

CITY OF PLANO, 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	\$4.94883	\$7,864	\$0	\$7,864	
2026-27	\$3.12119	\$8,021	\$0	\$8,021	2.0%
2027-28	\$3.14291	\$8,061	\$0	\$8,061	0.5%
2028-29	\$3.03213	\$8,222	\$0	\$8,222	2.0%
2029-30	\$3.04729	\$8,264	\$0	\$8,264	0.5%
2030-31	\$2.93711	\$8,429	\$0	\$8,429	2.0%
2031-32	\$2.95180	\$8,471	\$0	\$8,471	0.5%
2032-33	\$2.84775	\$8,640	\$0	\$8,640	2.0%
2033-34	\$2.86199	\$8,684	\$0	\$8,684	0.5%
2034-35	\$2.76351	\$8,857	\$0	\$8,857	2.0%
2035-36	\$2.77733	\$8,902	\$0	\$8,902	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	\$3,838,667	\$1,589,032	\$0	\$1,589,032
2026-27	\$2,997,462	\$2,569,891	\$0	\$2,569,891
2027-28	\$2,992,462	\$2,564,891	\$0	\$2,564,891
2028-29	\$3,139,346	\$2,711,775	\$0	\$2,711,775
2029-30	\$3,139,346	\$2,711,775	\$0	\$2,711,775
2030-31	\$3,297,341	\$2,869,770	\$0	\$2,869,770
2031-32	\$3,297,341	\$2,869,770	\$0	\$2,869,770
2032-33	\$3,461,691	\$3,034,120	\$0	\$3,034,120
2033-34	\$3,461,691	\$3,034,120	\$0	\$3,034,120
2034-35	\$3,632,654	\$3,205,083	\$0	\$3,205,083
2035-36	\$3,632,654	\$3,205,083	\$0	\$3,205,083

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	101.62%	-4.94%	96.68%	1.84%	0.00%	1.48%
2026-27	144.40%	-48.00%	96.40%	2.69%	0.00%	0.92%
2027-28	144.68%	-48.29%	96.39%	2.69%	0.00%	0.92%
2028-29	142.32%	-45.86%	96.46%	2.67%	0.00%	0.87%
2029-30	142.32%	-45.86%	96.46%	2.67%	0.00%	0.87%
2030-31	139.86%	-43.33%	96.53%	2.65%	0.00%	0.82%
2031-32	139.86%	-43.33%	96.53%	2.65%	0.00%	0.82%
2032-33	137.58%	-40.98%	96.59%	2.63%	0.00%	0.78%
2033-34	137.58%	-40.98%	96.59%	2.63%	0.00%	0.78%
2034-35	135.45%	-38.80%	96.65%	2.62%	0.00%	0.73%
2035-36	135.45%	-38.80%	96.65%	2.62%	0.00%	0.73%

**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 PLANO, 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	\$1,589,032	\$4.94883	\$7,864
2026-27	\$2,569,891	\$3.12119	\$8,021
2027-28	\$2,564,891	\$3.14291	\$8,061
2028-29	\$2,711,775	\$3.03213	\$8,222
2029-30	\$2,711,775	\$3.04729	\$8,264
2030-31	\$2,869,770	\$2.93711	\$8,429
2031-32	\$2,869,770	\$2.95180	\$8,471
2032-33	\$3,034,120	\$2.84775	\$8,640
2033-34	\$3,034,120	\$2.86199	\$8,684
2034-35	\$3,205,083	\$2.76351	\$8,857
2035-36	\$3,205,083	\$2.77733	\$8,902

## CITY OF PLANO, 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	\$1,589,032	\$4.94883	\$7,864
2026-27	\$1,588,808	\$4.94883	\$7,863
2027-28	\$1,623,627	\$4.94883	\$8,035
2028-29	\$1,674,638	\$4.94883	\$8,287
2029-30	\$1,711,278	\$4.94883	\$8,469
2030-31	\$1,764,953	\$4.94883	\$8,734
2031-32	\$1,803,504	\$4.94883	\$8,925
2032-33	\$1,859,980	\$4.94883	\$9,205
2033-34	\$1,900,549	\$4.94883	\$9,405
2034-35	\$1,959,974	\$4.94883	\$9,700
2035-36	\$2,002,661	\$4.94883	\$9,911

