

CITY OF PULASKI, 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	\$7.30969	\$33,628	\$0	\$33,628	
2026-27	\$4.79268	\$34,300	\$378	\$34,678	3.1%
2027-28	\$4.84551	\$34,908	\$382	\$35,290	1.8%
2028-29	\$4.67469	\$35,996	\$369	\$36,365	3.0%
2029-30	\$4.72258	\$36,654	\$373	\$37,027	1.8%
2030-31	\$4.55230	\$37,767	\$359	\$38,127	3.0%
2031-32	\$4.59559	\$38,409	\$363	\$38,771	1.7%
2032-33	\$4.43427	\$39,547	\$350	\$39,896	2.9%
2033-34	\$4.47349	\$40,171	\$353	\$40,524	1.6%
2034-35	\$4.32034	\$41,334	\$341	\$41,675	2.8%
2035-36	\$4.35596	\$41,942	\$344	\$42,286	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	\$10,506,527	\$4,600,408	\$0	\$4,600,408
2026-27	\$7,971,483	\$7,235,661	\$0	\$7,235,661
2027-28	\$8,018,842	\$7,283,020	\$0	\$7,283,020
2028-29	\$8,514,847	\$7,779,025	\$0	\$7,779,025
2029-30	\$8,576,206	\$7,840,384	\$0	\$7,840,384
2030-31	\$9,111,043	\$8,375,221	\$0	\$8,375,221
2031-32	\$9,172,402	\$8,436,580	\$0	\$8,436,580
2032-33	\$9,733,093	\$8,997,271	\$0	\$8,997,271
2033-34	\$9,794,452	\$9,058,630	\$0	\$9,058,630
2034-35	\$10,382,061	\$9,646,239	\$0	\$9,646,239
2035-36	\$10,443,420	\$9,707,598	\$0	\$9,707,598

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	91.01%	-3.76%	87.25%	10.79%	0.00%	1.96%
2026-27	134.06%	-51.76%	82.30%	15.89%	0.00%	1.25%
2027-28	134.27%	-51.86%	82.41%	15.79%	0.00%	1.24%
2028-29	131.75%	-48.93%	82.82%	15.52%	0.00%	1.16%
2029-30	131.73%	-48.77%	82.96%	15.40%	0.00%	1.15%
2030-31	129.19%	-45.84%	83.35%	15.14%	0.00%	1.08%
2031-32	129.18%	-45.71%	83.48%	15.03%	0.00%	1.07%
2032-33	126.86%	-43.03%	83.82%	14.79%	0.00%	1.00%
2033-34	126.87%	-42.93%	83.94%	14.69%	0.00%	1.00%
2034-35	124.72%	-40.48%	84.24%	14.49%	0.00%	0.94%
2035-36	124.75%	-40.40%	84.34%	14.40%	0.00%	0.93%

**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 PULASKI, 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	\$4,600,408	\$7.30969	\$33,628
2026-27	\$7,235,661	\$4.79268	\$34,678
2027-28	\$7,283,020	\$4.84551	\$35,290
2028-29	\$7,779,025	\$4.67469	\$36,365
2029-30	\$7,840,384	\$4.72258	\$37,027
2030-31	\$8,375,221	\$4.55230	\$38,127
2031-32	\$8,436,580	\$4.59559	\$38,771
2032-33	\$8,997,271	\$4.43427	\$39,896
2033-34	\$9,058,630	\$4.47349	\$40,524
2034-35	\$9,646,239	\$4.32034	\$41,675
2035-36	\$9,707,598	\$4.35596	\$42,286

CITY OF PULASKI, 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	\$4,600,408	\$7.30969	\$33,628
2026-27	\$4,684,523	\$7.30969	\$34,242
2027-28	\$4,810,528	\$7.30969	\$35,163
2028-29	\$5,003,092	\$7.30969	\$36,571
2029-30	\$5,135,798	\$7.30969	\$37,541
2030-31	\$5,339,087	\$7.30969	\$39,027
2031-32	\$5,478,831	\$7.30969	\$40,049
2032-33	\$5,693,407	\$7.30969	\$41,617
2033-34	\$5,840,577	\$7.30969	\$42,693
2034-35	\$6,067,042	\$7.30969	\$44,348
2035-36	\$6,222,013	\$7.30969	\$45,481

