

CITY OF PELLA, 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	\$7.70988	\$5,414,911	\$0	\$5,414,911	
2026-27	\$4.22685	\$5,523,209	\$33,042	\$5,556,251	2.6%
2027-28	\$4.26303	\$5,584,036	\$33,325	\$5,617,362	1.1%
2028-29	\$4.18056	\$5,729,708	\$32,681	\$5,762,388	2.6%
2029-30	\$4.21497	\$5,791,201	\$32,950	\$5,824,151	1.1%
2030-31	\$4.13228	\$5,940,629	\$32,303	\$5,972,932	2.6%
2031-32	\$4.16567	\$6,002,796	\$32,564	\$6,035,360	1.0%
2032-33	\$4.08357	\$6,156,072	\$31,922	\$6,187,994	2.5%
2033-34	\$4.11599	\$6,218,942	\$32,176	\$6,251,117	1.0%
2034-35	\$4.03455	\$6,376,145	\$31,539	\$6,407,684	2.5%
2035-36	\$4.06603	\$6,439,722	\$31,785	\$6,471,507	1.0%

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	\$1,376,144,045	\$702,333,754	\$53,191,386	\$755,525,140
2026-27	\$1,415,543,606	\$1,314,512,842	\$91,172,392	\$1,405,685,235
2027-28	\$1,434,522,021	\$1,317,692,238	\$106,971,412	\$1,424,663,650
2028-29	\$1,515,564,583	\$1,378,377,160	\$127,329,052	\$1,505,706,212
2029-30	\$1,534,763,998	\$1,381,777,555	\$143,128,072	\$1,524,905,627
2030-31	\$1,620,584,556	\$1,445,432,640	\$165,293,545	\$1,610,726,185
2031-32	\$1,639,783,971	\$1,448,833,036	\$181,092,565	\$1,629,925,600
2032-33	\$1,730,353,957	\$1,515,339,324	\$205,156,262	\$1,720,495,586
2033-34	\$1,749,553,373	\$1,518,739,720	\$220,955,282	\$1,739,695,002
2034-35	\$1,845,073,435	\$1,588,202,949	\$247,012,115	\$1,835,215,064
2035-36	\$1,864,272,850	\$1,591,603,345	\$262,811,135	\$1,854,414,479

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	66.89%	-0.70%	66.19%	24.95%	8.64%	0.22%
2026-27	84.03%	-8.22%	75.80%	18.62%	5.32%	0.12%
2027-28	84.30%	-8.44%	75.86%	18.64%	5.25%	0.12%
2028-29	84.28%	-8.30%	75.98%	18.76%	5.01%	0.11%
2029-30	84.52%	-8.48%	76.04%	18.77%	4.95%	0.11%
2030-31	84.45%	-8.30%	76.15%	18.89%	4.73%	0.10%
2031-32	84.68%	-8.48%	76.20%	18.90%	4.68%	0.10%
2032-33	84.58%	-8.29%	76.30%	19.02%	4.48%	0.10%
2033-34	84.79%	-8.45%	76.34%	19.02%	4.43%	0.10%
2034-35	84.68%	-8.25%	76.43%	19.14%	4.24%	0.09%
2035-36	84.87%	-8.40%	76.47%	19.14%	4.20%	0.09%

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 PELLA, 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	\$702,333,754	\$7.70988	\$5,414,911
2026-27	\$1,314,512,842	\$4.22685	\$5,556,251
2027-28	\$1,317,692,238	\$4.26303	\$5,617,362
2028-29	\$1,378,377,160	\$4.18056	\$5,762,388
2029-30	\$1,381,777,555	\$4.21497	\$5,824,151
2030-31	\$1,445,432,640	\$4.13228	\$5,972,932
2031-32	\$1,448,833,036	\$4.16567	\$6,035,360
2032-33	\$1,515,339,324	\$4.08357	\$6,187,994
2033-34	\$1,518,739,720	\$4.11599	\$6,251,117
2034-35	\$1,588,202,949	\$4.03455	\$6,407,684
2035-36	\$1,591,603,345	\$4.06603	\$6,471,507

CITY OF PELLA, 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	\$702,333,754	\$7.70988	\$5,414,911
2026-27	\$714,034,138	\$7.70988	\$5,505,119
2027-28	\$705,395,706	\$7.70988	\$5,438,518
2028-29	\$724,333,882	\$7.70988	\$5,584,529
2029-30	\$732,563,025	\$7.70988	\$5,647,975
2030-31	\$752,022,927	\$7.70988	\$5,798,008
2031-32	\$761,375,056	\$7.70988	\$5,870,112
2032-33	\$781,387,375	\$7.70988	\$6,024,405
2033-34	\$791,923,864	\$7.70988	\$6,105,640
2034-35	\$812,522,595	\$7.70988	\$6,264,454
2035-36	\$824,303,695	\$7.70988	\$6,355,285

