

CITY OF PLEASANT PLAIN, 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	\$7.17697	\$11,961	\$0	\$11,961	
2026-27	\$5.19133	\$12,200	\$4	\$12,204	2.0%
2027-28	\$5.23098	\$12,265	\$4	\$12,269	0.5%
2028-29	\$5.02408	\$12,514	\$4	\$12,517	2.0%
2029-30	\$5.04952	\$12,580	\$4	\$12,584	0.5%
2030-31	\$4.84426	\$12,835	\$3	\$12,839	2.0%
2031-32	\$4.86877	\$12,903	\$3	\$12,906	0.5%
2032-33	\$4.67696	\$13,164	\$3	\$13,168	2.0%
2033-34	\$4.70060	\$13,233	\$3	\$13,237	0.5%
2034-35	\$4.52084	\$13,501	\$3	\$13,505	2.0%
2035-36	\$4.54368	\$13,572	\$3	\$13,575	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	\$5,154,662	\$1,666,578	\$0	\$1,666,578
2026-27	\$4,011,983	\$2,350,811	\$0	\$2,350,811
2027-28	\$4,006,528	\$2,345,356	\$0	\$2,345,356
2028-29	\$4,152,651	\$2,491,479	\$0	\$2,491,479
2029-30	\$4,153,196	\$2,492,024	\$0	\$2,492,024
2030-31	\$4,311,439	\$2,650,267	\$0	\$2,650,267
2031-32	\$4,311,983	\$2,650,811	\$0	\$2,650,811
2032-33	\$4,476,590	\$2,815,418	\$0	\$2,815,418
2033-34	\$4,477,134	\$2,815,962	\$0	\$2,815,962
2034-35	\$4,648,359	\$2,987,187	\$0	\$2,987,187
2035-36	\$4,648,904	\$2,987,732	\$0	\$2,987,732

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	98.91%	-4.17%	94.74%	0.00%	0.00%	5.26%
2026-27	161.17%	-64.92%	96.25%	0.00%	0.00%	3.73%
2027-28	161.57%	-65.33%	96.24%	0.00%	0.00%	3.74%
2028-29	158.21%	-61.75%	96.46%	0.00%	0.00%	3.52%
2029-30	158.20%	-61.74%	96.46%	0.00%	0.00%	3.52%
2030-31	154.73%	-58.06%	96.68%	0.00%	0.00%	3.31%
2031-32	154.73%	-58.05%	96.68%	0.00%	0.00%	3.31%
2032-33	151.53%	-54.66%	96.87%	0.00%	0.00%	3.11%
2033-34	151.53%	-54.66%	96.87%	0.00%	0.00%	3.11%
2034-35	148.58%	-51.53%	97.05%	0.00%	0.00%	2.94%
2035-36	148.58%	-51.52%	97.05%	0.00%	0.00%	2.94%

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 PLAIN, 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	\$1,666,578	\$7.17697	\$11,961
2026-27	\$2,350,811	\$5.19133	\$12,204
2027-28	\$2,345,356	\$5.23098	\$12,269
2028-29	\$2,491,479	\$5.02408	\$12,517
2029-30	\$2,492,024	\$5.04952	\$12,584
2030-31	\$2,650,267	\$4.84426	\$12,839
2031-32	\$2,650,811	\$4.86877	\$12,906
2032-33	\$2,815,418	\$4.67696	\$13,168
2033-34	\$2,815,962	\$4.70060	\$13,237
2034-35	\$2,987,187	\$4.52084	\$13,505
2035-36	\$2,987,732	\$4.54368	\$13,575

CITY OF PLEASANT PLAIN, 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	\$1,666,578	\$7.17697	\$11,961
2026-27	\$1,663,069	\$7.17697	\$11,936
2027-28	\$1,698,929	\$7.17697	\$12,193
2028-29	\$1,749,658	\$7.17697	\$12,557
2029-30	\$1,787,395	\$7.17697	\$12,828
2030-31	\$1,840,782	\$7.17697	\$13,211
2031-32	\$1,880,488	\$7.17697	\$13,496
2032-33	\$1,936,671	\$7.17697	\$13,899
2033-34	\$1,978,457	\$7.17697	\$14,199
2034-35	\$2,037,585	\$7.17697	\$14,624
2035-36	\$2,081,553	\$7.17697	\$14,939

