

CITY OF PARKERSBURG, 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	\$7.78547	\$639,628	\$0	\$639,628	
2026-27	\$4.02599	\$652,421	\$5,776	\$658,197	2.9%
2027-28	\$4.06163	\$662,757	\$5,827	\$668,584	1.6%
2028-29	\$3.95766	\$681,956	\$5,678	\$687,634	2.8%
2029-30	\$3.99061	\$692,482	\$5,725	\$698,207	1.5%
2030-31	\$3.88724	\$712,170	\$5,577	\$717,747	2.8%
2031-32	\$3.91768	\$722,507	\$5,620	\$728,127	1.4%
2032-33	\$3.81709	\$742,690	\$5,476	\$748,166	2.8%
2033-34	\$3.84523	\$752,837	\$5,516	\$758,353	1.4%
2034-35	\$3.74731	\$773,519	\$5,376	\$778,895	2.7%
2035-36	\$3.77335	\$783,479	\$5,413	\$788,892	1.3%

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	\$194,888,161	\$82,156,682	\$14,440,436	\$96,597,118
2026-27	\$183,705,284	\$163,486,776	\$17,742,374	\$181,229,150
2027-28	\$185,612,812	\$164,609,760	\$18,526,917	\$183,136,678
2028-29	\$196,422,295	\$173,747,582	\$20,198,579	\$193,946,161
2029-30	\$198,421,749	\$174,962,493	\$20,983,122	\$195,945,615
2030-31	\$209,895,528	\$184,641,800	\$22,777,594	\$207,419,394
2031-32	\$211,894,981	\$185,856,710	\$23,562,137	\$209,418,847
2032-33	\$223,965,963	\$196,004,269	\$25,485,560	\$221,489,829
2033-34	\$225,965,416	\$197,219,179	\$26,270,103	\$223,489,282
2034-35	\$238,659,524	\$207,854,466	\$28,328,924	\$236,183,390
2035-36	\$240,658,977	\$209,069,377	\$29,113,467	\$238,182,843

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	83.41%	-1.81%	81.60%	17.21%	0.02%	0.89%
2026-27	102.71%	-18.55%	84.16%	14.95%	0.02%	0.47%
2027-28	102.18%	-18.53%	83.65%	15.46%	0.02%	0.47%
2028-29	100.86%	-17.65%	83.21%	15.97%	0.02%	0.44%
2029-30	100.33%	-17.58%	82.75%	16.43%	0.02%	0.44%
2030-31	99.05%	-16.70%	82.35%	16.89%	0.02%	0.41%
2031-32	98.58%	-16.65%	81.93%	17.32%	0.02%	0.41%
2032-33	97.38%	-15.83%	81.55%	17.75%	0.02%	0.39%
2033-34	96.95%	-15.79%	81.16%	18.14%	0.02%	0.38%
2034-35	95.83%	-15.03%	80.80%	18.55%	0.02%	0.36%
2035-36	95.44%	-14.99%	80.45%	18.91%	0.02%	0.36%

**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 PARKERSBURG, 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	\$82,156,682	\$7.78547	\$639,628
2026-27	\$163,486,776	\$4.02599	\$658,197
2027-28	\$164,609,760	\$4.06163	\$668,584
2028-29	\$173,747,582	\$3.95766	\$687,634
2029-30	\$174,962,493	\$3.99061	\$698,207
2030-31	\$184,641,800	\$3.88724	\$717,747
2031-32	\$185,856,710	\$3.91768	\$728,127
2032-33	\$196,004,269	\$3.81709	\$748,166
2033-34	\$197,219,179	\$3.84523	\$758,353
2034-35	\$207,854,466	\$3.74731	\$778,895
2035-36	\$209,069,377	\$3.77335	\$788,892

CITY OF PARKERSBURG, 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	\$82,156,682	\$7.78547	\$639,628
2026-27	\$82,766,055	\$7.78547	\$644,373
2027-28	\$84,268,207	\$7.78547	\$656,068
2028-29	\$87,426,791	\$7.78547	\$680,659
2029-30	\$89,829,155	\$7.78547	\$699,362
2030-31	\$93,166,454	\$7.78547	\$725,345
2031-32	\$95,690,282	\$7.78547	\$744,994
2032-33	\$99,215,614	\$7.78547	\$772,440
2033-34	\$101,867,626	\$7.78547	\$793,087
2034-35	\$105,591,026	\$7.78547	\$822,076
2035-36	\$108,377,643	\$7.78547	\$843,771

