

CITY OF PLOVER, 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	\$7.86408	\$31,684	\$0	\$31,684	
2026-27	\$8.86640	\$32,318	\$0	\$32,318	2.0%
2027-28	\$8.91563	\$32,479	\$0	\$32,479	0.5%
2028-29	\$8.72139	\$33,129	\$0	\$33,129	2.0%
2029-30	\$8.76500	\$33,294	\$0	\$33,294	0.5%
2030-31	\$8.56788	\$33,960	\$0	\$33,960	2.0%
2031-32	\$8.61072	\$34,130	\$0	\$34,130	0.5%
2032-33	\$8.41568	\$34,813	\$0	\$34,813	2.0%
2033-34	\$8.45776	\$34,987	\$0	\$34,987	0.5%
2034-35	\$8.26487	\$35,687	\$0	\$35,687	2.0%
2035-36	\$8.30619	\$35,865	\$0	\$35,865	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	\$10,565,034	\$4,028,944	\$0	\$4,028,944
2026-27	\$9,247,769	\$3,644,953	\$0	\$3,644,953
2027-28	\$9,245,769	\$3,642,953	\$0	\$3,642,953
2028-29	\$9,401,386	\$3,798,570	\$0	\$3,798,570
2029-30	\$9,401,386	\$3,798,570	\$0	\$3,798,570
2030-31	\$9,566,501	\$3,963,685	\$0	\$3,963,685
2031-32	\$9,566,501	\$3,963,685	\$0	\$3,963,685
2032-33	\$9,739,472	\$4,136,656	\$0	\$4,136,656
2033-34	\$9,739,472	\$4,136,656	\$0	\$4,136,656
2034-35	\$9,920,677	\$4,317,861	\$0	\$4,317,861
2035-36	\$9,920,677	\$4,317,861	\$0	\$4,317,861

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	10.36%	-1.64%	8.72%	44.12%	0.00%	21.02%
2026-27	26.32%	-47.13%	-20.82%	65.43%	0.00%	23.24%
2027-28	26.33%	-47.22%	-20.89%	65.47%	0.00%	23.25%
2028-29	26.26%	-45.33%	-19.07%	65.93%	0.00%	22.30%
2029-30	26.26%	-45.33%	-19.07%	65.93%	0.00%	22.30%
2030-31	26.17%	-43.45%	-17.27%	66.34%	0.00%	21.37%
2031-32	26.17%	-43.45%	-17.27%	66.34%	0.00%	21.37%
2032-33	26.08%	-41.63%	-15.55%	66.74%	0.00%	20.47%
2033-34	26.08%	-41.63%	-15.55%	66.74%	0.00%	20.47%
2034-35	25.99%	-39.88%	-13.89%	67.14%	0.00%	19.62%
2035-36	25.99%	-39.88%	-13.89%	67.14%	0.00%	19.62%

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 PLOVER, 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	\$4,028,944	\$7.86408	\$31,684
2026-27	\$3,644,953	\$8.86640	\$32,318
2027-28	\$3,642,953	\$8.91563	\$32,479
2028-29	\$3,798,570	\$8.72139	\$33,129
2029-30	\$3,798,570	\$8.76500	\$33,294
2030-31	\$3,963,685	\$8.56788	\$33,960
2031-32	\$3,963,685	\$8.61072	\$34,130
2032-33	\$4,136,656	\$8.41568	\$34,813
2033-34	\$4,136,656	\$8.45776	\$34,987
2034-35	\$4,317,861	\$8.26487	\$35,687
2035-36	\$4,317,861	\$8.30619	\$35,865

CITY OF PLOVER, 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	\$4,028,944	\$7.86408	\$31,684
2026-27	\$4,242,720	\$7.70988	\$32,711
2027-28	\$4,251,720	\$7.70988	\$32,780
2028-29	\$4,364,019	\$7.70988	\$33,646
2029-30	\$4,373,489	\$7.70988	\$33,719
2030-31	\$4,491,432	\$7.70988	\$34,628
2031-32	\$4,501,396	\$7.70988	\$34,705
2032-33	\$4,625,266	\$7.70988	\$35,660
2033-34	\$4,635,752	\$7.70988	\$35,741
2034-35	\$4,765,848	\$7.70988	\$36,744
2035-36	\$4,776,881	\$7.70988	\$36,829