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	\$981,083	(\$1.82764)	\$158
2027-28	\$941,264	(\$1.80592)	\$26
2028-29	\$1,037,137	(\$1.91670)	-\$65
2029-30	\$1,000,497	(\$1.90154)	-\$205
2030-31	\$1,104,817	(\$2.01172)	-\$306
2031-32	\$1,066,265	(\$1.99703)	-\$454
2032-33	\$1,174,141	(\$2.10108)	-\$564
2033-34	\$1,133,571	(\$2.08684)	-\$722
2034-35	\$1,245,109	(\$2.18532)	-\$842
2035-36	\$1,202,422	(\$2.17150)	-\$1,009

CITY OF PLANO, 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	\$117	\$181	\$50,000	\$51,515	\$117	\$151	\$50,000	\$58,947	\$106	\$26	\$91	\$26	\$117	\$173
\$100,000	\$123,480	\$235	\$363	\$100,000	\$103,030	\$235	\$303	\$100,000	\$117,894	\$223	\$199	\$208	\$199	\$235	\$346
\$150,000	\$185,220	\$352	\$544	\$150,000	\$154,545	\$352	\$454	\$150,000	\$176,842	\$341	\$373	\$325	\$373	\$352	\$519
\$200,000	\$246,960	\$575	\$725	\$200,000	\$206,060	\$575	\$605	\$200,000	\$235,789	\$458	\$546	\$443	\$546	\$469	\$693
\$250,000	\$308,700	\$797	\$907	\$250,000	\$257,575	\$797	\$757	\$250,000	\$294,736	\$575	\$719	\$560	\$719	\$587	\$866
\$300,000	\$370,440	\$1,020	\$1,088	\$300,000	\$309,090	\$1,020	\$908	\$300,000	\$353,683	\$693	\$892	\$678	\$892	\$704	\$1,039
\$400,000	\$493,920	\$1,466	\$1,451	\$400,000	\$412,120	\$1,466	\$1,210	\$400,000	\$471,578	\$928	\$1,238	\$912	\$1,238	\$939	\$1,385
\$500,000	\$617,400	\$1,911	\$1,813	\$500,000	\$515,151	\$1,911	\$1,513	\$500,000	\$589,472	\$1,162	\$1,584	\$1,147	\$1,584	\$1,174	\$1,731
\$600,000	\$740,880	\$2,356	\$2,176	\$600,000	\$618,181	\$2,356	\$1,816	\$600,000	\$707,366	\$1,397	\$1,931	\$1,382	\$1,931	\$1,408	\$2,078
\$700,000	\$864,360	\$2,802	\$2,539	\$700,000	\$721,211	\$2,802	\$2,118	\$700,000	\$825,261	\$1,632	\$2,277	\$1,616	\$2,277	\$1,643	\$2,424
\$800,000	\$987,840	\$3,247	\$2,901	\$800,000	\$824,241	\$3,247	\$2,421	\$800,000	\$943,155	\$1,866	\$2,623	\$1,851	\$2,623	\$1,878	\$2,770
\$900,000	\$1,111,320	\$3,693	\$3,264	\$900,000	\$927,271	\$3,693	\$2,723	\$900,000	\$1,061,050	\$2,101	\$2,970	\$2,086	\$2,970	\$2,113	\$3,116
\$1,000,000	\$1,234,800	\$4,138	\$3,627	\$1,000,000	\$1,030,301	\$4,138	\$3,026	\$1,000,000	\$1,178,944	\$2,336	\$3,316	\$2,321	\$3,316	\$2,347	\$3,463
\$2,000,000	\$2,469,600	\$8,592	\$7,253	\$2,000,000	\$2,060,602	\$8,592	\$6,052	\$2,000,000	\$2,357,888	\$4,683	\$6,779	\$4,668	\$6,779	\$4,695	\$6,925
\$3,000,000	\$3,704,400	\$13,046	\$10,880	\$3,000,000	\$3,090,903	\$13,046	\$9,078	\$3,000,000	\$3,536,832	\$7,031	\$10,241	\$7,015	\$10,241	\$7,042	\$10,388