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	\$600,478,704	(\$3.48303)	\$51,132
2027-28	\$612,296,532	(\$3.44685)	\$178,844
2028-29	\$654,043,278	(\$3.52932)	\$177,859
2029-30	\$649,214,531	(\$3.49491)	\$176,176
2030-31	\$693,409,713	(\$3.57760)	\$174,924
2031-32	\$687,457,980	(\$3.54421)	\$165,248
2032-33	\$733,951,950	(\$3.62631)	\$163,589
2033-34	\$726,815,856	(\$3.59389)	\$145,478
2034-35	\$775,680,354	(\$3.67533)	\$143,231
2035-36	\$767,299,649	(\$3.64385)	\$116,222

CITY OF PELLA, 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	\$255	\$50,000	\$51,515	\$183	\$213	\$50,000	\$58,947	\$165	\$37	\$141	\$37	\$183	\$244
\$100,000	\$123,480	\$366	\$510	\$100,000	\$103,030	\$366	\$426	\$100,000	\$117,894	\$348	\$281	\$324	\$281	\$366	\$487
\$150,000	\$185,220	\$549	\$765	\$150,000	\$154,545	\$549	\$639	\$150,000	\$176,842	\$531	\$524	\$507	\$524	\$549	\$731
\$200,000	\$246,960	\$895	\$1,021	\$200,000	\$206,060	\$895	\$851	\$200,000	\$235,789	\$714	\$768	\$690	\$768	\$731	\$974
\$250,000	\$308,700	\$1,242	\$1,276	\$250,000	\$257,575	\$1,242	\$1,064	\$250,000	\$294,736	\$896	\$1,011	\$873	\$1,011	\$914	\$1,218
\$300,000	\$370,440	\$1,589	\$1,531	\$300,000	\$309,090	\$1,589	\$1,277	\$300,000	\$353,683	\$1,079	\$1,255	\$1,056	\$1,255	\$1,097	\$1,462
\$400,000	\$493,920	\$2,283	\$2,041	\$400,000	\$412,120	\$2,283	\$1,703	\$400,000	\$471,578	\$1,445	\$1,742	\$1,421	\$1,742	\$1,463	\$1,949
\$500,000	\$617,400	\$2,977	\$2,551	\$500,000	\$515,151	\$2,977	\$2,129	\$500,000	\$589,472	\$1,811	\$2,229	\$1,787	\$2,229	\$1,828	\$2,436
\$600,000	\$740,880	\$3,671	\$3,062	\$600,000	\$618,181	\$3,671	\$2,554	\$600,000	\$707,366	\$2,176	\$2,716	\$2,153	\$2,716	\$2,194	\$2,923
\$700,000	\$864,360	\$4,365	\$3,572	\$700,000	\$721,211	\$4,365	\$2,980	\$700,000	\$825,261	\$2,542	\$3,204	\$2,518	\$3,204	\$2,560	\$3,410
\$800,000	\$987,840	\$5,059	\$4,082	\$800,000	\$824,241	\$5,059	\$3,406	\$800,000	\$943,155	\$2,908	\$3,691	\$2,884	\$3,691	\$2,926	\$3,897
\$900,000	\$1,111,320	\$5,753	\$4,592	\$900,000	\$927,271	\$5,753	\$3,832	\$900,000	\$1,061,050	\$3,273	\$4,178	\$3,250	\$4,178	\$3,291	\$4,385
\$1,000,000	\$1,234,800	\$6,447	\$5,103	\$1,000,000	\$1,030,301	\$6,447	\$4,257	\$1,000,000	\$1,178,944	\$3,639	\$4,665	\$3,615	\$4,665	\$3,657	\$4,872
\$2,000,000	\$2,469,600	\$13,385	\$10,205	\$2,000,000	\$2,060,602	\$13,385	\$8,515	\$2,000,000	\$2,357,888	\$7,296	\$9,537	\$7,272	\$9,537	\$7,314	\$9,743
\$3,000,000	\$3,704,400	\$20,324	\$15,308	\$3,000,000	\$3,090,903	\$20,324	\$12,772	\$3,000,000	\$3,536,832	\$10,953	\$14,409	\$10,929	\$14,409	\$10,971	\$14,615
