

CITY OF PLEASANTVILLE, 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	\$8.78213	\$500,595	\$0	\$500,595	
2026-27	\$4.54491	\$510,607	\$472	\$511,079	2.1%
2027-28	\$4.57312	\$513,635	\$475	\$514,110	0.6%
2028-29	\$4.46487	\$524,392	\$464	\$524,856	2.1%
2029-30	\$4.49055	\$527,480	\$466	\$527,947	0.6%
2030-31	\$4.38330	\$538,506	\$455	\$538,961	2.1%
2031-32	\$4.40837	\$541,657	\$458	\$542,114	0.6%
2032-33	\$4.30391	\$552,957	\$447	\$553,404	2.1%
2033-34	\$4.32839	\$556,172	\$450	\$556,621	0.6%
2034-35	\$4.22661	\$567,754	\$439	\$568,193	2.1%
2035-36	\$4.25052	\$571,034	\$441	\$571,476	0.6%

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	\$128,476,924	\$57,001,589	\$5,012,340	\$62,013,929
2026-27	\$122,362,908	\$112,450,906	\$6,255,641	\$118,706,547
2027-28	\$122,652,860	\$112,419,949	\$6,576,551	\$118,996,499
2028-29	\$128,418,924	\$117,552,321	\$7,210,243	\$124,762,563
2029-30	\$128,755,877	\$117,568,363	\$7,531,153	\$125,099,516
2030-31	\$134,826,791	\$122,957,855	\$8,212,575	\$131,170,430
2031-32	\$135,163,743	\$122,973,897	\$8,533,485	\$131,507,382
2032-33	\$141,503,091	\$128,581,706	\$9,265,024	\$137,846,730
2033-34	\$141,840,043	\$128,597,749	\$9,585,934	\$138,183,682
2034-35	\$148,458,845	\$134,432,389	\$10,370,095	\$144,802,484
2035-36	\$148,795,797	\$134,448,431	\$10,691,005	\$145,139,436

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	86.45%	-1.42%	85.02%	9.33%	3.15%	1.62%
2026-27	104.12%	-15.78%	88.33%	8.28%	1.96%	0.84%
2027-28	104.20%	-15.86%	88.34%	8.29%	1.96%	0.84%
2028-29	103.67%	-15.23%	88.44%	8.33%	1.89%	0.80%
2029-30	103.71%	-15.26%	88.45%	8.33%	1.88%	0.80%
2030-31	103.17%	-14.62%	88.55%	8.36%	1.81%	0.76%
2031-32	103.20%	-14.65%	88.55%	8.36%	1.81%	0.76%
2032-33	102.68%	-14.04%	88.65%	8.40%	1.74%	0.73%
2033-34	102.72%	-14.07%	88.65%	8.40%	1.74%	0.73%
2034-35	102.22%	-13.48%	88.73%	8.44%	1.68%	0.69%
2035-36	102.25%	-13.51%	88.74%	8.44%	1.67%	0.69%

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 PLEASANTVILLE, 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	\$57,001,589	\$8.78213	\$500,595
2026-27	\$112,450,906	\$4.54491	\$511,079
2027-28	\$112,419,949	\$4.57312	\$514,110
2028-29	\$117,552,321	\$4.46487	\$524,856
2029-30	\$117,568,363	\$4.49055	\$527,947
2030-31	\$122,957,855	\$4.38330	\$538,961
2031-32	\$122,973,897	\$4.40837	\$542,114
2032-33	\$128,581,706	\$4.30391	\$553,404
2033-34	\$128,597,749	\$4.32839	\$556,621
2034-35	\$134,432,389	\$4.22661	\$568,193
2035-36	\$134,448,431	\$4.25052	\$571,476

CITY OF PLEASANTVILLE, 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	\$57,001,589	\$8.78213	\$500,595
2026-27	\$56,860,730	\$8.78213	\$499,358
2027-28	\$57,573,419	\$8.78213	\$505,617
2028-29	\$59,128,206	\$8.10000	\$478,938
2029-30	\$60,232,181	\$8.10000	\$487,881
2030-31	\$61,856,627	\$8.10000	\$501,039
2031-32	\$63,034,486	\$8.10000	\$510,579
2032-33	\$64,732,273	\$8.10000	\$524,331
2033-34	\$65,988,118	\$8.10000	\$534,504
2034-35	\$67,763,274	\$8.10000	\$548,883
2035-36	\$69,100,995	\$8.10000	\$559,718

