$15,039	\$11,806	\$15,254
\$4,000,000	\$4,939,200	\$29,339	\$21,303	\$4,000,000	\$4,121,204	\$29,339	\$17,775	\$4,000,000	\$4,715,776	\$15,722	\$20,123	\$15,697	\$20,123	\$15,741	\$20,339
\$5,000,000	\$6,174,000	\$36,806	\$26,628	\$5,000,000	\$5,151,505	\$36,806	\$22,218	\$5,000,000	\$5,894,720	\$19,658	\$25,208	\$19,632	\$25,208	\$19,677	\$25,424
\$6,000,000	\$7,408,800	\$44,273	\$31,954	\$6,000,000	\$6,181,806	\$44,273	\$26,662	\$6,000,000	\$7,073,664	\$23,593	\$30,293	\$23,567	\$30,293	\$23,612	\$30,509
\$7,000,000	\$8,643,600	\$51,741	\$37,280	\$7,000,000	\$7,212,107	\$51,741	\$31,106	\$7,000,000	\$8,252,608	\$27,528	\$35,378	\$27,503	\$35,378	\$27,547	\$35,593
\$8,000,000	\$9,878,400	\$59,208	\$42,605	\$8,000,000	\$8,242,408	\$59,208	\$35,549	\$8,000,000	\$9,431,552	\$31,464	\$40,463	\$31,438	\$40,463	\$31,483	\$40,678
\$9,000,000	\$11,113,200	\$66,675	\$47,931	\$9,000,000	\$9,272,709	\$66,675	\$39,993	\$9,000,000	\$10,610,496	\$35,399	\$45,547	\$35,373	\$45,547	\$35,418	\$45,763
\$10,000,000	\$12,348,000	\$74,142	\$53,257	\$10,000,000	\$10,303,010	\$74,142	\$44,437	\$10,000,000	\$11,789,440	\$39,334	\$50,632	\$39,309	\$50,632	\$39,353	\$50,848
\$15,000,000	\$18,522,000	\$111,478	\$79,885	\$15,000,000	\$15,454,515	\$111,478	\$66,655	\$15,000,000	\$17,684,160	\$59,011	\$76,056	\$58,986	\$76,056	\$59,030	\$76,272
\$20,000,000	\$24,696,000	\$148,814	\$106,514	\$20,000,000	\$20,606,020	\$148,814	\$88,874	\$20,000,000	\$23,578,880	\$78,688	\$101,480	\$78,662	\$101,480	\$78,707	\$101,695
\$25,000,000	\$30,870,000	\$186,150	\$133,142	\$25,000,000	\$25,757,525	\$186,150	\$111,092	\$25,000,000	\$29,473,600	\$98,365	\$126,904	\$98,339	\$126,904	\$98,384	\$127,119
\$30,000,000	\$37,044,000	\$223,486	\$159,770	\$30,000,000	\$30,909,030	\$223,486	\$133,310	\$30,000,000	\$35,368,320	\$118,041	\$152,328	\$118,016	\$152,328	\$118,060	\$152,543
\$35,000,000	\$43,218,000	\$260,822	\$186,399	\$35,000,000	\$36,060,535	\$260,822	\$155,529	\$35,000,000	\$41,263,040	\$137,718	\$177,751	\$137,692	\$177,751	\$137,737	\$177,967
\$40,000,000	\$49,392,000	\$298,158	\$213,027	\$40,000,000	\$41,212,040	\$298,158	\$177,747	\$40,000,000	\$47,157,760	\$157,395	\$203,175	\$157,369	\$203,175	\$157,414	\$203,391
\$45,000,000	\$55,566,000	\$335,494	\$239,656	\$45,000,000	\$46,363,545	\$335,494	\$199,966	\$45,000,000	\$53,052,480	\$177,071	\$228,599	\$177,046	\$228,599	\$177,091	\$228,815
\$50,000,000	\$61,740,000	\$372,830	\$266,284	\$50,000,000	\$51,515,050	\$372,830	\$222,184	\$50,000,000	\$58,947,200	\$196,748	\$254,023	\$196,723	\$254,023	\$196,767	\$254,239

CITY OF PANORA, 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	\$70	35.33%	\$25	12.92%	(\$139)	(78.28%)	(\$114)	(74.63%)	\$57	29.21%