\$4,000,000	\$4,939,200	\$27,263	\$20,410	\$4,000,000	\$4,121,204	\$27,263	\$17,030	\$4,000,000	\$4,715,776	\$14,610	\$19,280	\$14,586	\$19,280	\$14,628	\$19,487
\$5,000,000	\$6,174,000	\$34,202	\$25,513	\$5,000,000	\$5,151,505	\$34,202	\$21,287	\$5,000,000	\$5,894,720	\$18,267	\$24,152	\$18,243	\$24,152	\$18,285	\$24,359
\$6,000,000	\$7,408,800	\$41,141	\$30,615	\$6,000,000	\$6,181,806	\$41,141	\$25,545	\$6,000,000	\$7,073,664	\$21,924	\$29,024	\$21,900	\$29,024	\$21,942	\$29,230
\$7,000,000	\$8,643,600	\$48,080	\$35,718	\$7,000,000	\$7,212,107	\$48,080	\$29,802	\$7,000,000	\$8,252,608	\$25,581	\$33,895	\$25,557	\$33,895	\$25,598	\$34,102
\$8,000,000	\$9,878,400	\$55,019	\$40,820	\$8,000,000	\$8,242,408	\$55,019	\$34,060	\$8,000,000	\$9,431,552	\$29,238	\$38,767	\$29,214	\$38,767	\$29,255	\$38,974
\$9,000,000	\$11,113,200	\$61,958	\$45,923	\$9,000,000	\$9,272,709	\$61,958	\$38,317	\$9,000,000	\$10,610,496	\$32,895	\$43,639	\$32,871	\$43,639	\$32,912	\$43,846
\$10,000,000	\$12,348,000	\$68,897	\$51,025	\$10,000,000	\$10,303,010	\$68,897	\$42,575	\$10,000,000	\$11,789,440	\$36,551	\$48,511	\$36,528	\$48,511	\$36,569	\$48,717
\$15,000,000	\$18,522,000	\$103,591	\$76,538	\$15,000,000	\$15,454,515	\$103,591	\$63,862	\$15,000,000	\$17,684,160	\$54,836	\$72,869	\$54,812	\$72,869	\$54,854	\$73,076
\$20,000,000	\$24,696,000	\$138,286	\$102,051	\$20,000,000	\$20,606,020	\$138,286	\$85,150	\$20,000,000	\$23,578,880	\$73,121	\$97,228	\$73,097	\$97,228	\$73,138	\$97,435
\$25,000,000	\$30,870,000	\$172,980	\$127,563	\$25,000,000	\$25,757,525	\$172,980	\$106,437	\$25,000,000	\$29,473,600	\$91,405	\$121,587	\$91,382	\$121,587	\$91,423	\$121,793
\$30,000,000	\$37,044,000	\$207,675	\$153,076	\$30,000,000	\$30,909,030	\$207,675	\$127,725	\$30,000,000	\$35,368,320	\$109,690	\$145,945	\$109,666	\$145,945	\$109,708	\$146,152
\$35,000,000	\$43,218,000	\$242,369	\$178,589	\$35,000,000	\$36,060,535	\$242,369	\$149,012	\$35,000,000	\$41,263,040	\$127,974	\$170,304	\$127,951	\$170,304	\$127,992	\$170,510
\$40,000,000	\$49,392,000	\$277,063	\$204,102	\$40,000,000	\$41,212,040	\$277,063	\$170,300	\$40,000,000	\$47,157,760	\$146,259	\$194,662	\$146,235	\$194,662	\$146,277	\$194,869
\$45,000,000	\$55,566,000	\$311,758	\$229,614	\$45,000,000	\$46,363,545	\$311,758	\$191,587	\$45,000,000	\$53,052,480	\$164,544	\$219,021	\$164,520	\$219,021	\$164,561	\$219,228
\$50,000,000	\$61,740,000	\$346,452	\$255,127	\$50,000,000	\$51,515,050	\$346,452	\$212,875	\$50,000,000	\$58,947,200	\$182,828	\$243,380	\$182,805	\$243,380	\$182,846	\$243,586

