

CITY OF POPEJOY, 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	\$7.73212	\$7,251	\$0	\$7,251	
2026-27	\$6.35144	\$7,396	\$23	\$7,419	2.3%
2027-28	\$6.39305	\$7,456	\$23	\$7,479	0.8%
2028-29	\$6.08554	\$7,629	\$22	\$7,651	2.3%
2029-30	\$6.11986	\$7,689	\$22	\$7,711	0.8%
2030-31	\$5.83258	\$7,865	\$21	\$7,886	2.3%
2031-32	\$5.86521	\$7,926	\$21	\$7,947	0.8%
2032-33	\$5.60034	\$8,106	\$20	\$8,126	2.3%
2033-34	\$5.63145	\$8,167	\$20	\$8,187	0.7%
2034-35	\$5.38623	\$8,351	\$19	\$8,370	2.2%
2035-36	\$5.41595	\$8,412	\$19	\$8,431	0.7%

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	\$3,155,780	\$937,826	\$0	\$937,826
2026-27	\$2,384,226	\$1,168,125	\$0	\$1,168,125
2027-28	\$2,386,026	\$1,169,925	\$0	\$1,169,925
2028-29	\$2,473,325	\$1,257,224	\$0	\$1,257,224
2029-30	\$2,476,125	\$1,260,024	\$0	\$1,260,024
2030-31	\$2,568,227	\$1,352,126	\$0	\$1,352,126
2031-32	\$2,571,027	\$1,354,926	\$0	\$1,354,926
2032-33	\$2,667,090	\$1,450,989	\$0	\$1,450,989
2033-34	\$2,669,890	\$1,453,789	\$0	\$1,453,789
2034-35	\$2,770,077	\$1,553,976	\$0	\$1,553,976
2035-36	\$2,772,877	\$1,556,776	\$0	\$1,556,776

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	87.75%	-1.81%	85.94%	8.64%	0.00%	5.43%
2026-27	162.20%	-83.19%	79.01%	16.38%	0.00%	4.36%
2027-28	162.26%	-83.22%	79.04%	16.35%	0.00%	4.35%
2028-29	157.32%	-77.57%	79.75%	15.98%	0.00%	4.05%
2029-30	157.26%	-77.46%	79.80%	15.94%	0.00%	4.04%
2030-31	152.67%	-72.23%	80.45%	15.60%	0.00%	3.76%
2031-32	152.62%	-72.14%	80.49%	15.57%	0.00%	3.76%
2032-33	148.47%	-67.40%	81.06%	15.26%	0.00%	3.51%
2033-34	148.43%	-67.33%	81.10%	15.23%	0.00%	3.50%
2034-35	144.65%	-63.03%	81.62%	14.96%	0.00%	3.27%
2035-36	144.62%	-62.97%	81.65%	14.94%	0.00%	3.27%

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 POPEJOY, 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	\$937,826	\$7.73212	\$7,251
2026-27	\$1,168,125	\$6.35144	\$7,419
2027-28	\$1,169,925	\$6.39305	\$7,479
2028-29	\$1,257,224	\$6.08554	\$7,651
2029-30	\$1,260,024	\$6.11986	\$7,711
2030-31	\$1,352,126	\$5.83258	\$7,886
2031-32	\$1,354,926	\$5.86521	\$7,947
2032-33	\$1,450,989	\$5.60034	\$8,126
2033-34	\$1,453,789	\$5.63145	\$8,187
2034-35	\$1,553,976	\$5.38623	\$8,370
2035-36	\$1,556,776	\$5.41595	\$8,431

CITY OF POPEJOY, 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	\$937,826	\$7.73212	\$7,251
2026-27	\$947,209	\$7.73212	\$7,324
2027-28	\$966,584	\$7.73212	\$7,474
2028-29	\$997,960	\$7.73212	\$7,716
2029-30	\$1,018,354	\$7.73212	\$7,874
2030-31	\$1,051,394	\$7.73212	\$8,130
2031-32	\$1,072,856	\$7.73212	\$8,295
2032-33	\$1,107,645	\$7.73212	\$8,564
2033-34	\$1,130,236	\$7.73212	\$8,739
2034-35	\$1,166,866	\$7.73212	\$9,022
2035-36	\$1,190,641	\$7.73212	\$9,206

