

CITY OF REINBECK, 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	\$8.50500	\$607,114	\$0	\$607,114	
2026-27	\$4.96842	\$619,256	\$7,720	\$626,976	3.3%
2027-28	\$5.03036	\$633,006	\$7,816	\$640,822	2.2%
2028-29	\$4.90947	\$653,639	\$7,628	\$661,267	3.2%
2029-30	\$4.96677	\$667,628	\$7,717	\$675,345	2.1%
2030-31	\$4.84481	\$688,852	\$7,528	\$696,380	3.1%
2031-32	\$4.89776	\$702,652	\$7,610	\$710,262	2.0%
2032-33	\$4.77800	\$724,467	\$7,424	\$731,891	3.0%
2033-34	\$4.82696	\$738,072	\$7,500	\$745,572	1.9%
2034-35	\$4.70941	\$760,484	\$7,318	\$767,801	3.0%
2035-36	\$4.75473	\$773,891	\$7,388	\$781,279	1.8%

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	\$143,231,005	\$71,383,140	\$0	\$71,383,140
2026-27	\$131,490,306	\$126,192,285	\$0	\$126,192,285
2027-28	\$132,688,860	\$127,390,839	\$0	\$127,390,839
2028-29	\$139,990,179	\$134,692,158	\$0	\$134,692,158
2029-30	\$141,270,733	\$135,972,712	\$0	\$135,972,712
2030-31	\$149,035,245	\$143,737,224	\$0	\$143,737,224
2031-32	\$150,315,799	\$145,017,778	\$0	\$145,017,778
2032-33	\$158,477,482	\$153,179,461	\$0	\$153,179,461
2033-34	\$159,758,035	\$154,460,014	\$0	\$154,460,014
2034-35	\$168,333,543	\$163,035,522	\$0	\$163,035,522
2035-36	\$169,614,097	\$164,316,076	\$0	\$164,316,076

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	77.28%	-1.81%	75.48%	14.38%	9.21%	0.93%
2026-27	101.44%	-21.58%	79.86%	13.33%	6.02%	0.52%
2027-28	101.45%	-21.66%	79.79%	13.46%	5.96%	0.52%
2028-29	100.70%	-20.73%	79.97%	13.61%	5.70%	0.49%
2029-30	100.66%	-20.74%	79.92%	13.72%	5.64%	0.49%
2030-31	99.88%	-19.80%	80.08%	13.85%	5.39%	0.46%
2031-32	99.85%	-19.81%	80.04%	13.95%	5.34%	0.46%
2032-33	99.11%	-18.93%	80.19%	14.08%	5.11%	0.43%
2033-34	99.09%	-18.95%	80.14%	14.17%	5.07%	0.43%
2034-35	98.39%	-18.11%	80.27%	14.30%	4.85%	0.41%
2035-36	98.37%	-18.14%	80.23%	14.38%	4.81%	0.40%

**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 REINBECK, 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	\$71,383,140	\$8.50500	\$607,114
2026-27	\$126,192,285	\$4.96842	\$626,976
2027-28	\$127,390,839	\$5.03036	\$640,822
2028-29	\$134,692,158	\$4.90947	\$661,267
2029-30	\$135,972,712	\$4.96677	\$675,345
2030-31	\$143,737,224	\$4.84481	\$696,380
2031-32	\$145,017,778	\$4.89776	\$710,262
2032-33	\$153,179,461	\$4.77800	\$731,891
2033-34	\$154,460,014	\$4.82696	\$745,572
2034-35	\$163,035,522	\$4.70941	\$767,801
2035-36	\$164,316,076	\$4.75473	\$781,279

CITY OF REINBECK, 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	\$71,383,140	\$8.50500	\$607,114
2026-27	\$73,312,985	\$8.50500	\$623,527
2027-28	\$75,285,378	\$8.50500	\$640,302
2028-29	\$78,434,953	\$8.10000	\$635,323
2029-30	\$80,500,414	\$8.10000	\$652,053
2030-31	\$83,832,503	\$8.10000	\$679,043
2031-32	\$85,995,731	\$8.10000	\$696,565
2032-33	\$89,519,795	\$8.10000	\$725,110
2033-34	\$91,786,168	\$8.10000	\$743,468
2034-35	\$95,512,320	\$8.10000	\$773,650
2035-36	\$97,887,042	\$8.10000	\$792,885