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	\$687,743	(\$1.98564)	\$268
2027-28	\$646,427	(\$1.94599)	\$75
2028-29	\$741,822	(\$2.15289)	-\$40
2029-30	\$704,629	(\$2.12745)	-\$245
2030-31	\$809,485	(\$2.33271)	-\$373
2031-32	\$770,323	(\$2.30820)	-\$590
2032-33	\$878,746	(\$2.50001)	-\$732
2033-34	\$837,505	(\$2.47637)	-\$963
2034-35	\$949,602	(\$2.65613)	-\$1,119
2035-36	\$906,178	(\$2.63329)	-\$1,364

CITY OF PLEASANT PLAIN, 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	\$170	\$299	\$50,000	\$51,515	\$170	\$250	\$50,000	\$58,947	\$154	\$43	\$132	\$43	\$170	\$286
\$100,000	\$123,480	\$340	\$598	\$100,000	\$103,030	\$340	\$499	\$100,000	\$117,894	\$324	\$329	\$302	\$329	\$340	\$571
\$150,000	\$185,220	\$511	\$897	\$150,000	\$154,545	\$511	\$749	\$150,000	\$176,842	\$494	\$614	\$472	\$614	\$511	\$857
\$200,000	\$246,960	\$834	\$1,196	\$200,000	\$206,060	\$834	\$998	\$200,000	\$235,789	\$664	\$900	\$642	\$900	\$681	\$1,142
\$250,000	\$308,700	\$1,157	\$1,495	\$250,000	\$257,575	\$1,157	\$1,248	\$250,000	\$294,736	\$835	\$1,186	\$812	\$1,186	\$851	\$1,428
\$300,000	\$370,440	\$1,480	\$1,795	\$300,000	\$309,090	\$1,480	\$1,497	\$300,000	\$353,683	\$1,005	\$1,471	\$983	\$1,471	\$1,021	\$1,713
\$400,000	\$493,920	\$2,125	\$2,393	\$400,000	\$412,120	\$2,125	\$1,996	\$400,000	\$471,578	\$1,345	\$2,042	\$1,323	\$2,042	\$1,362	\$2,284
\$500,000	\$617,400	\$2,771	\$2,991	\$500,000	\$515,151	\$2,771	\$2,496	\$500,000	\$589,472	\$1,686	\$2,613	\$1,663	\$2,613	\$1,702	\$2,856
\$600,000	\$740,880	\$3,417	\$3,589	\$600,000	\$618,181	\$3,417	\$2,995	\$600,000	\$707,366	\$2,026	\$3,184	\$2,004	\$3,184	\$2,042	\$3,427
\$700,000	\$864,360	\$4,063	\$4,187	\$700,000	\$721,211	\$4,063	\$3,494	\$700,000	\$825,261	\$2,366	\$3,756	\$2,344	\$3,756	\$2,383	\$3,998
\$800,000	\$987,840	\$4,709	\$4,785	\$800,000	\$824,241	\$4,709	\$3,993	\$800,000	\$943,155	\$2,707	\$4,327	\$2,685	\$4,327	\$2,723	\$4,569
\$900,000	\$1,111,320	\$5,355	\$5,384	\$900,000	\$927,271	\$5,355	\$4,492	\$900,000	\$1,061,050	\$3,047	\$4,898	\$3,025	\$4,898	\$3,064	\$5,140
\$1,000,000	\$1,234,800	\$6,001	\$5,982	\$1,000,000	\$1,030,301	\$6,001	\$4,991	\$1,000,000	\$1,178,944	\$3,388	\$5,469	\$3,366	\$5,469	\$3,404	\$5,711
\$2,000,000	\$2,469,600	\$12,460	\$11,963	\$2,000,000	\$2,060,602	\$12,460	\$9,982	\$2,000,000	\$2,357,888	\$6,792	\$11,180	\$6,770	\$11,180	\$6,808	\$11,422
\$3,000,000	\$3,704,400	\$18,920	\$17,945	\$3,000,000	\$3,090,903	\$18,920	\$14,973	\$3,000,000	\$3,536,832	\$10,196	\$16,891	\$10,174	\$16,891	\$10,212	\$17,133