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	\$80,720,721	(\$3.75948)	\$13,824
2027-28	\$80,341,553	(\$3.72384)	\$12,516
2028-29	\$86,320,791	(\$3.82781)	\$6,975
2029-30	\$85,133,338	(\$3.79486)	-\$1,155
2030-31	\$91,475,346	(\$3.89823)	-\$7,598
2031-32	\$90,166,428	(\$3.86779)	-\$16,867
2032-33	\$96,788,655	(\$3.96838)	-\$24,274
2033-34	\$95,351,553	(\$3.94024)	-\$34,734
2034-35	\$102,263,440	(\$4.03816)	-\$43,181
2035-36	\$100,691,734	(\$4.01212)	-\$54,879

CITY OF PARKERSBURG, 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	\$240	\$50,000	\$51,515	\$185	\$200	\$50,000	\$58,947	\$167	\$35	\$143	\$35	\$185	\$229
\$100,000	\$123,480	\$369	\$480	\$100,000	\$103,030	\$369	\$401	\$100,000	\$117,894	\$351	\$264	\$327	\$264	\$369	\$458
\$150,000	\$185,220	\$554	\$720	\$150,000	\$154,545	\$554	\$601	\$150,000	\$176,842	\$536	\$493	\$512	\$493	\$554	\$687
\$200,000	\$246,960	\$904	\$960	\$200,000	\$206,060	\$904	\$801	\$200,000	\$235,789	\$721	\$722	\$697	\$722	\$739	\$917
\$250,000	\$308,700	\$1,255	\$1,200	\$250,000	\$257,575	\$1,255	\$1,001	\$250,000	\$294,736	\$905	\$951	\$881	\$951	\$923	\$1,146
\$300,000	\$370,440	\$1,605	\$1,440	\$300,000	\$309,090	\$1,605	\$1,202	\$300,000	\$353,683	\$1,090	\$1,180	\$1,066	\$1,180	\$1,108	\$1,375
\$400,000	\$493,920	\$2,306	\$1,920	\$400,000	\$412,120	\$2,306	\$1,602	\$400,000	\$471,578	\$1,459	\$1,639	\$1,435	\$1,639	\$1,477	\$1,833
\$500,000	\$617,400	\$3,006	\$2,400	\$500,000	\$515,151	\$3,006	\$2,003	\$500,000	\$589,472	\$1,828	\$2,097	\$1,804	\$2,097	\$1,846	\$2,291
\$600,000	\$740,880	\$3,707	\$2,880	\$600,000	\$618,181	\$3,707	\$2,403	\$600,000	\$707,366	\$2,198	\$2,555	\$2,174	\$2,555	\$2,216	\$2,750
\$700,000	\$864,360	\$4,408	\$3,360	\$700,000	\$721,211	\$4,408	\$2,804	\$700,000	\$825,261	\$2,567	\$3,014	\$2,543	\$3,014	\$2,585	\$3,208
\$800,000	\$987,840	\$5,108	\$3,840	\$800,000	\$824,241	\$5,108	\$3,204	\$800,000	\$943,155	\$2,936	\$3,472	\$2,912	\$3,472	\$2,954	\$3,666
\$900,000	\$1,111,320	\$5,809	\$4,320	\$900,000	\$927,271	\$5,809	\$3,605	\$900,000	\$1,061,050	\$3,306	\$3,930	\$3,282	\$3,930	\$3,323	\$4,125
\$1,000,000	\$1,234,800	\$6,510	\$4,800	\$1,000,000	\$1,030,301	\$6,510	\$4,005	\$1,000,000	\$1,178,944	\$3,675	\$4,388	\$3,651	\$4,388	\$3,693	\$4,583
\$2,000,000	\$2,469,600	\$13,517	\$9,600	\$2,000,000	\$2,060,602	\$13,517	\$8,010	\$2,000,000	\$2,357,888	\$7,368	\$8,971	\$7,344	\$8,971	\$7,386	\$9,166
\$3,000,000	\$3,704,400	\$20,524	\$14,400	\$3,000,000	\$3,090,903	\$20,524	\$12,015	\$3,000,000	\$3,536,832	\$11,060	\$13,554	\$11,036	\$13,554	\$11,078	\$13,749