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	\$2,551,138	(\$2.51701)	\$436
2027-28	\$2,472,492	(\$2.46418)	\$126
2028-29	\$2,775,934	(\$2.63500)	-\$207
2029-30	\$2,704,586	(\$2.58711)	-\$514
2030-31	\$3,036,134	(\$2.75739)	-\$901
2031-32	\$2,957,749	(\$2.71410)	-\$1,277
2032-33	\$3,303,864	(\$2.87542)	-\$1,721
2033-34	\$3,218,052	(\$2.83620)	-\$2,169
2034-35	\$3,579,197	(\$2.98935)	-\$2,673
2035-36	\$3,485,585	(\$2.95373)	-\$3,195

CITY OF PULASKI, 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	\$173	\$281	\$50,000	\$51,515	\$173	\$235	\$50,000	\$58,947	\$157	\$41	\$134	\$41	\$173	\$268
\$100,000	\$123,480	\$347	\$562	\$100,000	\$103,030	\$347	\$469	\$100,000	\$117,894	\$330	\$309	\$307	\$309	\$347	\$537
\$150,000	\$185,220	\$520	\$843	\$150,000	\$154,545	\$520	\$704	\$150,000	\$176,842	\$503	\$577	\$481	\$577	\$520	\$805
\$200,000	\$246,960	\$849	\$1,124	\$200,000	\$206,060	\$849	\$938	\$200,000	\$235,789	\$677	\$846	\$654	\$846	\$693	\$1,073
\$250,000	\$308,700	\$1,178	\$1,405	\$250,000	\$257,575	\$1,178	\$1,173	\$250,000	\$294,736	\$850	\$1,114	\$827	\$1,114	\$867	\$1,342
\$300,000	\$370,440	\$1,507	\$1,686	\$300,000	\$309,090	\$1,507	\$1,407	\$300,000	\$353,683	\$1,023	\$1,382	\$1,001	\$1,382	\$1,040	\$1,610
\$400,000	\$493,920	\$2,165	\$2,248	\$400,000	\$412,120	\$2,165	\$1,876	\$400,000	\$471,578	\$1,370	\$1,919	\$1,347	\$1,919	\$1,387	\$2,147
\$500,000	\$617,400	\$2,823	\$2,811	\$500,000	\$515,151	\$2,823	\$2,345	\$500,000	\$589,472	\$1,717	\$2,456	\$1,694	\$2,456	\$1,734	\$2,683
\$600,000	\$740,880	\$3,480	\$3,373	\$600,000	\$618,181	\$3,480	\$2,814	\$600,000	\$707,366	\$2,063	\$2,993	\$2,041	\$2,993	\$2,080	\$3,220
\$700,000	\$864,360	\$4,138	\$3,935	\$700,000	\$721,211	\$4,138	\$3,283	\$700,000	\$825,261	\$2,410	\$3,529	\$2,388	\$3,529	\$2,427	\$3,757
\$800,000	\$987,840	\$4,796	\$4,497	\$800,000	\$824,241	\$4,796	\$3,752	\$800,000	\$943,155	\$2,757	\$4,066	\$2,734	\$4,066	\$2,774	\$4,294
\$900,000	\$1,111,320	\$5,454	\$5,059	\$900,000	\$927,271	\$5,454	\$4,221	\$900,000	\$1,061,050	\$3,104	\$4,603	\$3,081	\$4,603	\$3,120	\$4,830
\$1,000,000	\$1,234,800	\$6,112	\$5,621	\$1,000,000	\$1,030,301	\$6,112	\$4,690	\$1,000,000	\$1,178,944	\$3,450	\$5,139	\$3,428	\$5,139	\$3,467	\$5,367
\$2,000,000	\$2,469,600	\$12,691	\$11,242	\$2,000,000	\$2,060,602	\$12,691	\$9,380	\$2,000,000	\$2,357,888	\$6,917	\$10,506	\$6,895	\$10,506	\$6,934	\$10,734
\$3,000,000	\$3,704,400	\$19,269	\$16,864	\$3,000,000	\$3,090,903	\$19,269	\$14,071	\$3,000,000	\$3,536,832	\$10,384	\$15,873	\$10,362	\$15,873	\$10,401	\$16,101