\$4,000,000	\$4,939,200	\$25,379	\$23,927	\$4,000,000	\$4,121,204	\$25,379	\$19,964	\$4,000,000	\$4,715,776	\$13,600	\$22,602	\$13,578	\$22,602	\$13,617	\$22,844
\$5,000,000	\$6,174,000	\$31,838	\$29,908	\$5,000,000	\$5,151,505	\$31,838	\$24,955	\$5,000,000	\$5,894,720	\$17,004	\$28,313	\$16,982	\$28,313	\$17,021	\$28,556
\$6,000,000	\$7,408,800	\$38,297	\$35,890	\$6,000,000	\$6,181,806	\$38,297	\$29,946	\$6,000,000	\$7,073,664	\$20,408	\$34,024	\$20,386	\$34,024	\$20,425	\$34,267
\$7,000,000	\$8,643,600	\$44,757	\$41,872	\$7,000,000	\$7,212,107	\$44,757	\$34,937	\$7,000,000	\$8,252,608	\$23,813	\$39,736	\$23,790	\$39,736	\$23,829	\$39,978
\$8,000,000	\$9,878,400	\$51,216	\$47,854	\$8,000,000	\$8,242,408	\$51,216	\$39,928	\$8,000,000	\$9,431,552	\$27,217	\$45,447	\$27,195	\$45,447	\$27,233	\$45,689
\$9,000,000	\$11,113,200	\$57,675	\$53,835	\$9,000,000	\$9,272,709	\$57,675	\$44,919	\$9,000,000	\$10,610,496	\$30,621	\$51,158	\$30,599	\$51,158	\$30,637	\$51,400
\$10,000,000	\$12,348,000	\$64,134	\$59,817	\$10,000,000	\$10,303,010	\$64,134	\$49,910	\$10,000,000	\$11,789,440	\$34,025	\$56,869	\$34,003	\$56,869	\$34,042	\$57,111
\$15,000,000	\$18,522,000	\$96,431	\$89,725	\$15,000,000	\$15,454,515	\$96,431	\$74,866	\$15,000,000	\$17,684,160	\$51,046	\$85,424	\$51,024	\$85,424	\$51,062	\$85,667
\$20,000,000	\$24,696,000	\$128,727	\$119,634	\$20,000,000	\$20,606,020	\$128,727	\$99,821	\$20,000,000	\$23,578,880	\$68,067	\$113,980	\$68,044	\$113,980	\$68,083	\$114,222
\$25,000,000	\$30,870,000	\$161,024	\$149,542	\$25,000,000	\$25,757,525	\$161,024	\$124,776	\$25,000,000	\$29,473,600	\$85,087	\$142,536	\$85,065	\$142,536	\$85,104	\$142,778
\$30,000,000	\$37,044,000	\$193,320	\$179,451	\$30,000,000	\$30,909,030	\$193,320	\$149,731	\$30,000,000	\$35,368,320	\$102,108	\$171,091	\$102,086	\$171,091	\$102,125	\$171,333
\$35,000,000	\$43,218,000	\$225,616	\$209,359	\$35,000,000	\$36,060,535	\$225,616	\$174,687	\$35,000,000	\$41,263,040	\$119,129	\$199,647	\$119,107	\$199,647	\$119,145	\$199,889
\$40,000,000	\$49,392,000	\$257,913	\$239,268	\$40,000,000	\$41,212,040	\$257,913	\$199,642	\$40,000,000	\$47,157,760	\$136,150	\$228,202	\$136,127	\$228,202	\$136,166	\$228,444
\$45,000,000	\$55,566,000	\$290,209	\$269,176	\$45,000,000	\$46,363,545	\$290,209	\$224,597	\$45,000,000	\$53,052,480	\$153,170	\$256,758	\$153,148	\$256,758	\$153,187	\$257,000
\$50,000,000	\$61,740,000	\$322,505	\$299,085	\$50,000,000	\$51,515,050	\$322,505	\$249,552	\$50,000,000	\$58,947,200	\$170,191	\$285,313	\$170,169	\$285,313	\$170,208	\$285,556

