

CITY OF PLEASANT HILL, 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	\$8.37000	\$6,456,632	\$0	\$6,456,632	
2026-27	\$4.98870	\$6,585,765	\$15,503	\$6,601,268	2.2%
2027-28	\$5.01904	\$6,634,272	\$15,597	\$6,649,870	0.7%
2028-29	\$4.93860	\$6,782,874	\$15,347	\$6,798,221	2.2%
2029-30	\$4.96737	\$6,832,210	\$15,437	\$6,847,647	0.7%
2030-31	\$4.88578	\$6,984,606	\$15,183	\$6,999,789	2.2%
2031-32	\$4.91409	\$7,034,795	\$15,271	\$7,050,066	0.7%
2032-33	\$4.83253	\$7,191,062	\$15,018	\$7,206,079	2.2%
2033-34	\$4.86038	\$7,242,115	\$15,104	\$7,257,219	0.7%
2034-35	\$4.77893	\$7,402,363	\$14,851	\$7,417,214	2.2%
2035-36	\$4.80632	\$7,454,293	\$14,936	\$7,469,230	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	\$2,174,411,515	\$771,401,674	\$105,768,725	\$877,170,399
2026-27	\$2,172,854,365	\$1,323,245,143	\$125,077,324	\$1,448,322,467
2027-28	\$2,177,846,011	\$1,324,928,613	\$128,385,500	\$1,453,314,113
2028-29	\$2,239,027,701	\$1,376,548,260	\$137,947,542	\$1,514,495,803
2029-30	\$2,244,313,346	\$1,378,525,730	\$141,255,718	\$1,519,781,448
2030-31	\$2,308,679,320	\$1,432,686,151	\$151,461,271	\$1,584,147,422
2031-32	\$2,313,964,966	\$1,434,663,621	\$154,769,447	\$1,589,433,068
2032-33	\$2,381,343,408	\$1,491,160,823	\$165,650,687	\$1,656,811,510
2033-34	\$2,386,629,054	\$1,493,138,293	\$168,958,863	\$1,662,097,156
2034-35	\$2,457,147,365	\$1,552,065,893	\$180,549,573	\$1,732,615,467
2035-36	\$2,462,433,010	\$1,554,043,363	\$183,857,749	\$1,737,901,112

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	56.01%	-0.73%	55.29%	18.12%	0.82%	12.23%
2026-27	78.31%	-9.01%	69.30%	14.46%	0.59%	7.41%
2027-28	78.39%	-9.08%	69.31%	14.50%	0.58%	7.38%
2028-29	78.57%	-8.80%	69.76%	14.70%	0.57%	7.08%
2029-30	78.63%	-8.85%	69.78%	14.73%	0.56%	7.06%
2030-31	78.77%	-8.56%	70.21%	14.93%	0.55%	6.77%
2031-32	78.83%	-8.60%	70.23%	14.96%	0.54%	6.75%
2032-33	78.96%	-8.32%	70.64%	15.15%	0.53%	6.47%
2033-34	79.01%	-8.36%	70.65%	15.18%	0.53%	6.45%
2034-35	79.12%	-8.09%	71.03%	15.37%	0.51%	6.19%
2035-36	79.17%	-8.13%	71.05%	15.40%	0.51%	6.17%

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 PLEASANT HILL, 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	\$771,401,674	\$8.37000	\$6,456,632
2026-27	\$1,323,245,143	\$4.98870	\$6,601,268
2027-28	\$1,324,928,613	\$5.01904	\$6,649,870
2028-29	\$1,376,548,260	\$4.93860	\$6,798,221
2029-30	\$1,378,525,730	\$4.96737	\$6,847,647
2030-31	\$1,432,686,151	\$4.88578	\$6,999,789
2031-32	\$1,434,663,621	\$4.91409	\$7,050,066
2032-33	\$1,491,160,823	\$4.83253	\$7,206,079
2033-34	\$1,493,138,293	\$4.86038	\$7,257,219
2034-35	\$1,552,065,893	\$4.77893	\$7,417,214
2035-36	\$1,554,043,363	\$4.80632	\$7,469,230

CITY OF PLEASANT HILL, 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	\$771,401,674	\$8.37000	\$6,456,632
2026-27	\$776,764,212	\$8.37000	\$6,501,516
2027-28	\$784,183,211	\$8.37000	\$6,563,613
2028-29	\$802,238,680	\$8.10000	\$6,498,133
2029-30	\$813,647,543	\$8.10000	\$6,590,545
2030-31	\$832,580,555	\$8.10000	\$6,743,902
2031-32	\$844,705,208	\$8.10000	\$6,842,112
2032-33	\$864,561,768	\$8.10000	\$7,002,950
2033-34	\$877,441,854	\$8.10000	\$7,107,279
2034-35	\$898,271,789	\$8.10000	\$7,276,001
2035-36	\$911,945,087	\$8.10000	\$7,386,755

