

CITY OF PORTSMOUTH, 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	\$7.86415	\$71,800	\$0	\$71,800	
2026-27	\$4.67659	\$73,236	\$762	\$73,999	3.1%
2027-28	\$4.72528	\$74,566	\$770	\$75,336	1.8%
2028-29	\$4.61190	\$76,843	\$752	\$77,595	3.0%
2029-30	\$4.65703	\$78,209	\$759	\$78,969	1.8%
2030-31	\$4.54224	\$80,548	\$741	\$81,288	2.9%
2031-32	\$4.58400	\$81,893	\$747	\$82,641	1.7%
2032-33	\$4.47138	\$84,294	\$729	\$85,023	2.9%
2033-34	\$4.51005	\$85,618	\$735	\$86,353	1.6%
2034-35	\$4.39960	\$88,080	\$717	\$88,797	2.8%
2035-36	\$4.43543	\$89,383	\$723	\$90,106	1.5%

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	\$17,964,681	\$9,130,095	\$0	\$9,130,095
2026-27	\$16,491,556	\$15,823,268	\$0	\$15,823,268
2027-28	\$16,611,500	\$15,943,212	\$0	\$15,943,212
2028-29	\$17,493,194	\$16,824,906	\$0	\$16,824,906
2029-30	\$17,625,138	\$16,956,850	\$0	\$16,956,850
2030-31	\$18,564,406	\$17,896,118	\$0	\$17,896,118
2031-32	\$18,696,350	\$18,028,062	\$0	\$18,028,062
2032-33	\$19,683,118	\$19,014,830	\$0	\$19,014,830
2033-34	\$19,815,062	\$19,146,774	\$0	\$19,146,774
2034-35	\$20,851,338	\$20,183,050	\$0	\$20,183,050
2035-36	\$20,983,283	\$20,314,995	\$0	\$20,314,995

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	70.94%	-2.02%	68.92%	19.86%	0.00%	2.03%
2026-27	94.21%	-21.57%	72.64%	20.06%	0.00%	1.17%
2027-28	94.38%	-21.68%	72.70%	20.05%	0.00%	1.16%
2028-29	93.84%	-20.79%	73.05%	20.09%	0.00%	1.10%
2029-30	93.94%	-20.81%	73.13%	20.07%	0.00%	1.09%
2030-31	93.35%	-19.88%	73.47%	20.10%	0.00%	1.03%
2031-32	93.44%	-19.91%	73.53%	20.08%	0.00%	1.03%
2032-33	92.87%	-19.03%	73.84%	20.11%	0.00%	0.97%
2033-34	92.96%	-19.07%	73.90%	20.09%	0.00%	0.97%
2034-35	92.41%	-18.23%	74.18%	20.13%	0.00%	0.92%
2035-36	92.50%	-18.27%	74.23%	20.11%	0.00%	0.91%

**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 PORTSMOUTH, 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	\$9,130,095	\$7.86415	\$71,800
2026-27	\$15,823,268	\$4.67659	\$73,999
2027-28	\$15,943,212	\$4.72528	\$75,336
2028-29	\$16,824,906	\$4.61190	\$77,595
2029-30	\$16,956,850	\$4.65703	\$78,969
2030-31	\$17,896,118	\$4.54224	\$81,288
2031-32	\$18,028,062	\$4.58400	\$82,641
2032-33	\$19,014,830	\$4.47138	\$85,023
2033-34	\$19,146,774	\$4.51005	\$86,353
2034-35	\$20,183,050	\$4.39960	\$88,797
2035-36	\$20,314,995	\$4.43543	\$90,106

CITY OF PORTSMOUTH, 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	\$9,130,095	\$7.86415	\$71,800
2026-27	\$9,359,575	\$7.86415	\$73,605
2027-28	\$9,576,409	\$7.86415	\$75,310
2028-29	\$9,956,034	\$7.86415	\$78,296
2029-30	\$10,183,624	\$7.86415	\$80,086
2030-31	\$10,584,852	\$7.86415	\$83,241
2031-32	\$10,823,743	\$7.86415	\$85,120
2032-33	\$11,247,695	\$7.86415	\$88,454
2033-34	\$11,498,508	\$7.86415	\$90,426
2034-35	\$11,946,383	\$7.86415	\$93,948
2035-36	\$12,209,720	\$7.86415	\$96,019