CITY OF PLEASANT PLAIN, 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	\$129	75.72%	\$79	46.62%	(\$110)	(71.80%)	(\$88)	(67.06%)	\$115	67.77%
\$100,000	\$258	75.72%	\$159	46.62%	\$5	1.54%	\$27	8.99%	\$231	67.77%
\$150,000	\$387	75.72%	\$238	46.62%	\$120	24.35%	\$142	30.18%	\$346	67.77%
\$200,000	\$363	43.52%	\$165	19.75%	\$236	35.48%	\$258	40.15%	\$461	67.77%
\$250,000	\$339	29.30%	\$91	7.89%	\$351	42.06%	\$373	45.93%	\$577	67.77%
\$300,000	\$315	21.29%	\$18	1.20%	\$466	46.42%	\$489	49.72%	\$692	67.77%
\$400,000	\$267	12.57%	(\$129)	(6.07%)	\$697	51.82%	\$719	54.36%	\$923	67.77%
\$500,000	\$219	7.92%	(\$276)	(9.95%)	\$928	55.04%	\$950	57.10%	\$1,153	67.77%
\$600,000	\$172	5.03%	(\$423)	(12.37%)	\$1,158	57.18%	\$1,181	58.92%	\$1,384	67.77%
\$700,000	\$124	3.05%	(\$569)	(14.02%)	\$1,389	58.70%	\$1,411	60.20%	\$1,615	67.77%
\$800,000	\$76	1.62%	(\$716)	(15.21%)	\$1,620	59.84%	\$1,642	61.16%	\$1,846	67.77%
\$900,000	\$28	0.53%	(\$863)	(16.12%)	\$1,851	60.73%	\$1,873	61.90%	\$2,076	67.77%
\$1,000,000	(\$19)	(0.32%)	(\$1,010)	(16.83%)	\$2,081	61.44%	\$2,103	62.50%	\$2,307	67.77%
\$2,000,000	(\$497)	(3.99%)	(\$2,478)	(19.89%)	\$4,388	64.61%	\$4,410	65.15%	\$4,614	67.77%
\$3,000,000	(\$974)	(5.15%)	(\$3,946)	(20.86%)	\$6,695	65.67%	\$6,717	66.03%	\$6,921	67.77%
\$4,000,000	(\$1,452)	(5.72%)	(\$5,415)	(21.34%)	\$9,002	66.19%	\$9,024	66.46%	\$9,228	67.77%
\$5,000,000	(\$1,930)	(6.06%)	(\$6,883)	(21.62%)	\$11,309	66.51%	\$11,331	66.72%	\$11,535	67.77%
\$6,000,000	(\$2,407)	(6.29%)	(\$8,351)	(21.81%)	\$13,616	66.72%	\$13,638	66.90%	\$13,842	67.77%
\$7,000,000	(\$2,885)	(6.45%)	(\$9,819)	(21.94%)	\$15,923	66.87%	\$15,945	67.02%	\$16,149	67.77%
\$8,000,000	(\$3,362)	(6.57%)	(\$11,288)	(22.04%)	\$18,230	66.98%	\$18,252	67.12%	\$18,456	67.77%
\$9,000,000	(\$3,840)	(6.66%)	(\$12,756)	(22.12%)	\$20,537	67.07%	\$20,559	67.19%	\$20,763	67.77%
\$10,000,000	(\$4,318)	(6.73%)	(\$14,224)	(22.18%)	\$22,844	67.14%	\$22,866	67.25%	\$23,070	67.77%
\$15,000,000	(\$6,705)	(6.95%)	(\$21,565)	(22.36%)	\$34,379	67.35%	\$34,401	67.42%	\$34,604	67.77%
\$20,000,000	(\$9,093)	(7.06%)	(\$28,906)	(22.46%)	\$45,913	67.45%	\$45,936	67.51%	\$46,139	67.77%
\$25,000,000	(\$11,481)	(7.13%)	(\$36,247)	(22.51%)	\$57,448	67.52%	\$57,470	67.56%	\$57,674	67.77%
\$30,000,000	(\$13,869)	(7.17%)	(\$43,589)	(22.55%)	\$68,983	67.56%	\$69,005	67.60%	\$69,209	67.77%
\$35,000,000	(\$16,257)	(7.21%)	(\$50,930)	(22.57%)	\$80,518	67.59%	\$80,540	67.62%	\$80,744	67.77%
\$40,000,000	(\$18,645)	(7.23%)	(\$58,271)	(22.59%)	\$92,053	67.61%	\$92,075	67.64%	\$92,278	67.77%
\$45,000,000	(\$21,033)	(7.25%)	(\$65,612)	(22.61%)	\$103,587	67.63%	\$103,610	67.65%	\$103,813	67.77%
\$50,000,000	(\$23,421)	(7.26%)	(\$72,953)	(22.62%)	\$115,122	67.64%	\$115,144	67.66%	\$115,348	67.77%