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	\$546,480,931	(\$3.38130)	\$99,751
2027-28	\$540,745,402	(\$3.35096)	\$86,256
2028-29	\$574,309,580	(\$3.16140)	\$300,088
2029-30	\$564,878,187	(\$3.13263)	\$257,102
2030-31	\$600,105,596	(\$3.21422)	\$255,887
2031-32	\$589,958,413	(\$3.18591)	\$207,954
2032-33	\$626,599,055	(\$3.26747)	\$203,129
2033-34	\$615,696,439	(\$3.23962)	\$149,940
2034-35	\$653,794,105	(\$3.32107)	\$141,213
2035-36	\$642,098,276	(\$3.29368)	\$82,474

CITY OF PLEASANT HILL, 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	\$199	\$302	\$50,000	\$51,515	\$199	\$252	\$50,000	\$58,947	\$179	\$44	\$153	\$44	\$199	\$288
\$100,000	\$123,480	\$397	\$603	\$100,000	\$103,030	\$397	\$503	\$100,000	\$117,894	\$378	\$332	\$352	\$332	\$397	\$576
\$150,000	\$185,220	\$596	\$905	\$150,000	\$154,545	\$596	\$755	\$150,000	\$176,842	\$576	\$620	\$550	\$620	\$596	\$864
\$200,000	\$246,960	\$972	\$1,207	\$200,000	\$206,060	\$972	\$1,007	\$200,000	\$235,789	\$775	\$908	\$749	\$908	\$794	\$1,152
\$250,000	\$308,700	\$1,349	\$1,508	\$250,000	\$257,575	\$1,349	\$1,258	\$250,000	\$294,736	\$973	\$1,196	\$947	\$1,196	\$993	\$1,440
\$300,000	\$370,440	\$1,725	\$1,810	\$300,000	\$309,090	\$1,725	\$1,510	\$300,000	\$353,683	\$1,172	\$1,484	\$1,146	\$1,484	\$1,191	\$1,728
\$400,000	\$493,920	\$2,479	\$2,413	\$400,000	\$412,120	\$2,479	\$2,014	\$400,000	\$471,578	\$1,569	\$2,060	\$1,543	\$2,060	\$1,588	\$2,304
\$500,000	\$617,400	\$3,232	\$3,016	\$500,000	\$515,151	\$3,232	\$2,517	\$500,000	\$589,472	\$1,966	\$2,636	\$1,940	\$2,636	\$1,985	\$2,880
\$600,000	\$740,880	\$3,985	\$3,620	\$600,000	\$618,181	\$3,985	\$3,020	\$600,000	\$707,366	\$2,363	\$3,212	\$2,337	\$3,212	\$2,382	\$3,456
\$700,000	\$864,360	\$4,739	\$4,223	\$700,000	\$721,211	\$4,739	\$3,524	\$700,000	\$825,261	\$2,760	\$3,788	\$2,734	\$3,788	\$2,779	\$4,032
\$800,000	\$987,840	\$5,492	\$4,826	\$800,000	\$824,241	\$5,492	\$4,027	\$800,000	\$943,155	\$3,157	\$4,364	\$3,131	\$4,364	\$3,176	\$4,608
\$900,000	\$1,111,320	\$6,245	\$5,430	\$900,000	\$927,271	\$6,245	\$4,530	\$900,000	\$1,061,050	\$3,554	\$4,940	\$3,528	\$4,940	\$3,573	\$5,184
\$1,000,000	\$1,234,800	\$6,999	\$6,033	\$1,000,000	\$1,030,301	\$6,999	\$5,034	\$1,000,000	\$1,178,944	\$3,951	\$5,516	\$3,925	\$5,516	\$3,970	\$5,760
\$2,000,000	\$2,469,600	\$14,532	\$12,066	\$2,000,000	\$2,060,602	\$14,532	\$10,068	\$2,000,000	\$2,357,888	\$7,921	\$11,276	\$7,895	\$11,276	\$7,940	\$11,520
\$3,000,000	\$3,704,400	\$22,065	\$18,099	\$3,000,000	\$3,090,903	\$22,065	\$15,101	\$3,000,000	\$3,536,832	\$11,891	\$17,036	\$11,865	\$17,036	\$11,910	\$17,280