\$4,000,000	\$4,939,200	\$17,500	\$14,507	\$4,000,000	\$4,121,204	\$17,500	\$12,104	\$4,000,000	\$4,715,776	\$9,378	\$13,704	\$9,363	\$13,704	\$9,389	\$13,851
\$5,000,000	\$6,174,000	\$21,954	\$18,134	\$5,000,000	\$5,151,505	\$21,954	\$15,131	\$5,000,000	\$5,894,720	\$11,725	\$17,167	\$11,710	\$17,167	\$11,737	\$17,313
\$6,000,000	\$7,408,800	\$26,408	\$21,760	\$6,000,000	\$6,181,806	\$26,408	\$18,157	\$6,000,000	\$7,073,664	\$14,072	\$20,629	\$14,057	\$20,629	\$14,084	\$20,776
\$7,000,000	\$8,643,600	\$30,862	\$25,387	\$7,000,000	\$7,212,107	\$30,862	\$21,183	\$7,000,000	\$8,252,608	\$16,420	\$24,092	\$16,405	\$24,092	\$16,431	\$24,239
\$8,000,000	\$9,878,400	\$35,316	\$29,014	\$8,000,000	\$8,242,408	\$35,316	\$24,209	\$8,000,000	\$9,431,552	\$18,767	\$27,555	\$18,752	\$27,555	\$18,778	\$27,702
\$9,000,000	\$11,113,200	\$39,770	\$32,641	\$9,000,000	\$9,272,709	\$39,770	\$27,235	\$9,000,000	\$10,610,496	\$21,114	\$31,017	\$21,099	\$31,017	\$21,126	\$31,164
\$10,000,000	\$12,348,000	\$44,223	\$36,267	\$10,000,000	\$10,303,010	\$44,223	\$30,261	\$10,000,000	\$11,789,440	\$23,462	\$34,480	\$23,446	\$34,480	\$23,473	\$34,627
\$15,000,000	\$18,522,000	\$66,493	\$54,401	\$15,000,000	\$15,454,515	\$66,493	\$45,392	\$15,000,000	\$17,684,160	\$35,198	\$51,793	\$35,183	\$51,793	\$35,210	\$51,940
\$20,000,000	\$24,696,000	\$88,763	\$72,535	\$20,000,000	\$20,606,020	\$88,763	\$60,522	\$20,000,000	\$23,578,880	\$46,935	\$69,107	\$46,920	\$69,107	\$46,946	\$69,254
\$25,000,000	\$30,870,000	\$111,033	\$90,669	\$25,000,000	\$25,757,525	\$111,033	\$75,653	\$25,000,000	\$29,473,600	\$58,671	\$86,420	\$58,656	\$86,420	\$58,683	\$86,567
\$30,000,000	\$37,044,000	\$133,302	\$108,802	\$30,000,000	\$30,909,030	\$133,302	\$90,783	\$30,000,000	\$35,368,320	\$70,408	\$103,734	\$70,393	\$103,734	\$70,419	\$103,881
\$35,000,000	\$43,218,000	\$155,572	\$126,936	\$35,000,000	\$36,060,535	\$155,572	\$105,914	\$35,000,000	\$41,263,040	\$82,144	\$121,047	\$82,129	\$121,047	\$82,156	\$121,194
\$40,000,000	\$49,392,000	\$177,842	\$145,070	\$40,000,000	\$41,212,040	\$177,842	\$121,044	\$40,000,000	\$47,157,760	\$93,881	\$138,361	\$93,866	\$138,361	\$93,892	\$138,508
\$45,000,000	\$55,566,000	\$200,112	\$163,203	\$45,000,000	\$46,363,545	\$200,112	\$136,175	\$45,000,000	\$53,052,480	\$105,618	\$155,674	\$105,602	\$155,674	\$105,629	\$155,821
\$50,000,000	\$61,740,000	\$222,381	\$181,337	\$50,000,000	\$51,515,050	\$222,381	\$151,305	\$50,000,000	\$58,947,200	\$117,354	\$172,988	\$117,339	\$172,988	\$117,365	\$173,134