\$100,000	\$139	35.33%	\$51	12.92%	(\$82)	(21.80%)	(\$56)	(16.06%)	\$115	29.21%
\$150,000	\$209	35.33%	\$76	12.92%	(\$24)	(4.23%)	\$1	0.26%	\$172	29.21%
\$200,000	\$101	10.53%	(\$75)	(7.78%)	\$33	4.34%	\$59	7.93%	\$230	29.21%
\$250,000	(\$6)	(0.42%)	(\$226)	(16.91%)	\$91	9.41%	\$116	12.39%	\$287	29.21%
\$300,000	(\$113)	(6.59%)	(\$377)	(22.06%)	\$148	12.76%	\$174	15.30%	\$345	29.21%
\$400,000	(\$327)	(13.30%)	(\$680)	(27.66%)	\$263	16.93%	\$289	18.88%	\$460	29.21%
\$500,000	(\$541)	(16.89%)	(\$982)	(30.65%)	\$378	19.41%	\$404	20.99%	\$575	29.21%
\$600,000	(\$755)	(19.11%)	(\$1,284)	(32.51%)	\$493	21.05%	\$519	22.39%	\$690	29.21%
\$700,000	(\$969)	(20.64%)	(\$1,587)	(33.78%)	\$608	22.23%	\$634	23.38%	\$805	29.21%
\$800,000	(\$1,183)	(21.74%)	(\$1,889)	(34.70%)	\$723	23.10%	\$749	24.12%	\$920	29.21%
\$900,000	(\$1,398)	(22.58%)	(\$2,191)	(35.40%)	\$838	23.79%	\$864	24.69%	\$1,034	29.21%
\$1,000,000	(\$1,612)	(23.23%)	(\$2,494)	(35.95%)	\$953	24.33%	\$978	25.15%	\$1,149	29.21%
\$2,000,000	(\$3,753)	(26.06%)	(\$5,517)	(38.30%)	\$2,102	26.78%	\$2,128	27.19%	\$2,299	29.21%
\$3,000,000	(\$5,895)	(26.95%)	(\$8,541)	(39.05%)	\$3,252	27.59%	\$3,277	27.86%	\$3,448	29.21%
\$4,000,000	(\$8,036)	(27.39%)	(\$11,564)	(39.42%)	\$4,401	27.99%	\$4,427	28.20%	\$4,598	29.21%
\$5,000,000	(\$10,178)	(27.65%)	(\$14,588)	(39.63%)	\$5,551	28.24%	\$5,576	28.40%	\$5,747	29.21%
\$6,000,000	(\$12,319)	(27.83%)	(\$17,611)	(39.78%)	\$6,700	28.40%	\$6,726	28.54%	\$6,897	29.21%
\$7,000,000	(\$14,461)	(27.95%)	(\$20,635)	(39.88%)	\$7,849	28.51%	\$7,875	28.63%	\$8,046	29.21%
\$8,000,000	(\$16,602)	(28.04%)	(\$23,658)	(39.96%)	\$8,999	28.60%	\$9,024	28.71%	\$9,195	29.21%
\$9,000,000	(\$18,744)	(28.11%)	(\$26,682)	(40.02%)	\$10,148	28.67%	\$10,174	28.76%	\$10,345	29.21%
\$10,000,000	(\$20,885)	(28.17%)	(\$29,705)	(40.07%)	\$11,298	28.72%	\$11,323	28.81%	\$11,494	29.21%
\$15,000,000	(\$31,593)	(28.34%)	(\$44,823)	(40.21%)	\$17,045	28.88%	\$17,070	28.94%	\$17,241	29.21%
\$20,000,000	(\$42,301)	(28.43%)	(\$59,941)	(40.28%)	\$22,792	28.97%	\$22,818	29.01%	\$22,989	29.21%
\$25,000,000	(\$53,008)	(28.48%)	(\$75,058)	(40.32%)	\$28,539	29.01%	\$28,565	29.05%	\$28,736	29.21%
\$30,000,000	(\$63,716)	(28.51%)	(\$90,176)	(40.35%)	\$34,286	29.05%	\$34,312	29.07%	\$34,483	29.21%
\$35,000,000	(\$74,423)	(28.53%)	(\$105,293)	(40.37%)	\$40,033	29.07%	\$40,059	29.09%	\$40,230	29.21%
\$40,000,000	(\$85,131)	(28.55%)	(\$120,411)	(40.38%)	\$45,781	29.09%	\$45,806	29.11%	\$45,977	29.21%
\$45,000,000	(\$95,838)	(28.57%)	(\$135,528)	(40.40%)	\$51,528	29.10%	\$51,553	29.12%	\$51,724	29.21%
\$50,000,000	(\$106,546)	(28.58%)	(\$150,646)	(40.41%)	\$57,275	29.11%	\$57,300	29.13%	\$57,471	29.21%