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	(\$597,768)	\$1.15652	-\$393
2027-28	(\$608,768)	\$1.20575	-\$301
2028-29	(\$565,448)	\$1.01151	-\$517
2029-30	(\$574,919)	\$1.05512	-\$425
2030-31	(\$527,747)	\$0.85800	-\$668
2031-32	(\$537,711)	\$0.90084	-\$575
2032-33	(\$488,610)	\$0.70580	-\$847
2033-34	(\$499,096)	\$0.74788	-\$754
2034-35	(\$447,986)	\$0.55499	-\$1,058
2035-36	(\$459,020)	\$0.59631	-\$964

CITY OF PLOVER, 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	\$529	\$50,000	\$51,515	\$187	\$441	\$50,000	\$58,947	\$168	\$77	\$144	\$77	\$187	\$505
\$100,000	\$123,480	\$373	\$1,058	\$100,000	\$103,030	\$373	\$883	\$100,000	\$117,894	\$355	\$582	\$331	\$582	\$373	\$1,010
\$150,000	\$185,220	\$560	\$1,587	\$150,000	\$154,545	\$560	\$1,324	\$150,000	\$176,842	\$541	\$1,087	\$517	\$1,087	\$560	\$1,515
\$200,000	\$246,960	\$913	\$2,116	\$200,000	\$206,060	\$913	\$1,765	\$200,000	\$235,789	\$728	\$1,592	\$704	\$1,592	\$746	\$2,020
\$250,000	\$308,700	\$1,267	\$2,645	\$250,000	\$257,575	\$1,267	\$2,207	\$250,000	\$294,736	\$914	\$2,097	\$890	\$2,097	\$933	\$2,525
\$300,000	\$370,440	\$1,621	\$3,174	\$300,000	\$309,090	\$1,621	\$2,648	\$300,000	\$353,683	\$1,101	\$2,602	\$1,077	\$2,602	\$1,119	\$3,030
\$400,000	\$493,920	\$2,329	\$4,232	\$400,000	\$412,120	\$2,329	\$3,531	\$400,000	\$471,578	\$1,474	\$3,612	\$1,450	\$3,612	\$1,492	\$4,040
\$500,000	\$617,400	\$3,037	\$5,290	\$500,000	\$515,151	\$3,037	\$4,414	\$500,000	\$589,472	\$1,847	\$4,622	\$1,823	\$4,622	\$1,865	\$5,051
\$600,000	\$740,880	\$3,744	\$6,348	\$600,000	\$618,181	\$3,744	\$5,296	\$600,000	\$707,366	\$2,220	\$5,632	\$2,196	\$5,632	\$2,238	\$6,061
\$700,000	\$864,360	\$4,452	\$7,406	\$700,000	\$721,211	\$4,452	\$6,179	\$700,000	\$825,261	\$2,593	\$6,642	\$2,569	\$6,642	\$2,611	\$7,071
\$800,000	\$987,840	\$5,160	\$8,464	\$800,000	\$824,241	\$5,160	\$7,062	\$800,000	\$943,155	\$2,966	\$7,652	\$2,942	\$7,652	\$2,984	\$8,081
\$900,000	\$1,111,320	\$5,868	\$9,522	\$900,000	\$927,271	\$5,868	\$7,945	\$900,000	\$1,061,050	\$3,339	\$8,663	\$3,315	\$8,663	\$3,357	\$9,091
\$1,000,000	\$1,234,800	\$6,576	\$10,580	\$1,000,000	\$1,030,301	\$6,576	\$8,827	\$1,000,000	\$1,178,944	\$3,712	\$9,673	\$3,688	\$9,673	\$3,730	\$10,101
\$2,000,000	\$2,469,600	\$13,653	\$21,159	\$2,000,000	\$2,060,602	\$13,653	\$17,655	\$2,000,000	\$2,357,888	\$7,442	\$19,774	\$7,418	\$19,774	\$7,460	\$20,202
\$3,000,000	\$3,704,400	\$20,731	\$31,739	\$3,000,000	\$3,090,903	\$20,731	\$26,482	\$3,000,000	\$3,536,832	\$11,172	\$29,875	\$11,148	\$29,875	\$11,190	\$30,303