\$4,000,000	\$4,939,200	\$29,598	\$24,132	\$4,000,000	\$4,121,204	\$29,598	\$20,135	\$4,000,000	\$4,715,776	\$15,861	\$22,796	\$15,835	\$22,796	\$15,880	\$23,040
\$5,000,000	\$6,174,000	\$37,131	\$30,165	\$5,000,000	\$5,151,505	\$37,131	\$25,169	\$5,000,000	\$5,894,720	\$19,831	\$28,556	\$19,805	\$28,556	\$19,850	\$28,800
\$6,000,000	\$7,408,800	\$44,664	\$36,198	\$6,000,000	\$6,181,806	\$44,664	\$30,203	\$6,000,000	\$7,073,664	\$23,801	\$34,316	\$23,775	\$34,316	\$23,820	\$34,560
\$7,000,000	\$8,643,600	\$52,197	\$42,231	\$7,000,000	\$7,212,107	\$52,197	\$35,237	\$7,000,000	\$8,252,608	\$27,771	\$40,076	\$27,745	\$40,076	\$27,790	\$40,320
\$8,000,000	\$9,878,400	\$59,730	\$48,264	\$8,000,000	\$8,242,408	\$59,730	\$40,271	\$8,000,000	\$9,431,552	\$31,741	\$45,836	\$31,715	\$45,836	\$31,760	\$46,080
\$9,000,000	\$11,113,200	\$67,263	\$54,297	\$9,000,000	\$9,272,709	\$67,263	\$45,304	\$9,000,000	\$10,610,496	\$35,711	\$51,596	\$35,685	\$51,596	\$35,730	\$51,841
\$10,000,000	\$12,348,000	\$74,796	\$60,330	\$10,000,000	\$10,303,010	\$74,796	\$50,338	\$10,000,000	\$11,789,440	\$39,681	\$57,356	\$39,655	\$57,356	\$39,700	\$57,601
\$15,000,000	\$18,522,000	\$112,461	\$90,494	\$15,000,000	\$15,454,515	\$112,461	\$75,507	\$15,000,000	\$17,684,160	\$59,531	\$86,157	\$59,505	\$86,157	\$59,550	\$86,401
\$20,000,000	\$24,696,000	\$150,126	\$120,659	\$20,000,000	\$20,606,020	\$150,126	\$100,676	\$20,000,000	\$23,578,880	\$79,381	\$114,957	\$79,355	\$114,957	\$79,400	\$115,201
\$25,000,000	\$30,870,000	\$187,791	\$150,824	\$25,000,000	\$25,757,525	\$187,791	\$125,846	\$25,000,000	\$29,473,600	\$99,231	\$143,757	\$99,206	\$143,757	\$99,251	\$144,002
\$30,000,000	\$37,044,000	\$225,456	\$180,989	\$30,000,000	\$30,909,030	\$225,456	\$151,015	\$30,000,000	\$35,368,320	\$119,081	\$172,558	\$119,056	\$172,558	\$119,101	\$172,802
\$35,000,000	\$43,218,000	\$263,121	\$211,154	\$35,000,000	\$36,060,535	\$263,121	\$176,184	\$35,000,000	\$41,263,040	\$138,932	\$201,358	\$138,906	\$201,358	\$138,951	\$201,602
\$40,000,000	\$49,392,000	\$300,786	\$241,318	\$40,000,000	\$41,212,040	\$300,786	\$201,353	\$40,000,000	\$47,157,760	\$158,782	\$230,158	\$158,756	\$230,158	\$158,801	\$230,402
\$45,000,000	\$55,566,000	\$338,451	\$271,483	\$45,000,000	\$46,363,545	\$338,451	\$226,522	\$45,000,000	\$53,052,480	\$178,632	\$258,958	\$178,606	\$258,958	\$178,651	\$259,203
\$50,000,000	\$61,740,000	\$376,116	\$301,648	\$50,000,000	\$51,515,050	\$376,116	\$251,691	\$50,000,000	\$58,947,200	\$198,482	\$287,759	\$198,456	\$287,759	\$198,501	\$288,003