\$4,000,000	\$4,939,200	\$27,531	\$19,200	\$4,000,000	\$4,121,204	\$27,531	\$16,020	\$4,000,000	\$4,715,776	\$14,753	\$18,137	\$14,729	\$18,137	\$14,771	\$18,331
\$5,000,000	\$6,174,000	\$34,537	\$24,000	\$5,000,000	\$5,151,505	\$34,537	\$20,025	\$5,000,000	\$5,894,720	\$18,446	\$22,720	\$18,422	\$22,720	\$18,464	\$22,914
\$6,000,000	\$7,408,800	\$41,544	\$28,800	\$6,000,000	\$6,181,806	\$41,544	\$24,030	\$6,000,000	\$7,073,664	\$22,139	\$27,303	\$22,115	\$27,303	\$22,157	\$27,497
\$7,000,000	\$8,643,600	\$48,551	\$33,600	\$7,000,000	\$7,212,107	\$48,551	\$28,035	\$7,000,000	\$8,252,608	\$25,832	\$31,886	\$25,807	\$31,886	\$25,849	\$32,080
\$8,000,000	\$9,878,400	\$55,558	\$38,400	\$8,000,000	\$8,242,408	\$55,558	\$32,040	\$8,000,000	\$9,431,552	\$29,524	\$36,468	\$29,500	\$36,468	\$29,542	\$36,663
\$9,000,000	\$11,113,200	\$62,565	\$43,200	\$9,000,000	\$9,272,709	\$62,565	\$36,045	\$9,000,000	\$10,610,496	\$33,217	\$41,051	\$33,193	\$41,051	\$33,235	\$41,246
\$10,000,000	\$12,348,000	\$69,572	\$48,000	\$10,000,000	\$10,303,010	\$69,572	\$40,050	\$10,000,000	\$11,789,440	\$36,910	\$45,634	\$36,886	\$45,634	\$36,928	\$45,828
\$15,000,000	\$18,522,000	\$104,607	\$71,999	\$15,000,000	\$15,454,515	\$104,607	\$60,075	\$15,000,000	\$17,684,160	\$55,374	\$68,548	\$55,350	\$68,548	\$55,392	\$68,743
\$20,000,000	\$24,696,000	\$139,641	\$95,999	\$20,000,000	\$20,606,020	\$139,641	\$80,101	\$20,000,000	\$23,578,880	\$73,838	\$91,462	\$73,814	\$91,462	\$73,855	\$91,657
\$25,000,000	\$30,870,000	\$174,676	\$119,999	\$25,000,000	\$25,757,525	\$174,676	\$100,126	\$25,000,000	\$29,473,600	\$92,301	\$114,377	\$92,277	\$114,377	\$92,319	\$114,571
\$30,000,000	\$37,044,000	\$209,711	\$143,999	\$30,000,000	\$30,909,030	\$209,711	\$120,151	\$30,000,000	\$35,368,320	\$110,765	\$137,291	\$110,741	\$137,291	\$110,783	\$137,485
\$35,000,000	\$43,218,000	\$244,745	\$167,999	\$35,000,000	\$36,060,535	\$244,745	\$140,176	\$35,000,000	\$41,263,040	\$129,229	\$160,205	\$129,205	\$160,205	\$129,247	\$160,399
\$40,000,000	\$49,392,000	\$279,780	\$191,999	\$40,000,000	\$41,212,040	\$279,780	\$160,201	\$40,000,000	\$47,157,760	\$147,693	\$183,119	\$147,669	\$183,119	\$147,711	\$183,314
\$45,000,000	\$55,566,000	\$314,814	\$215,998	\$45,000,000	\$46,363,545	\$314,814	\$180,226	\$45,000,000	\$53,052,480	\$166,157	\$206,033	\$166,133	\$206,033	\$166,175	\$206,228
\$50,000,000	\$61,740,000	\$349,849	\$239,998	\$50,000,000	\$51,515,050	\$349,849	\$200,251	\$50,000,000	\$58,947,200	\$184,621	\$228,948	\$184,597	\$228,948	\$184,639	\$229,142