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	\$220,916	(\$1.38068)	\$95
2027-28	\$203,341	(\$1.33907)	\$6
2028-29	\$259,263	(\$1.64658)	-\$65
2029-30	\$241,670	(\$1.61226)	-\$163
2030-31	\$300,733	(\$1.89954)	-\$243
2031-32	\$282,070	(\$1.86691)	-\$349
2032-33	\$343,345	(\$2.13178)	-\$438
2033-34	\$323,553	(\$2.10067)	-\$552
2034-35	\$387,110	(\$2.34589)	-\$652
2035-36	\$366,135	(\$2.31617)	-\$775

CITY OF POPEJOY, 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	\$183	\$360	\$50,000	\$51,515	\$183	\$300	\$50,000	\$58,947	\$166	\$52	\$142	\$52	\$183	\$344
\$100,000	\$123,480	\$367	\$720	\$100,000	\$103,030	\$367	\$601	\$100,000	\$117,894	\$349	\$396	\$325	\$396	\$367	\$688
\$150,000	\$185,220	\$550	\$1,080	\$150,000	\$154,545	\$550	\$901	\$150,000	\$176,842	\$532	\$740	\$508	\$740	\$550	\$1,031
\$200,000	\$246,960	\$898	\$1,440	\$200,000	\$206,060	\$898	\$1,202	\$200,000	\$235,789	\$716	\$1,084	\$692	\$1,084	\$733	\$1,375
\$250,000	\$308,700	\$1,246	\$1,801	\$250,000	\$257,575	\$1,246	\$1,502	\$250,000	\$294,736	\$899	\$1,427	\$875	\$1,427	\$917	\$1,719
\$300,000	\$370,440	\$1,594	\$2,161	\$300,000	\$309,090	\$1,594	\$1,803	\$300,000	\$353,683	\$1,082	\$1,771	\$1,059	\$1,771	\$1,100	\$2,063
\$400,000	\$493,920	\$2,290	\$2,881	\$400,000	\$412,120	\$2,290	\$2,404	\$400,000	\$471,578	\$1,449	\$2,459	\$1,425	\$2,459	\$1,467	\$2,751
\$500,000	\$617,400	\$2,986	\$3,601	\$500,000	\$515,151	\$2,986	\$3,005	\$500,000	\$589,472	\$1,816	\$3,147	\$1,792	\$3,147	\$1,834	\$3,438
\$600,000	\$740,880	\$3,682	\$4,321	\$600,000	\$618,181	\$3,682	\$3,606	\$600,000	\$707,366	\$2,183	\$3,834	\$2,159	\$3,834	\$2,200	\$4,126
\$700,000	\$864,360	\$4,378	\$5,041	\$700,000	\$721,211	\$4,378	\$4,207	\$700,000	\$825,261	\$2,549	\$4,522	\$2,526	\$4,522	\$2,567	\$4,813
\$800,000	\$987,840	\$5,073	\$5,762	\$800,000	\$824,241	\$5,073	\$4,807	\$800,000	\$943,155	\$2,916	\$5,209	\$2,892	\$5,209	\$2,934	\$5,501
\$900,000	\$1,111,320	\$5,769	\$6,482	\$900,000	\$927,271	\$5,769	\$5,408	\$900,000	\$1,061,050	\$3,283	\$5,897	\$3,259	\$5,897	\$3,301	\$6,189
\$1,000,000	\$1,234,800	\$6,465	\$7,202	\$1,000,000	\$1,030,301	\$6,465	\$6,009	\$1,000,000	\$1,178,944	\$3,650	\$6,585	\$3,626	\$6,585	\$3,667	\$6,876
\$2,000,000	\$2,469,600	\$13,424	\$14,404	\$2,000,000	\$2,060,602	\$13,424	\$12,019	\$2,000,000	\$2,357,888	\$7,317	\$13,461	\$7,293	\$13,461	\$7,335	\$13,753
\$3,000,000	\$3,704,400	\$20,383	\$21,606	\$3,000,000	\$3,090,903	\$20,383	\$18,028	\$3,000,000	\$3,536,832	\$10,985	\$20,337	\$10,961	\$20,337	\$11,002	\$20,629