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	\$6,463,693	(\$3.18756)	\$394
2027-28	\$6,366,803	(\$3.13887)	\$26
2028-29	\$6,868,872	(\$3.25225)	-\$701
2029-30	\$6,773,226	(\$3.20712)	-\$1,117
2030-31	\$7,311,266	(\$3.32191)	-\$1,952
2031-32	\$7,204,319	(\$3.28015)	-\$2,479
2032-33	\$7,767,135	(\$3.39277)	-\$3,431
2033-34	\$7,648,266	(\$3.35410)	-\$4,073
2034-35	\$8,236,668	(\$3.46455)	-\$5,151
2035-36	\$8,105,275	(\$3.42872)	-\$5,913

CITY OF PORTSMOUTH, 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	\$187	\$280	\$50,000	\$51,515	\$187	\$234	\$50,000	\$58,947	\$168	\$41	\$144	\$41	\$187	\$268
\$100,000	\$123,480	\$373	\$561	\$100,000	\$103,030	\$373	\$468	\$100,000	\$117,894	\$355	\$308	\$331	\$308	\$373	\$536
\$150,000	\$185,220	\$560	\$841	\$150,000	\$154,545	\$560	\$702	\$150,000	\$176,842	\$541	\$576	\$517	\$576	\$560	\$803
\$200,000	\$246,960	\$913	\$1,122	\$200,000	\$206,060	\$913	\$936	\$200,000	\$235,789	\$728	\$844	\$704	\$844	\$746	\$1,071
\$250,000	\$308,700	\$1,267	\$1,402	\$250,000	\$257,575	\$1,267	\$1,170	\$250,000	\$294,736	\$914	\$1,112	\$890	\$1,112	\$933	\$1,339
\$300,000	\$370,440	\$1,621	\$1,683	\$300,000	\$309,090	\$1,621	\$1,404	\$300,000	\$353,683	\$1,101	\$1,379	\$1,077	\$1,379	\$1,119	\$1,607
\$400,000	\$493,920	\$2,329	\$2,244	\$400,000	\$412,120	\$2,329	\$1,872	\$400,000	\$471,578	\$1,474	\$1,915	\$1,450	\$1,915	\$1,492	\$2,142
\$500,000	\$617,400	\$3,037	\$2,804	\$500,000	\$515,151	\$3,037	\$2,340	\$500,000	\$589,472	\$1,847	\$2,450	\$1,823	\$2,450	\$1,865	\$2,678
\$600,000	\$740,880	\$3,744	\$3,365	\$600,000	\$618,181	\$3,744	\$2,808	\$600,000	\$707,366	\$2,220	\$2,986	\$2,196	\$2,986	\$2,238	\$3,213
\$700,000	\$864,360	\$4,452	\$3,926	\$700,000	\$721,211	\$4,452	\$3,276	\$700,000	\$825,261	\$2,593	\$3,521	\$2,569	\$3,521	\$2,611	\$3,749
\$800,000	\$987,840	\$5,160	\$4,487	\$800,000	\$824,241	\$5,160	\$3,744	\$800,000	\$943,155	\$2,966	\$4,057	\$2,942	\$4,057	\$2,984	\$4,284
\$900,000	\$1,111,320	\$5,868	\$5,048	\$900,000	\$927,271	\$5,868	\$4,212	\$900,000	\$1,061,050	\$3,339	\$4,592	\$3,315	\$4,592	\$3,357	\$4,820
\$1,000,000	\$1,234,800	\$6,576	\$5,609	\$1,000,000	\$1,030,301	\$6,576	\$4,680	\$1,000,000	\$1,178,944	\$3,712	\$5,128	\$3,688	\$5,128	\$3,730	\$5,355
\$2,000,000	\$2,469,600	\$13,653	\$11,218	\$2,000,000	\$2,060,602	\$13,653	\$9,360	\$2,000,000	\$2,357,888	\$7,442	\$10,483	\$7,418	\$10,483	\$7,460	\$10,710
\$3,000,000	\$3,704,400	\$20,731	\$16,826	\$3,000,000	\$3,090,903	\$20,731	\$14,040	\$3,000,000	\$3,536,832	\$11,172	\$15,838	\$11,148	\$15,838	\$11,190	\$16,065