CITY OF PARKERSBURG, 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	\$55	29.98%	\$16	8.46%	(\$132)	(79.14%)	(\$108)	(75.63%)	\$45	24.10%
\$100,000	\$111	29.98%	\$31	8.46%	(\$87)	(24.89%)	(\$63)	(19.38%)	\$89	24.10%
\$150,000	\$166	29.98%	\$47	8.46%	(\$43)	(8.01%)	(\$19)	(3.70%)	\$134	24.10%
\$200,000	\$56	6.16%	(\$103)	(11.42%)	\$2	0.22%	\$26	3.67%	\$178	24.10%
\$250,000	(\$55)	(4.35%)	(\$253)	(20.19%)	\$46	5.09%	\$70	7.95%	\$223	24.10%
\$300,000	(\$165)	(10.28%)	(\$403)	(25.14%)	\$91	8.31%	\$115	10.75%	\$267	24.10%
\$400,000	(\$386)	(16.73%)	(\$704)	(30.52%)	\$180	12.31%	\$204	14.18%	\$356	24.10%
\$500,000	(\$606)	(20.17%)	(\$1,004)	(33.39%)	\$269	14.69%	\$293	16.21%	\$445	24.10%
\$600,000	(\$827)	(22.31%)	(\$1,304)	(35.18%)	\$358	16.27%	\$382	17.55%	\$534	24.10%
\$700,000	(\$1,048)	(23.77%)	(\$1,604)	(36.40%)	\$447	17.40%	\$471	18.51%	\$623	24.10%
\$800,000	(\$1,268)	(24.83%)	(\$1,904)	(37.28%)	\$536	18.24%	\$560	19.22%	\$712	24.10%
\$900,000	(\$1,489)	(25.63%)	(\$2,205)	(37.95%)	\$625	18.90%	\$649	19.77%	\$801	24.10%
\$1,000,000	(\$1,710)	(26.27%)	(\$2,505)	(38.48%)	\$714	19.42%	\$738	20.20%	\$890	24.10%
\$2,000,000	(\$3,917)	(28.98%)	(\$5,507)	(40.74%)	\$1,604	21.77%	\$1,628	22.16%	\$1,780	24.10%
\$3,000,000	(\$6,124)	(29.84%)	(\$8,509)	(41.46%)	\$2,494	22.55%	\$2,518	22.81%	\$2,670	24.10%
\$4,000,000	(\$8,331)	(30.26%)	(\$11,510)	(41.81%)	\$3,384	22.94%	\$3,408	23.14%	\$3,560	24.10%
\$5,000,000	(\$10,538)	(30.51%)	(\$14,512)	(42.02%)	\$4,274	23.17%	\$4,298	23.33%	\$4,450	24.10%
\$6,000,000	(\$12,745)	(30.68%)	(\$17,514)	(42.16%)	\$5,164	23.33%	\$5,188	23.46%	\$5,340	24.10%
\$7,000,000	(\$14,952)	(30.80%)	(\$20,516)	(42.26%)	\$6,054	23.44%	\$6,078	23.55%	\$6,230	24.10%
\$8,000,000	(\$17,159)	(30.88%)	(\$23,518)	(42.33%)	\$6,944	23.52%	\$6,968	23.62%	\$7,121	24.10%
\$9,000,000	(\$19,366)	(30.95%)	(\$26,520)	(42.39%)	\$7,834	23.58%	\$7,858	23.67%	\$8,011	24.10%
\$10,000,000	(\$21,572)	(31.01%)	(\$29,522)	(42.43%)	\$8,724	23.64%	\$8,748	23.72%	\$8,901	24.10%
\$15,000,000	(\$32,607)	(31.17%)	(\$44,531)	(42.57%)	\$13,175	23.79%	\$13,199	23.85%	\$13,351	24.10%
\$20,000,000	(\$43,642)	(31.25%)	(\$59,541)	(42.64%)	\$17,625	23.87%	\$17,649	23.91%	\$17,801	24.10%
\$25,000,000	(\$54,677)	(31.30%)	(\$74,550)	(42.68%)	\$22,075	23.92%	\$22,099	23.95%	\$22,252	24.10%
\$30,000,000	(\$65,712)	(31.33%)	(\$89,560)	(42.71%)	\$26,525	23.95%	\$26,550	23.97%	\$26,702	24.10%
\$35,000,000	(\$76,746)	(31.36%)	(\$104,569)	(42.73%)	\$30,976	23.97%	\$31,000	23.99%	\$31,152	24.10%
\$40,000,000	(\$87,781)	(31.38%)	(\$119,579)	(42.74%)	\$35,426	23.99%	\$35,450	24.01%	\$35,603	24.10%
\$45,000,000	(\$98,816)	(31.39%)	(\$134,588)	(42.75%)	\$39,876	24.00%	\$39,900	24.02%	\$40,053	24.10%
\$50,000,000	(\$109,851)	(31.40%)	(\$149,598)	(42.76%)	\$44,327	24.01%	\$44,351	24.03%	\$44,503	24.10%