CITY OF            PLANO, 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	\$64	54.51%	\$34	28.92%	(\$80)	(75.20%)	(\$64)	(71.03%)	\$56	47.52%
\$100,000	\$128	54.51%	\$68	28.92%	(\$24)	(10.72%)	(\$9)	(4.17%)	\$112	47.52%
\$150,000	\$192	54.51%	\$102	28.92%	\$32	9.34%	\$47	14.47%	\$167	47.52%
\$200,000	\$151	26.19%	\$30	5.29%	\$88	19.12%	\$103	23.23%	\$223	47.52%
\$250,000	\$109	13.69%	(\$41)	(5.14%)	\$143	24.92%	\$159	28.32%	\$279	47.52%
\$300,000	\$68	6.65%	(\$112)	(11.01%)	\$199	28.74%	\$214	31.64%	\$335	47.52%
\$400,000	(\$15)	(1.02%)	(\$255)	(17.41%)	\$311	33.50%	\$326	35.73%	\$446	47.52%
\$500,000	(\$98)	(5.11%)	(\$398)	(20.82%)	\$422	36.33%	\$437	38.14%	\$558	47.52%
\$600,000	(\$180)	(7.65%)	(\$541)	(22.95%)	\$534	38.21%	\$549	39.73%	\$669	47.52%
\$700,000	(\$263)	(9.39%)	(\$683)	(24.40%)	\$645	39.55%	\$661	40.86%	\$781	47.52%
\$800,000	(\$346)	(10.65%)	(\$826)	(25.45%)	\$757	40.55%	\$772	41.71%	\$892	47.52%
\$900,000	(\$428)	(11.60%)	(\$969)	(26.24%)	\$868	41.33%	\$884	42.36%	\$1,004	47.52%
\$1,000,000	(\$511)	(12.35%)	(\$1,112)	(26.87%)	\$980	41.95%	\$995	42.88%	\$1,115	47.52%
\$2,000,000	(\$1,338)	(15.58%)	(\$2,540)	(29.56%)	\$2,095	44.74%	\$2,111	45.21%	\$2,231	47.52%
\$3,000,000	(\$2,166)	(16.60%)	(\$3,968)	(30.41%)	\$3,211	45.67%	\$3,226	45.98%	\$3,346	47.52%
\$4,000,000	(\$2,993)	(17.10%)	(\$5,395)	(30.83%)	\$4,326	46.13%	\$4,341	46.37%	\$4,462	47.52%
\$5,000,000	(\$3,820)	(17.40%)	(\$6,823)	(31.08%)	\$5,441	46.41%	\$5,457	46.60%	\$5,577	47.52%
\$6,000,000	(\$4,647)	(17.60%)	(\$8,251)	(31.24%)	\$6,557	46.59%	\$6,572	46.75%	\$6,692	47.52%
\$7,000,000	(\$5,474)	(17.74%)	(\$9,679)	(31.36%)	\$7,672	46.73%	\$7,687	46.86%	\$7,808	47.52%
\$8,000,000	(\$6,302)	(17.84%)	(\$11,107)	(31.45%)	\$8,788	46.82%	\$8,803	46.94%	\$8,923	47.52%
\$9,000,000	(\$7,129)	(17.93%)	(\$12,535)	(31.52%)	\$9,903	46.90%	\$9,918	47.01%	\$10,038	47.52%
\$10,000,000	(\$7,956)	(17.99%)	(\$13,962)	(31.57%)	\$11,018	46.96%	\$11,034	47.06%	\$11,154	47.52%
\$15,000,000	(\$12,092)	(18.19%)	(\$21,102)	(31.73%)	\$16,595	47.15%	\$16,610	47.21%	\$16,731	47.52%
\$20,000,000	(\$16,228)	(18.28%)	(\$28,241)	(31.82%)	\$22,172	47.24%	\$22,187	47.29%	\$22,308	47.52%
\$25,000,000	(\$20,364)	(18.34%)	(\$35,380)	(31.86%)	\$27,749	47.30%	\$27,764	47.33%	\$27,884	47.52%
\$30,000,000	(\$24,500)	(18.38%)	(\$42,519)	(31.90%)	\$33,326	47.33%	\$33,341	47.36%	\$33,461	47.52%
\$35,000,000	(\$28,636)	(18.41%)	(\$49,658)	(31.92%)	\$38,903	47.36%	\$38,918	47.39%	\$39,038	47.52%
\$40,000,000	(\$32,772)	(18.43%)	(\$56,798)	(31.94%)	\$44,480	47.38%	\$44,495	47.40%	\$44,615	47.52%
\$45,000,000	(\$36,908)	(18.44%)	(\$63,937)	(31.95%)	\$50,057	47.39%	\$50,072	47.42%	\$50,192	47.52%
\$50,000,000	(\$41,044)	(18.46%)	(\$71,076)	(31.96%)	\$55,633	47.41%	\$55,649	47.43%	\$55,769	47.52%