\$4,000,000	\$4,939,200	\$25,848	\$22,485	\$4,000,000	\$4,121,204	\$25,848	\$18,761	\$4,000,000	\$4,715,776	\$13,852	\$21,240	\$13,829	\$21,240	\$13,868	\$21,468
\$5,000,000	\$6,174,000	\$32,427	\$28,106	\$5,000,000	\$5,151,505	\$32,427	\$23,451	\$5,000,000	\$5,894,720	\$17,319	\$26,607	\$17,296	\$26,607	\$17,336	\$26,835
\$6,000,000	\$7,408,800	\$39,006	\$33,727	\$6,000,000	\$6,181,806	\$39,006	\$28,141	\$6,000,000	\$7,073,664	\$20,786	\$31,974	\$20,763	\$31,974	\$20,803	\$32,201
\$7,000,000	\$8,643,600	\$45,584	\$39,348	\$7,000,000	\$7,212,107	\$45,584	\$32,832	\$7,000,000	\$8,252,608	\$24,253	\$37,341	\$24,230	\$37,341	\$24,270	\$37,568
\$8,000,000	\$9,878,400	\$52,163	\$44,969	\$8,000,000	\$8,242,408	\$52,163	\$37,522	\$8,000,000	\$9,431,552	\$27,720	\$42,708	\$27,697	\$42,708	\$27,737	\$42,935
\$9,000,000	\$11,113,200	\$58,742	\$50,591	\$9,000,000	\$9,272,709	\$58,742	\$42,212	\$9,000,000	\$10,610,496	\$31,187	\$48,075	\$31,165	\$48,075	\$31,204	\$48,302
\$10,000,000	\$12,348,000	\$65,320	\$56,212	\$10,000,000	\$10,303,010	\$65,320	\$46,902	\$10,000,000	\$11,789,440	\$34,654	\$53,441	\$34,632	\$53,441	\$34,671	\$53,669
\$15,000,000	\$18,522,000	\$98,214	\$84,318	\$15,000,000	\$15,454,515	\$98,214	\$70,354	\$15,000,000	\$17,684,160	\$51,990	\$80,276	\$51,967	\$80,276	\$52,007	\$80,504
\$20,000,000	\$24,696,000	\$131,108	\$112,424	\$20,000,000	\$20,606,020	\$131,108	\$93,805	\$20,000,000	\$23,578,880	\$69,325	\$107,111	\$69,303	\$107,111	\$69,342	\$107,338
\$25,000,000	\$30,870,000	\$164,001	\$140,530	\$25,000,000	\$25,757,525	\$164,001	\$117,256	\$25,000,000	\$29,473,600	\$86,661	\$133,945	\$86,638	\$133,945	\$86,678	\$134,173
\$30,000,000	\$37,044,000	\$196,895	\$168,635	\$30,000,000	\$30,909,030	\$196,895	\$140,707	\$30,000,000	\$35,368,320	\$103,996	\$160,780	\$103,974	\$160,780	\$104,013	\$161,007
\$35,000,000	\$43,218,000	\$229,788	\$196,741	\$35,000,000	\$36,060,535	\$229,788	\$164,158	\$35,000,000	\$41,263,040	\$121,332	\$187,614	\$121,309	\$187,614	\$121,349	\$187,842
\$40,000,000	\$49,392,000	\$262,682	\$224,847	\$40,000,000	\$41,212,040	\$262,682	\$187,610	\$40,000,000	\$47,157,760	\$138,667	\$214,449	\$138,645	\$214,449	\$138,684	\$214,676
\$45,000,000	\$55,566,000	\$295,576	\$252,953	\$45,000,000	\$46,363,545	\$295,576	\$211,061	\$45,000,000	\$53,052,480	\$156,003	\$241,283	\$155,980	\$241,283	\$156,020	\$241,511
\$50,000,000	\$61,740,000	\$328,469	\$281,059	\$50,000,000	\$51,515,050	\$328,469	\$234,512	\$50,000,000	\$58,947,200	\$173,338	\$268,118	\$173,316	\$268,118	\$173,355	\$268,345