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	\$55,590,176	(\$4.23722)	\$11,721
2027-28	\$54,846,529	(\$4.20901)	\$8,493
2028-29	\$58,424,115	(\$3.63513)	\$45,917
2029-30	\$57,336,182	(\$3.60945)	\$40,066
2030-31	\$61,101,228	(\$3.71670)	\$37,922
2031-32	\$59,939,411	(\$3.69163)	\$31,535
2032-33	\$63,849,434	(\$3.79609)	\$29,073
2033-34	\$62,609,630	(\$3.77161)	\$22,117
2034-35	\$66,669,115	(\$3.87339)	\$19,311
2035-36	\$65,347,436	(\$3.84948)	\$11,758

CITY OF PLEASANTVILLE, 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	\$208	\$271	\$50,000	\$51,515	\$208	\$226	\$50,000	\$58,947	\$188	\$39	\$161	\$39	\$208	\$258
\$100,000	\$123,480	\$417	\$541	\$100,000	\$103,030	\$417	\$452	\$100,000	\$117,894	\$396	\$298	\$369	\$298	\$417	\$517
\$150,000	\$185,220	\$625	\$812	\$150,000	\$154,545	\$625	\$677	\$150,000	\$176,842	\$605	\$556	\$578	\$556	\$625	\$775
\$200,000	\$246,960	\$1,020	\$1,082	\$200,000	\$206,060	\$1,020	\$903	\$200,000	\$235,789	\$813	\$814	\$786	\$814	\$833	\$1,034
\$250,000	\$308,700	\$1,415	\$1,353	\$250,000	\$257,575	\$1,415	\$1,129	\$250,000	\$294,736	\$1,021	\$1,073	\$994	\$1,073	\$1,041	\$1,292
\$300,000	\$370,440	\$1,810	\$1,624	\$300,000	\$309,090	\$1,810	\$1,355	\$300,000	\$353,683	\$1,229	\$1,331	\$1,202	\$1,331	\$1,250	\$1,550
\$400,000	\$493,920	\$2,601	\$2,165	\$400,000	\$412,120	\$2,601	\$1,806	\$400,000	\$471,578	\$1,646	\$1,848	\$1,619	\$1,848	\$1,666	\$2,067
\$500,000	\$617,400	\$3,391	\$2,706	\$500,000	\$515,151	\$3,391	\$2,258	\$500,000	\$589,472	\$2,063	\$2,365	\$2,035	\$2,365	\$2,083	\$2,584
\$600,000	\$740,880	\$4,182	\$3,247	\$600,000	\$618,181	\$4,182	\$2,710	\$600,000	\$707,366	\$2,479	\$2,881	\$2,452	\$2,881	\$2,499	\$3,101
\$700,000	\$864,360	\$4,972	\$3,789	\$700,000	\$721,211	\$4,972	\$3,161	\$700,000	\$825,261	\$2,896	\$3,398	\$2,869	\$3,398	\$2,916	\$3,617
\$800,000	\$987,840	\$5,762	\$4,330	\$800,000	\$824,241	\$5,762	\$3,613	\$800,000	\$943,155	\$3,312	\$3,915	\$3,285	\$3,915	\$3,332	\$4,134
\$900,000	\$1,111,320	\$6,553	\$4,871	\$900,000	\$927,271	\$6,553	\$4,065	\$900,000	\$1,061,050	\$3,729	\$4,432	\$3,702	\$4,432	\$3,749	\$4,651
\$1,000,000	\$1,234,800	\$7,343	\$5,412	\$1,000,000	\$1,030,301	\$7,343	\$4,516	\$1,000,000	\$1,178,944	\$4,145	\$4,949	\$4,118	\$4,949	\$4,166	\$5,168
\$2,000,000	\$2,469,600	\$15,247	\$10,825	\$2,000,000	\$2,060,602	\$15,247	\$9,032	\$2,000,000	\$2,357,888	\$8,311	\$10,116	\$8,284	\$10,116	\$8,331	\$10,335
\$3,000,000	\$3,704,400	\$23,151	\$16,237	\$3,000,000	\$3,090,903	\$23,151	\$13,548	\$3,000,000	\$3,536,832	\$12,476	\$15,284	\$12,449	\$15,284	\$12,497	\$15,503