\$4,000,000	\$4,939,200	\$27,809	\$22,435	\$4,000,000	\$4,121,204	\$27,809	\$18,719	\$4,000,000	\$4,715,776	\$14,902	\$21,193	\$14,878	\$21,193	\$14,920	\$21,420
\$5,000,000	\$6,174,000	\$34,887	\$28,044	\$5,000,000	\$5,151,505	\$34,887	\$23,399	\$5,000,000	\$5,894,720	\$18,632	\$26,548	\$18,608	\$26,548	\$18,650	\$26,775
\$6,000,000	\$7,408,800	\$41,964	\$33,653	\$6,000,000	\$6,181,806	\$41,964	\$28,079	\$6,000,000	\$7,073,664	\$22,362	\$31,903	\$22,338	\$31,903	\$22,381	\$32,130
\$7,000,000	\$8,643,600	\$49,042	\$39,261	\$7,000,000	\$7,212,107	\$49,042	\$32,759	\$7,000,000	\$8,252,608	\$26,093	\$37,258	\$26,068	\$37,258	\$26,111	\$37,485
\$8,000,000	\$9,878,400	\$56,120	\$44,870	\$8,000,000	\$8,242,408	\$56,120	\$37,439	\$8,000,000	\$9,431,552	\$29,823	\$42,613	\$29,798	\$42,613	\$29,841	\$42,840
\$9,000,000	\$11,113,200	\$63,197	\$50,479	\$9,000,000	\$9,272,709	\$63,197	\$42,119	\$9,000,000	\$10,610,496	\$33,553	\$47,968	\$33,528	\$47,968	\$33,571	\$48,195
\$10,000,000	\$12,348,000	\$70,275	\$56,088	\$10,000,000	\$10,303,010	\$70,275	\$46,799	\$10,000,000	\$11,789,440	\$37,283	\$53,323	\$37,259	\$53,323	\$37,301	\$53,550
\$15,000,000	\$18,522,000	\$105,664	\$84,131	\$15,000,000	\$15,454,515	\$105,664	\$70,198	\$15,000,000	\$17,684,160	\$55,933	\$80,099	\$55,909	\$80,099	\$55,951	\$80,326
\$20,000,000	\$24,696,000	\$141,053	\$112,175	\$20,000,000	\$20,606,020	\$141,053	\$93,597	\$20,000,000	\$23,578,880	\$74,584	\$106,874	\$74,560	\$106,874	\$74,602	\$107,101
\$25,000,000	\$30,870,000	\$176,441	\$140,219	\$25,000,000	\$25,757,525	\$176,441	\$116,997	\$25,000,000	\$29,473,600	\$93,234	\$133,649	\$93,210	\$133,649	\$93,252	\$133,876
\$30,000,000	\$37,044,000	\$211,830	\$168,263	\$30,000,000	\$30,909,030	\$211,830	\$140,396	\$30,000,000	\$35,368,320	\$111,885	\$160,424	\$111,860	\$160,424	\$111,903	\$160,651
\$35,000,000	\$43,218,000	\$247,219	\$196,307	\$35,000,000	\$36,060,535	\$247,219	\$163,796	\$35,000,000	\$41,263,040	\$130,535	\$187,200	\$130,511	\$187,200	\$130,553	\$187,427
\$40,000,000	\$49,392,000	\$282,607	\$224,350	\$40,000,000	\$41,212,040	\$282,607	\$187,195	\$40,000,000	\$47,157,760	\$149,186	\$213,975	\$149,161	\$213,975	\$149,204	\$214,202
\$45,000,000	\$55,566,000	\$317,996	\$252,394	\$45,000,000	\$46,363,545	\$317,996	\$210,594	\$45,000,000	\$53,052,480	\$167,836	\$240,750	\$167,812	\$240,750	\$167,854	\$240,977
\$50,000,000	\$61,740,000	\$353,385	\$280,438	\$50,000,000	\$51,515,050	\$353,385	\$233,994	\$50,000,000	\$58,947,200	\$186,487	\$267,525	\$186,462	\$267,525	\$186,505	\$267,752