\$4,000,000	\$4,939,200	\$27,342	\$28,808	\$4,000,000	\$4,121,204	\$27,342	\$24,037	\$4,000,000	\$4,715,776	\$14,652	\$27,214	\$14,628	\$27,214	\$14,670	\$27,505
\$5,000,000	\$6,174,000	\$34,301	\$36,010	\$5,000,000	\$5,151,505	\$34,301	\$30,047	\$5,000,000	\$5,894,720	\$18,320	\$34,090	\$18,296	\$34,090	\$18,337	\$34,381
\$6,000,000	\$7,408,800	\$41,260	\$43,212	\$6,000,000	\$6,181,806	\$41,260	\$36,056	\$6,000,000	\$7,073,664	\$21,987	\$40,966	\$21,963	\$40,966	\$22,005	\$41,258
\$7,000,000	\$8,643,600	\$48,219	\$50,414	\$7,000,000	\$7,212,107	\$48,219	\$42,065	\$7,000,000	\$8,252,608	\$25,654	\$47,842	\$25,631	\$47,842	\$25,672	\$48,134
\$8,000,000	\$9,878,400	\$55,178	\$57,617	\$8,000,000	\$8,242,408	\$55,178	\$48,075	\$8,000,000	\$9,431,552	\$29,322	\$54,719	\$29,298	\$54,719	\$29,340	\$55,010
\$9,000,000	\$11,113,200	\$62,136	\$64,819	\$9,000,000	\$9,272,709	\$62,136	\$54,084	\$9,000,000	\$10,610,496	\$32,989	\$61,595	\$32,966	\$61,595	\$33,007	\$61,887
\$10,000,000	\$12,348,000	\$69,095	\$72,021	\$10,000,000	\$10,303,010	\$69,095	\$60,093	\$10,000,000	\$11,789,440	\$36,657	\$68,471	\$36,633	\$68,471	\$36,675	\$68,763
\$15,000,000	\$18,522,000	\$103,890	\$108,031	\$15,000,000	\$15,454,515	\$103,890	\$90,140	\$15,000,000	\$17,684,160	\$54,994	\$102,853	\$54,970	\$102,853	\$55,012	\$103,144
\$20,000,000	\$24,696,000	\$138,684	\$144,041	\$20,000,000	\$20,606,020	\$138,684	\$120,186	\$20,000,000	\$23,578,880	\$73,332	\$137,234	\$73,308	\$137,234	\$73,349	\$137,526
\$25,000,000	\$30,870,000	\$173,479	\$180,052	\$25,000,000	\$25,757,525	\$173,479	\$150,233	\$25,000,000	\$29,473,600	\$91,669	\$171,616	\$91,645	\$171,616	\$91,687	\$171,907
\$30,000,000	\$37,044,000	\$208,274	\$216,062	\$30,000,000	\$30,909,030	\$208,274	\$180,279	\$30,000,000	\$35,368,320	\$110,006	\$205,997	\$109,982	\$205,997	\$110,024	\$206,289
\$35,000,000	\$43,218,000	\$243,068	\$252,072	\$35,000,000	\$36,060,535	\$243,068	\$210,326	\$35,000,000	\$41,263,040	\$128,344	\$240,378	\$128,320	\$240,378	\$128,361	\$240,670
\$40,000,000	\$49,392,000	\$277,863	\$288,083	\$40,000,000	\$41,212,040	\$277,863	\$240,373	\$40,000,000	\$47,157,760	\$146,681	\$274,760	\$146,657	\$274,760	\$146,699	\$275,051
\$45,000,000	\$55,566,000	\$312,657	\$324,093	\$45,000,000	\$46,363,545	\$312,657	\$270,419	\$45,000,000	\$53,052,480	\$165,018	\$309,141	\$164,994	\$309,141	\$165,036	\$309,433
\$50,000,000	\$61,740,000	\$347,452	\$360,103	\$50,000,000	\$51,515,050	\$347,452	\$300,466	\$50,000,000	\$58,947,200	\$183,356	\$343,523	\$183,332	\$343,523	\$183,373	\$343,814