\$4,000,000	\$4,939,200	\$31,055	\$21,650	\$4,000,000	\$4,121,204	\$31,055	\$18,064	\$4,000,000	\$4,715,776	\$16,642	\$20,451	\$16,615	\$20,451	\$16,662	\$20,671
\$5,000,000	\$6,174,000	\$38,959	\$27,062	\$5,000,000	\$5,151,505	\$38,959	\$22,581	\$5,000,000	\$5,894,720	\$20,807	\$25,619	\$20,780	\$25,619	\$20,828	\$25,838
\$6,000,000	\$7,408,800	\$46,863	\$32,475	\$6,000,000	\$6,181,806	\$46,863	\$27,097	\$6,000,000	\$7,073,664	\$24,973	\$30,787	\$24,946	\$30,787	\$24,993	\$31,006
\$7,000,000	\$8,643,600	\$54,767	\$37,887	\$7,000,000	\$7,212,107	\$54,767	\$31,613	\$7,000,000	\$8,252,608	\$29,138	\$35,954	\$29,111	\$35,954	\$29,159	\$36,174
\$8,000,000	\$9,878,400	\$62,671	\$43,300	\$8,000,000	\$8,242,408	\$62,671	\$36,129	\$8,000,000	\$9,431,552	\$33,304	\$41,122	\$33,277	\$41,122	\$33,324	\$41,341
\$9,000,000	\$11,113,200	\$70,574	\$48,712	\$9,000,000	\$9,272,709	\$70,574	\$40,645	\$9,000,000	\$10,610,496	\$37,469	\$46,290	\$37,442	\$46,290	\$37,490	\$46,509
\$10,000,000	\$12,348,000	\$78,478	\$54,125	\$10,000,000	\$10,303,010	\$78,478	\$45,161	\$10,000,000	\$11,789,440	\$41,635	\$51,457	\$41,608	\$51,457	\$41,655	\$51,677
\$15,000,000	\$18,522,000	\$117,998	\$81,187	\$15,000,000	\$15,454,515	\$117,998	\$67,742	\$15,000,000	\$17,684,160	\$62,462	\$77,296	\$62,435	\$77,296	\$62,483	\$77,515
\$20,000,000	\$24,696,000	\$157,518	\$108,250	\$20,000,000	\$20,606,020	\$157,518	\$90,322	\$20,000,000	\$23,578,880	\$83,290	\$103,134	\$83,263	\$103,134	\$83,310	\$103,353
\$25,000,000	\$30,870,000	\$197,037	\$135,312	\$25,000,000	\$25,757,525	\$197,037	\$112,903	\$25,000,000	\$29,473,600	\$104,117	\$128,972	\$104,090	\$128,972	\$104,138	\$129,192
\$30,000,000	\$37,044,000	\$236,557	\$162,375	\$30,000,000	\$30,909,030	\$236,557	\$135,484	\$30,000,000	\$35,368,320	\$124,945	\$154,811	\$124,918	\$154,811	\$124,965	\$155,030
\$35,000,000	\$43,218,000	\$276,076	\$189,437	\$35,000,000	\$36,060,535	\$276,076	\$158,064	\$35,000,000	\$41,263,040	\$145,772	\$180,649	\$145,745	\$180,649	\$145,793	\$180,868
\$40,000,000	\$49,392,000	\$315,596	\$216,500	\$40,000,000	\$41,212,040	\$315,596	\$180,645	\$40,000,000	\$47,157,760	\$166,600	\$206,487	\$166,573	\$206,487	\$166,620	\$206,707
\$45,000,000	\$55,566,000	\$355,115	\$243,562	\$45,000,000	\$46,363,545	\$355,115	\$203,225	\$45,000,000	\$53,052,480	\$187,427	\$232,326	\$187,400	\$232,326	\$187,448	\$232,545
\$50,000,000	\$61,740,000	\$394,635	\$270,625	\$50,000,000	\$51,515,050	\$394,635	\$225,806	\$50,000,000	\$58,947,200	\$208,255	\$258,164	\$208,228	\$258,164	\$208,275	\$258,383