\$4,000,000	\$4,939,200	\$27,809	\$42,318	\$4,000,000	\$4,121,204	\$27,809	\$35,310	\$4,000,000	\$4,715,776	\$14,902	\$39,976	\$14,878	\$39,976	\$14,920	\$40,404
\$5,000,000	\$6,174,000	\$34,886	\$52,898	\$5,000,000	\$5,151,505	\$34,886	\$44,137	\$5,000,000	\$5,894,720	\$18,632	\$50,077	\$18,608	\$50,077	\$18,650	\$50,505
\$6,000,000	\$7,408,800	\$41,964	\$63,478	\$6,000,000	\$6,181,806	\$41,964	\$52,965	\$6,000,000	\$7,073,664	\$22,362	\$60,178	\$22,338	\$60,178	\$22,380	\$60,606
\$7,000,000	\$8,643,600	\$49,042	\$74,057	\$7,000,000	\$7,212,107	\$49,042	\$61,792	\$7,000,000	\$8,252,608	\$26,092	\$70,279	\$26,068	\$70,279	\$26,110	\$70,707
\$8,000,000	\$9,878,400	\$56,119	\$84,637	\$8,000,000	\$8,242,408	\$56,119	\$70,620	\$8,000,000	\$9,431,552	\$29,822	\$80,380	\$29,798	\$80,380	\$29,840	\$80,808
\$9,000,000	\$11,113,200	\$63,197	\$95,217	\$9,000,000	\$9,272,709	\$63,197	\$79,447	\$9,000,000	\$10,610,496	\$33,552	\$90,481	\$33,528	\$90,481	\$33,571	\$90,909
\$10,000,000	\$12,348,000	\$70,275	\$105,796	\$10,000,000	\$10,303,010	\$70,275	\$88,275	\$10,000,000	\$11,789,440	\$37,282	\$100,582	\$37,258	\$100,582	\$37,301	\$101,011
\$15,000,000	\$18,522,000	\$105,663	\$158,694	\$15,000,000	\$15,454,515	\$105,663	\$132,412	\$15,000,000	\$17,684,160	\$55,933	\$151,087	\$55,909	\$151,087	\$55,951	\$151,516
\$20,000,000	\$24,696,000	\$141,051	\$211,592	\$20,000,000	\$20,606,020	\$141,051	\$176,550	\$20,000,000	\$23,578,880	\$74,583	\$201,593	\$74,559	\$201,593	\$74,601	\$202,021
\$25,000,000	\$30,870,000	\$176,440	\$264,490	\$25,000,000	\$25,757,525	\$176,440	\$220,687	\$25,000,000	\$29,473,600	\$93,233	\$252,098	\$93,209	\$252,098	\$93,251	\$252,526
\$30,000,000	\$37,044,000	\$211,828	\$317,389	\$30,000,000	\$30,909,030	\$211,828	\$264,825	\$30,000,000	\$35,368,320	\$111,884	\$302,603	\$111,859	\$302,603	\$111,902	\$303,032
\$35,000,000	\$43,218,000	\$247,216	\$370,287	\$35,000,000	\$36,060,535	\$247,216	\$308,962	\$35,000,000	\$41,263,040	\$130,534	\$353,108	\$130,510	\$353,108	\$130,552	\$353,537
\$40,000,000	\$49,392,000	\$282,605	\$423,185	\$40,000,000	\$41,212,040	\$282,605	\$353,100	\$40,000,000	\$47,157,760	\$149,184	\$403,614	\$149,160	\$403,614	\$149,202	\$404,042
\$45,000,000	\$55,566,000	\$317,993	\$476,083	\$45,000,000	\$46,363,545	\$317,993	\$397,237	\$45,000,000	\$53,052,480	\$167,835	\$454,119	\$167,810	\$454,119	\$167,853	\$454,547
\$50,000,000	\$61,740,000	\$353,381	\$528,981	\$50,000,000	\$51,515,050	\$353,381	\$441,375	\$50,000,000	\$58,947,200	\$186,485	\$504,624	\$186,461	\$504,624	\$186,503	\$505,053