CITY OF PELLA, 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	\$72	39.53%	\$30	16.42%	(\$128)	(77.61%)	(\$104)	(73.84%)	\$61	33.22%
\$100,000	\$145	39.53%	\$60	16.42%	(\$67)	(19.37%)	(\$44)	(13.46%)	\$121	33.22%
\$150,000	\$217	39.53%	\$90	16.42%	(\$7)	(1.25%)	\$17	3.38%	\$182	33.22%
\$200,000	\$125	13.96%	(\$44)	(4.91%)	\$54	7.58%	\$78	11.29%	\$243	33.22%
\$250,000	\$33	2.67%	(\$178)	(14.33%)	\$115	12.81%	\$139	15.88%	\$304	33.22%
\$300,000	(\$59)	(3.69%)	(\$312)	(19.64%)	\$176	16.27%	\$199	18.88%	\$364	33.22%
\$400,000	(\$242)	(10.61%)	(\$580)	(25.41%)	\$297	20.56%	\$321	22.57%	\$486	33.22%
\$500,000	(\$426)	(14.30%)	(\$848)	(28.50%)	\$419	23.11%	\$442	24.75%	\$607	33.22%
\$600,000	(\$610)	(16.60%)	(\$1,117)	(30.41%)	\$540	24.81%	\$564	26.19%	\$729	33.22%
\$700,000	(\$793)	(18.17%)	(\$1,385)	(31.72%)	\$661	26.02%	\$685	27.21%	\$850	33.22%
\$800,000	(\$977)	(19.31%)	(\$1,653)	(32.67%)	\$783	26.93%	\$807	27.97%	\$972	33.22%
\$900,000	(\$1,160)	(20.17%)	(\$1,921)	(33.39%)	\$904	27.63%	\$928	28.56%	\$1,093	33.22%
\$1,000,000	(\$1,344)	(20.85%)	(\$2,189)	(33.96%)	\$1,026	28.19%	\$1,050	29.03%	\$1,215	33.22%
\$2,000,000	(\$3,180)	(23.76%)	(\$4,871)	(36.39%)	\$2,241	30.71%	\$2,265	31.14%	\$2,430	33.22%
\$3,000,000	(\$5,017)	(24.68%)	(\$7,552)	(37.16%)	\$3,456	31.55%	\$3,479	31.83%	\$3,644	33.22%
\$4,000,000	(\$6,853)	(25.14%)	(\$10,233)	(37.54%)	\$4,670	31.97%	\$4,694	32.18%	\$4,859	33.22%
\$5,000,000	(\$8,689)	(25.41%)	(\$12,915)	(37.76%)	\$5,885	32.22%	\$5,909	32.39%	\$6,074	33.22%
\$6,000,000	(\$10,526)	(25.58%)	(\$15,596)	(37.91%)	\$7,100	32.38%	\$7,124	32.53%	\$7,289	33.22%
\$7,000,000	(\$12,362)	(25.71%)	(\$18,278)	(38.01%)	\$8,315	32.50%	\$8,339	32.63%	\$8,504	33.22%
\$8,000,000	(\$14,199)	(25.81%)	(\$20,959)	(38.09%)	\$9,530	32.59%	\$9,553	32.70%	\$9,718	33.22%
\$9,000,000	(\$16,035)	(25.88%)	(\$23,640)	(38.16%)	\$10,744	32.66%	\$10,768	32.76%	\$10,933	33.22%
\$10,000,000	(\$17,871)	(25.94%)	(\$26,322)	(38.20%)	\$11,959	32.72%	\$11,983	32.81%	\$12,148	33.22%
\$15,000,000	(\$27,053)	(26.12%)	(\$39,729)	(38.35%)	\$18,033	32.89%	\$18,057	32.94%	\$18,222	33.22%
\$20,000,000	(\$36,235)	(26.20%)	(\$53,136)	(38.42%)	\$24,107	32.97%	\$24,131	33.01%	\$24,296	33.22%
\$25,000,000	(\$45,417)	(26.26%)	(\$66,543)	(38.47%)	\$30,181	33.02%	\$30,205	33.05%	\$30,370	33.22%
\$30,000,000	(\$54,598)	(26.29%)	(\$79,950)	(38.50%)	\$36,255	33.05%	\$36,279	33.08%	\$36,444	33.22%
\$35,000,000	(\$63,780)	(26.32%)	(\$93,357)	(38.52%)	\$42,329	33.08%	\$42,353	33.10%	\$42,518	33.22%
\$40,000,000	(\$72,962)	(26.33%)	(\$106,764)	(38.53%)	\$48,403	33.09%	\$48,427	33.12%	\$48,592	33.22%
\$45,000,000	(\$82,144)	(26.35%)	(\$120,171)	(38.55%)	\$54,477	33.11%	\$54,501	33.13%	\$54,666	33.22%
\$50,000,000	(\$91,325)	(26.36%)	(\$133,578)	(38.56%)	\$60,551	33.12%	\$60,575	33.14%	\$60,740	33.22%