CITY OF        PORTSMOUTH, 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	\$94	50.37%	\$47	25.46%	(\$128)	(75.87%)	(\$104)	(71.81%)	\$81	43.56%
\$100,000	\$188	50.37%	\$95	25.46%	(\$47)	(13.11%)	(\$22)	(6.74%)	\$162	43.56%
\$150,000	\$282	50.37%	\$142	25.46%	\$35	6.41%	\$59	11.40%	\$244	43.56%
\$200,000	\$208	22.81%	\$23	2.47%	\$116	15.93%	\$140	19.93%	\$325	43.56%
\$250,000	\$135	10.64%	(\$97)	(7.68%)	\$197	21.57%	\$221	24.88%	\$406	43.56%
\$300,000	\$61	3.79%	(\$217)	(13.40%)	\$278	25.29%	\$303	28.11%	\$487	43.56%
\$400,000	(\$85)	(3.67%)	(\$457)	(19.62%)	\$441	29.92%	\$465	32.09%	\$650	43.56%
\$500,000	(\$232)	(7.65%)	(\$697)	(22.95%)	\$603	32.67%	\$628	34.44%	\$812	43.56%
\$600,000	(\$379)	(10.13%)	(\$937)	(25.01%)	\$766	34.50%	\$790	35.99%	\$975	43.56%
\$700,000	(\$526)	(11.82%)	(\$1,176)	(26.42%)	\$928	35.81%	\$953	37.09%	\$1,137	43.56%
\$800,000	(\$673)	(13.04%)	(\$1,416)	(27.44%)	\$1,091	36.78%	\$1,115	37.91%	\$1,300	43.56%
\$900,000	(\$820)	(13.97%)	(\$1,656)	(28.22%)	\$1,253	37.54%	\$1,278	38.55%	\$1,462	43.56%
\$1,000,000	(\$967)	(14.70%)	(\$1,896)	(28.83%)	\$1,416	38.14%	\$1,440	39.05%	\$1,625	43.56%
\$2,000,000	(\$2,436)	(17.84%)	(\$4,294)	(31.45%)	\$3,041	40.86%	\$3,065	41.32%	\$3,250	43.56%
\$3,000,000	(\$3,905)	(18.84%)	(\$6,691)	(32.28%)	\$4,666	41.76%	\$4,690	42.07%	\$4,875	43.56%
\$4,000,000	(\$5,374)	(19.32%)	(\$9,089)	(32.68%)	\$6,291	42.21%	\$6,315	42.45%	\$6,500	43.56%
\$5,000,000	(\$6,843)	(19.61%)	(\$11,487)	(32.93%)	\$7,916	42.48%	\$7,940	42.67%	\$8,125	43.56%
\$6,000,000	(\$8,312)	(19.81%)	(\$13,885)	(33.09%)	\$9,541	42.66%	\$9,565	42.82%	\$9,750	43.56%
\$7,000,000	(\$9,781)	(19.94%)	(\$16,283)	(33.20%)	\$11,166	42.79%	\$11,190	42.93%	\$11,375	43.56%
\$8,000,000	(\$11,250)	(20.05%)	(\$18,681)	(33.29%)	\$12,791	42.89%	\$12,815	43.01%	\$13,000	43.56%
\$9,000,000	(\$12,719)	(20.13%)	(\$21,079)	(33.35%)	\$14,416	42.96%	\$14,440	43.07%	\$14,625	43.56%
\$10,000,000	(\$14,188)	(20.19%)	(\$23,476)	(33.41%)	\$16,041	43.02%	\$16,065	43.12%	\$16,250	43.56%
\$15,000,000	(\$21,533)	(20.38%)	(\$35,466)	(33.56%)	\$24,165	43.20%	\$24,190	43.27%	\$24,374	43.56%
\$20,000,000	(\$28,877)	(20.47%)	(\$47,455)	(33.64%)	\$32,290	43.29%	\$32,314	43.34%	\$32,499	43.56%
\$25,000,000	(\$36,222)	(20.53%)	(\$59,444)	(33.69%)	\$40,415	43.35%	\$40,439	43.38%	\$40,624	43.56%
\$30,000,000	(\$43,567)	(20.57%)	(\$71,434)	(33.72%)	\$48,540	43.38%	\$48,564	43.41%	\$48,749	43.56%
\$35,000,000	(\$50,912)	(20.59%)	(\$83,423)	(33.74%)	\$56,664	43.41%	\$56,689	43.44%	\$56,873	43.56%
\$40,000,000	(\$58,257)	(20.61%)	(\$95,412)	(33.76%)	\$64,789	43.43%	\$64,813	43.45%	\$64,998	43.56%
\$45,000,000	(\$65,602)	(20.63%)	(\$107,402)	(33.77%)	\$72,914	43.44%	\$72,938	43.46%	\$73,123	43.56%
\$50,000,000	(\$72,947)	(20.64%)	(\$119,391)	(33.78%)	\$81,039	43.46%	\$81,063	43.47%	\$81,248	43.56%