CITY OF PLOVER, 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	\$342	183.63%	\$255	136.66%	(\$92)	(54.48%)	(\$68)	(46.83%)	\$319	170.80%
\$100,000	\$685	183.63%	\$510	136.66%	\$227	63.90%	\$251	75.92%	\$637	170.80%
\$150,000	\$1,027	183.63%	\$765	136.66%	\$545	100.73%	\$570	110.14%	\$956	170.80%
\$200,000	\$1,203	131.66%	\$852	93.29%	\$864	118.68%	\$888	126.21%	\$1,274	170.80%
\$250,000	\$1,378	108.71%	\$940	74.14%	\$1,182	129.31%	\$1,207	135.56%	\$1,593	170.80%
\$300,000	\$1,553	95.78%	\$1,027	63.36%	\$1,501	136.34%	\$1,525	141.66%	\$1,911	170.80%
\$400,000	\$1,903	81.71%	\$1,202	51.61%	\$2,138	145.06%	\$2,162	149.16%	\$2,548	170.80%
\$500,000	\$2,253	74.20%	\$1,377	45.35%	\$2,775	150.26%	\$2,799	153.59%	\$3,185	170.80%
\$600,000	\$2,603	69.52%	\$1,552	41.45%	\$3,412	153.71%	\$3,437	156.51%	\$3,823	170.80%
\$700,000	\$2,954	66.34%	\$1,727	38.79%	\$4,049	156.17%	\$4,074	158.59%	\$4,460	170.80%
\$800,000	\$3,304	64.03%	\$1,902	36.86%	\$4,686	158.01%	\$4,711	160.14%	\$5,097	170.80%
\$900,000	\$3,654	62.27%	\$2,077	35.40%	\$5,324	159.44%	\$5,348	161.34%	\$5,734	170.80%
\$1,000,000	\$4,004	60.89%	\$2,252	34.25%	\$5,961	160.58%	\$5,985	162.29%	\$6,371	170.80%
\$2,000,000	\$7,506	54.98%	\$4,002	29.31%	\$12,332	165.70%	\$12,356	166.57%	\$12,742	170.80%
\$3,000,000	\$11,008	53.10%	\$5,752	27.74%	\$18,703	167.41%	\$18,727	167.99%	\$19,113	170.80%
\$4,000,000	\$14,510	52.18%	\$7,501	26.98%	\$25,074	168.26%	\$25,098	168.69%	\$25,484	170.80%
\$5,000,000	\$18,012	51.63%	\$9,251	26.52%	\$31,445	168.77%	\$31,469	169.12%	\$31,855	170.80%
\$6,000,000	\$21,514	51.27%	\$11,001	26.22%	\$37,816	169.10%	\$37,840	169.40%	\$38,226	170.80%
\$7,000,000	\$25,016	51.01%	\$12,751	26.00%	\$44,187	169.35%	\$44,211	169.60%	\$44,597	170.80%
\$8,000,000	\$28,518	50.82%	\$14,501	25.84%	\$50,558	169.53%	\$50,582	169.75%	\$50,968	170.80%
\$9,000,000	\$32,020	50.67%	\$16,251	25.71%	\$56,929	169.67%	\$56,953	169.87%	\$57,339	170.80%
\$10,000,000	\$35,522	50.55%	\$18,000	25.61%	\$63,300	169.78%	\$63,324	169.96%	\$63,710	170.80%
\$15,000,000	\$53,031	50.19%	\$26,749	25.32%	\$95,155	170.12%	\$95,179	170.24%	\$95,565	170.80%
\$20,000,000	\$70,541	50.01%	\$35,499	25.17%	\$127,010	170.29%	\$127,034	170.38%	\$127,420	170.80%
\$25,000,000	\$88,051	49.90%	\$44,248	25.08%	\$158,864	170.39%	\$158,889	170.46%	\$159,275	170.80%
\$30,000,000	\$105,561	49.83%	\$52,997	25.02%	\$190,719	170.46%	\$190,744	170.52%	\$191,130	170.80%
\$35,000,000	\$123,070	49.78%	\$61,746	24.98%	\$222,574	170.51%	\$222,599	170.56%	\$222,985	170.80%
\$40,000,000	\$140,580	49.74%	\$70,495	24.94%	\$254,429	170.55%	\$254,454	170.59%	\$254,840	170.80%
\$45,000,000	\$158,090	49.71%	\$79,244	24.92%	\$286,284	170.58%	\$286,309	170.61%	\$286,695	170.80%
\$50,000,000	\$175,599	49.69%	\$87,993	24.90%	\$318,139	170.60%	\$318,164	170.63%	\$318,550	170.80%