CITY OF POPEJOY, 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	\$177	96.38%	\$117	63.85%	(\$113)	(68.48%)	(\$90)	(63.18%)	\$160	87.49%
\$100,000	\$353	96.38%	\$234	63.85%	\$47	13.48%	\$71	21.80%	\$321	87.49%
\$150,000	\$530	96.38%	\$351	63.85%	\$207	38.98%	\$231	45.49%	\$481	87.49%
\$200,000	\$542	60.39%	\$304	33.83%	\$368	51.41%	\$392	56.62%	\$642	87.49%
\$250,000	\$555	44.50%	\$256	20.57%	\$528	58.77%	\$552	63.09%	\$802	87.49%
\$300,000	\$567	35.55%	\$209	13.10%	\$689	63.63%	\$713	67.32%	\$963	87.49%
\$400,000	\$591	25.81%	\$114	4.97%	\$1,010	69.67%	\$1,034	72.51%	\$1,284	87.49%
\$500,000	\$615	20.61%	\$19	0.63%	\$1,331	73.27%	\$1,354	75.58%	\$1,604	87.49%
\$600,000	\$640	17.37%	(\$76)	(2.07%)	\$1,651	75.66%	\$1,675	77.60%	\$1,925	87.49%
\$700,000	\$664	15.17%	(\$171)	(3.91%)	\$1,972	77.36%	\$1,996	79.04%	\$2,246	87.49%
\$800,000	\$688	13.57%	(\$266)	(5.24%)	\$2,293	78.64%	\$2,317	80.11%	\$2,567	87.49%
\$900,000	\$713	12.35%	(\$361)	(6.26%)	\$2,614	79.63%	\$2,638	80.94%	\$2,888	87.49%
\$1,000,000	\$737	11.40%	(\$456)	(7.05%)	\$2,935	80.42%	\$2,959	81.60%	\$3,209	87.49%
\$2,000,000	\$980	7.30%	(\$1,405)	(10.47%)	\$6,144	83.96%	\$6,168	84.57%	\$6,418	87.49%
\$3,000,000	\$1,223	6.00%	(\$2,355)	(11.55%)	\$9,353	85.14%	\$9,376	85.55%	\$9,626	87.49%
\$4,000,000	\$1,466	5.36%	(\$3,305)	(12.09%)	\$12,561	85.73%	\$12,585	86.03%	\$12,835	87.49%
\$5,000,000	\$1,710	4.98%	(\$4,254)	(12.40%)	\$15,770	86.08%	\$15,794	86.33%	\$16,044	87.49%
\$6,000,000	\$1,953	4.73%	(\$5,204)	(12.61%)	\$18,979	86.32%	\$19,003	86.52%	\$19,253	87.49%
\$7,000,000	\$2,196	4.55%	(\$6,153)	(12.76%)	\$22,188	86.49%	\$22,212	86.66%	\$22,462	87.49%
\$8,000,000	\$2,439	4.42%	(\$7,103)	(12.87%)	\$25,397	86.61%	\$25,421	86.77%	\$25,671	87.49%
\$9,000,000	\$2,682	4.32%	(\$8,053)	(12.96%)	\$28,606	86.71%	\$28,629	86.85%	\$28,879	87.49%
\$10,000,000	\$2,925	4.23%	(\$9,002)	(13.03%)	\$31,814	86.79%	\$31,838	86.91%	\$32,088	87.49%
\$15,000,000	\$4,141	3.99%	(\$13,750)	(13.24%)	\$47,858	87.02%	\$47,882	87.11%	\$48,132	87.49%
\$20,000,000	\$5,357	3.86%	(\$18,498)	(13.34%)	\$63,902	87.14%	\$63,926	87.20%	\$64,176	87.49%
\$25,000,000	\$6,573	3.79%	(\$23,246)	(13.40%)	\$79,947	87.21%	\$79,970	87.26%	\$80,220	87.49%
\$30,000,000	\$7,789	3.74%	(\$27,994)	(13.44%)	\$95,991	87.26%	\$96,015	87.30%	\$96,265	87.49%
\$35,000,000	\$9,004	3.70%	(\$32,742)	(13.47%)	\$112,035	87.29%	\$112,059	87.33%	\$112,309	87.49%
\$40,000,000	\$10,220	3.68%	(\$37,490)	(13.49%)	\$128,079	87.32%	\$128,103	87.35%	\$128,353	87.49%
\$45,000,000	\$11,436	3.66%	(\$42,238)	(13.51%)	\$144,123	87.34%	\$144,147	87.36%	\$144,397	87.49%
\$50,000,000	\$12,652	3.64%	(\$46,986)	(13.52%)	\$160,167	87.35%	\$160,191	87.38%	\$160,441	87.49%