CITY OF PLEASANT HILL, 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	\$103	51.96%	\$53	26.80%	(\$136)	(75.61%)	(\$110)	(71.51%)	\$90	45.09%
\$100,000	\$206	51.96%	\$106	26.80%	(\$46)	(12.19%)	(\$20)	(5.75%)	\$179	45.09%
\$150,000	\$309	51.96%	\$160	26.80%	\$43	7.54%	\$69	12.59%	\$269	45.09%
\$200,000	\$234	24.12%	\$35	3.56%	\$133	17.16%	\$159	21.20%	\$358	45.09%
\$250,000	\$159	11.82%	(\$90)	(6.70%)	\$222	22.86%	\$248	26.21%	\$448	45.09%
\$300,000	\$84	4.89%	(\$215)	(12.48%)	\$312	26.62%	\$338	29.48%	\$537	45.09%
\$400,000	(\$66)	(2.65%)	(\$465)	(18.77%)	\$491	31.30%	\$517	33.49%	\$716	45.09%
\$500,000	(\$216)	(6.67%)	(\$715)	(22.13%)	\$670	34.08%	\$696	35.87%	\$895	45.09%
\$600,000	(\$366)	(9.17%)	(\$965)	(24.22%)	\$849	35.93%	\$875	37.43%	\$1,074	45.09%
\$700,000	(\$516)	(10.88%)	(\$1,215)	(25.64%)	\$1,028	37.25%	\$1,054	38.54%	\$1,253	45.09%
\$800,000	(\$666)	(12.12%)	(\$1,465)	(26.67%)	\$1,207	38.24%	\$1,233	39.37%	\$1,432	45.09%
\$900,000	(\$816)	(13.06%)	(\$1,715)	(27.46%)	\$1,386	39.00%	\$1,412	40.02%	\$1,611	45.09%
\$1,000,000	(\$966)	(13.80%)	(\$1,965)	(28.07%)	\$1,565	39.61%	\$1,591	40.53%	\$1,790	45.09%
\$2,000,000	(\$2,466)	(16.97%)	(\$4,464)	(30.72%)	\$3,355	42.36%	\$3,381	42.82%	\$3,580	45.09%
\$3,000,000	(\$3,966)	(17.97%)	(\$6,963)	(31.56%)	\$5,145	43.27%	\$5,171	43.58%	\$5,370	45.09%
\$4,000,000	(\$5,466)	(18.47%)	(\$9,462)	(31.97%)	\$6,935	43.72%	\$6,961	43.96%	\$7,160	45.09%
\$5,000,000	(\$6,966)	(18.76%)	(\$11,961)	(32.21%)	\$8,725	44.00%	\$8,751	44.19%	\$8,950	45.09%
\$6,000,000	(\$8,466)	(18.95%)	(\$14,461)	(32.38%)	\$10,515	44.18%	\$10,541	44.34%	\$10,740	45.09%
\$7,000,000	(\$9,966)	(19.09%)	(\$16,960)	(32.49%)	\$12,305	44.31%	\$12,331	44.44%	\$12,530	45.09%
\$8,000,000	(\$11,466)	(19.20%)	(\$19,459)	(32.58%)	\$14,095	44.41%	\$14,121	44.52%	\$14,320	45.09%
\$9,000,000	(\$12,966)	(19.28%)	(\$21,958)	(32.65%)	\$15,885	44.48%	\$15,911	44.59%	\$16,110	45.09%
\$10,000,000	(\$14,466)	(19.34%)	(\$24,457)	(32.70%)	\$17,675	44.54%	\$17,701	44.64%	\$17,900	45.09%
\$15,000,000	(\$21,966)	(19.53%)	(\$36,953)	(32.86%)	\$26,626	44.73%	\$26,651	44.79%	\$26,851	45.09%
\$20,000,000	(\$29,466)	(19.63%)	(\$49,449)	(32.94%)	\$35,576	44.82%	\$35,601	44.86%	\$35,801	45.09%
\$25,000,000	(\$36,967)	(19.68%)	(\$61,945)	(32.99%)	\$44,526	44.87%	\$44,552	44.91%	\$44,751	45.09%
\$30,000,000	(\$44,467)	(19.72%)	(\$74,441)	(33.02%)	\$53,476	44.91%	\$53,502	44.94%	\$53,701	45.09%
\$35,000,000	(\$51,967)	(19.75%)	(\$86,937)	(33.04%)	\$62,426	44.93%	\$62,452	44.96%	\$62,651	45.09%
\$40,000,000	(\$59,467)	(19.77%)	(\$99,433)	(33.06%)	\$71,376	44.95%	\$71,402	44.98%	\$71,601	45.09%
\$45,000,000	(\$66,967)	(19.79%)	(\$111,928)	(33.07%)	\$80,327	44.97%	\$80,352	44.99%	\$80,552	45.09%
\$50,000,000	(\$74,467)	(19.80%)	(\$124,424)	(33.08%)	\$89,277	44.98%	\$89,303	45.00%	\$89,502	45.09%