CITY OF PLEASANTVILLE, 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	\$62	29.94%	\$18	8.42%	(\$149)	(79.15%)	(\$122)	(75.64%)	\$50	24.06%
\$100,000	\$125	29.94%	\$35	8.42%	(\$99)	(24.91%)	(\$72)	(19.41%)	\$100	24.06%
\$150,000	\$187	29.94%	\$53	8.42%	(\$49)	(8.04%)	(\$22)	(3.73%)	\$150	24.06%
\$200,000	\$62	6.13%	(\$117)	(11.45%)	\$1	0.18%	\$29	3.63%	\$200	24.06%
\$250,000	(\$62)	(4.39%)	(\$286)	(20.22%)	\$52	5.05%	\$79	7.91%	\$251	24.06%
\$300,000	(\$187)	(10.31%)	(\$456)	(25.16%)	\$102	8.27%	\$129	10.71%	\$301	24.06%
\$400,000	(\$436)	(16.76%)	(\$794)	(30.54%)	\$202	12.27%	\$229	14.14%	\$401	24.06%
\$500,000	(\$685)	(20.20%)	(\$1,133)	(33.41%)	\$302	14.65%	\$329	16.17%	\$501	24.06%
\$600,000	(\$934)	(22.34%)	(\$1,472)	(35.20%)	\$402	16.23%	\$429	17.51%	\$601	24.06%
\$700,000	(\$1,183)	(23.80%)	(\$1,811)	(36.42%)	\$503	17.36%	\$530	18.46%	\$702	24.06%
\$800,000	(\$1,432)	(24.86%)	(\$2,149)	(37.30%)	\$603	18.20%	\$630	19.17%	\$802	24.06%
\$900,000	(\$1,682)	(25.66%)	(\$2,488)	(37.97%)	\$703	18.85%	\$730	19.72%	\$902	24.06%
\$1,000,000	(\$1,931)	(26.29%)	(\$2,827)	(38.50%)	\$803	19.38%	\$830	20.16%	\$1,002	24.06%
\$2,000,000	(\$4,422)	(29.00%)	(\$6,215)	(40.76%)	\$1,805	21.72%	\$1,832	22.12%	\$2,004	24.06%
\$3,000,000	(\$6,913)	(29.86%)	(\$9,603)	(41.48%)	\$2,808	22.50%	\$2,835	22.77%	\$3,006	24.06%
\$4,000,000	(\$9,405)	(30.28%)	(\$12,990)	(41.83%)	\$3,810	22.89%	\$3,837	23.09%	\$4,009	24.06%
\$5,000,000	(\$11,896)	(30.54%)	(\$16,378)	(42.04%)	\$4,812	23.13%	\$4,839	23.29%	\$5,011	24.06%
\$6,000,000	(\$14,388)	(30.70%)	(\$19,766)	(42.18%)	\$5,814	23.28%	\$5,841	23.42%	\$6,013	24.06%
\$7,000,000	(\$16,879)	(30.82%)	(\$23,154)	(42.28%)	\$6,816	23.39%	\$6,843	23.51%	\$7,015	24.06%
\$8,000,000	(\$19,371)	(30.91%)	(\$26,542)	(42.35%)	\$7,818	23.48%	\$7,845	23.58%	\$8,017	24.06%
\$9,000,000	(\$21,862)	(30.98%)	(\$29,929)	(42.41%)	\$8,820	23.54%	\$8,848	23.63%	\$9,019	24.06%
\$10,000,000	(\$24,353)	(31.03%)	(\$33,317)	(42.45%)	\$9,823	23.59%	\$9,850	23.67%	\$10,022	24.06%
\$15,000,000	(\$36,810)	(31.20%)	(\$50,256)	(42.59%)	\$14,833	23.75%	\$14,861	23.80%	\$15,032	24.06%
\$20,000,000	(\$49,268)	(31.28%)	(\$67,195)	(42.66%)	\$19,844	23.83%	\$19,871	23.87%	\$20,043	24.06%
\$25,000,000	(\$61,725)	(31.33%)	(\$84,134)	(42.70%)	\$24,855	23.87%	\$24,882	23.90%	\$25,054	24.06%
\$30,000,000	(\$74,182)	(31.36%)	(\$101,073)	(42.73%)	\$29,866	23.90%	\$29,893	23.93%	\$30,065	24.06%
\$35,000,000	(\$86,639)	(31.38%)	(\$118,012)	(42.75%)	\$34,877	23.93%	\$34,904	23.95%	\$35,076	24.06%
\$40,000,000	(\$99,096)	(31.40%)	(\$134,951)	(42.76%)	\$39,887	23.94%	\$39,915	23.96%	\$40,086	24.06%
\$45,000,000	(\$111,553)	(31.41%)	(\$151,890)	(42.77%)	\$44,898	23.96%	\$44,925	23.97%	\$45,097	24.06%
\$50,000,000	(\$124,010)	(31.42%)	(\$168,829)	(42.78%)	\$49,909	23.97%	\$49,936	23.98%	\$50,108	24.06%