CITY OF PULASKI, 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	\$108	62.13%	\$61	35.28%	(\$116)	(73.98%)	(\$93)	(69.61%)	\$95	54.80%
\$100,000	\$215	62.13%	\$122	35.28%	(\$21)	(6.31%)	\$2	0.56%	\$190	54.80%
\$150,000	\$323	62.13%	\$183	35.28%	\$74	14.74%	\$97	20.12%	\$285	54.80%
\$200,000	\$275	32.42%	\$89	10.49%	\$169	25.00%	\$192	29.31%	\$380	54.80%
\$250,000	\$227	19.30%	(\$5)	(0.46%)	\$264	31.08%	\$287	34.65%	\$475	54.80%
\$300,000	\$179	11.91%	(\$100)	(6.62%)	\$359	35.10%	\$382	38.14%	\$570	54.80%
\$400,000	\$84	3.87%	(\$289)	(13.33%)	\$549	40.08%	\$572	42.42%	\$760	54.80%
\$500,000	(\$12)	(0.43%)	(\$477)	(16.92%)	\$739	43.05%	\$762	44.96%	\$950	54.80%
\$600,000	(\$108)	(3.10%)	(\$666)	(19.15%)	\$929	45.03%	\$952	46.63%	\$1,140	54.80%
\$700,000	(\$204)	(4.92%)	(\$855)	(20.67%)	\$1,119	46.43%	\$1,142	47.81%	\$1,330	54.80%
\$800,000	(\$299)	(6.24%)	(\$1,044)	(21.77%)	\$1,309	47.48%	\$1,332	48.70%	\$1,520	54.80%
\$900,000	(\$395)	(7.24%)	(\$1,233)	(22.60%)	\$1,499	48.30%	\$1,522	49.38%	\$1,710	54.80%
\$1,000,000	(\$491)	(8.03%)	(\$1,422)	(23.26%)	\$1,689	48.95%	\$1,712	49.93%	\$1,900	54.80%
\$2,000,000	(\$1,448)	(11.41%)	(\$3,310)	(26.08%)	\$3,589	51.88%	\$3,611	52.38%	\$3,800	54.80%
\$3,000,000	(\$2,406)	(12.49%)	(\$5,199)	(26.98%)	\$5,489	52.85%	\$5,511	53.19%	\$5,699	54.80%
\$4,000,000	(\$3,363)	(13.01%)	(\$7,087)	(27.42%)	\$7,388	53.34%	\$7,411	53.59%	\$7,599	54.80%
\$5,000,000	(\$4,321)	(13.33%)	(\$8,976)	(27.68%)	\$9,288	53.63%	\$9,311	53.83%	\$9,499	54.80%
\$6,000,000	(\$5,279)	(13.53%)	(\$10,864)	(27.85%)	\$11,188	53.83%	\$11,211	53.99%	\$11,399	54.80%
\$7,000,000	(\$6,236)	(13.68%)	(\$12,753)	(27.98%)	\$13,088	53.96%	\$13,110	54.11%	\$13,299	54.80%
\$8,000,000	(\$7,194)	(13.79%)	(\$14,641)	(28.07%)	\$14,988	54.07%	\$15,010	54.19%	\$15,198	54.80%
\$9,000,000	(\$8,151)	(13.88%)	(\$16,530)	(28.14%)	\$16,887	54.15%	\$16,910	54.26%	\$17,098	54.80%
\$10,000,000	(\$9,109)	(13.94%)	(\$18,418)	(28.20%)	\$18,787	54.21%	\$18,810	54.31%	\$18,998	54.80%
\$15,000,000	(\$13,896)	(14.15%)	(\$27,860)	(28.37%)	\$28,286	54.41%	\$28,309	54.47%	\$28,497	54.80%
\$20,000,000	(\$18,684)	(14.25%)	(\$37,303)	(28.45%)	\$37,785	54.50%	\$37,808	54.55%	\$37,996	54.80%
\$25,000,000	(\$23,472)	(14.31%)	(\$46,745)	(28.50%)	\$47,284	54.56%	\$47,307	54.60%	\$47,495	54.80%
\$30,000,000	(\$28,259)	(14.35%)	(\$56,188)	(28.54%)	\$56,783	54.60%	\$56,806	54.63%	\$56,994	54.80%
\$35,000,000	(\$33,047)	(14.38%)	(\$65,630)	(28.56%)	\$66,282	54.63%	\$66,305	54.66%	\$66,493	54.80%
\$40,000,000	(\$37,835)	(14.40%)	(\$75,073)	(28.58%)	\$75,781	54.65%	\$75,804	54.67%	\$75,992	54.80%
\$45,000,000	(\$42,623)	(14.42%)	(\$84,515)	(28.59%)	\$85,280	54.67%	\$85,303	54.69%	\$85,491	54.80%
\$50,000,000	(\$47,410)	(14.43%)	(\$93,957)	(28.60%)	\$94,779	54.68%	\$94,802	54.70%	\$94,990	54.80%