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	\$52,879,300	(\$3.53658)	\$3,449
2027-28	\$52,105,460	(\$3.47464)	\$520
2028-29	\$56,257,205	(\$3.19053)	\$25,944
2029-30	\$55,472,298	(\$3.13323)	\$23,292
2030-31	\$59,904,721	(\$3.25519)	\$17,336
2031-32	\$59,022,047	(\$3.20224)	\$13,697
2032-33	\$63,659,666	(\$3.32200)	\$6,781
2033-34	\$62,673,847	(\$3.27304)	\$2,104
2034-35	\$67,523,202	(\$3.39059)	-\$5,849
2035-36	\$66,429,034	(\$3.34527)	-\$11,606

CITY OF REINBECK, 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	\$202	\$299	\$50,000	\$51,515	\$202	\$250	\$50,000	\$58,947	\$182	\$43	\$156	\$43	\$202	\$286
\$100,000	\$123,480	\$403	\$598	\$100,000	\$103,030	\$403	\$499	\$100,000	\$117,894	\$384	\$329	\$358	\$329	\$403	\$571
\$150,000	\$185,220	\$605	\$897	\$150,000	\$154,545	\$605	\$749	\$150,000	\$176,842	\$586	\$615	\$559	\$615	\$605	\$857
\$200,000	\$246,960	\$988	\$1,196	\$200,000	\$206,060	\$988	\$998	\$200,000	\$235,789	\$787	\$900	\$761	\$900	\$807	\$1,142
\$250,000	\$308,700	\$1,371	\$1,496	\$250,000	\$257,575	\$1,371	\$1,248	\$250,000	\$294,736	\$989	\$1,186	\$963	\$1,186	\$1,009	\$1,428
\$300,000	\$370,440	\$1,753	\$1,795	\$300,000	\$309,090	\$1,753	\$1,497	\$300,000	\$353,683	\$1,191	\$1,471	\$1,164	\$1,471	\$1,210	\$1,714
\$400,000	\$493,920	\$2,519	\$2,393	\$400,000	\$412,120	\$2,519	\$1,997	\$400,000	\$471,578	\$1,594	\$2,042	\$1,568	\$2,042	\$1,614	\$2,285
\$500,000	\$617,400	\$3,284	\$2,991	\$500,000	\$515,151	\$3,284	\$2,496	\$500,000	\$589,472	\$1,997	\$2,614	\$1,971	\$2,614	\$2,017	\$2,856
\$600,000	\$740,880	\$4,050	\$3,589	\$600,000	\$618,181	\$4,050	\$2,995	\$600,000	\$707,366	\$2,401	\$3,185	\$2,375	\$3,185	\$2,420	\$3,427
\$700,000	\$864,360	\$4,815	\$4,188	\$700,000	\$721,211	\$4,815	\$3,494	\$700,000	\$825,261	\$2,804	\$3,756	\$2,778	\$3,756	\$2,824	\$3,998
\$800,000	\$987,840	\$5,581	\$4,786	\$800,000	\$824,241	\$5,581	\$3,993	\$800,000	\$943,155	\$3,208	\$4,327	\$3,181	\$4,327	\$3,227	\$4,569
\$900,000	\$1,111,320	\$6,346	\$5,384	\$900,000	\$927,271	\$6,346	\$4,492	\$900,000	\$1,061,050	\$3,611	\$4,898	\$3,585	\$4,898	\$3,631	\$5,141
\$1,000,000	\$1,234,800	\$7,111	\$5,982	\$1,000,000	\$1,030,301	\$7,111	\$4,992	\$1,000,000	\$1,178,944	\$4,014	\$5,470	\$3,988	\$5,470	\$4,034	\$5,712
\$2,000,000	\$2,469,600	\$14,766	\$11,965	\$2,000,000	\$2,060,602	\$14,766	\$9,983	\$2,000,000	\$2,357,888	\$8,049	\$11,181	\$8,022	\$11,181	\$8,068	\$11,424
\$3,000,000	\$3,704,400	\$22,420	\$17,947	\$3,000,000	\$3,090,903	\$22,420	\$14,975	\$3,000,000	\$3,536,832	\$12,083	\$16,893	\$12,056	\$16,893	\$12,102	\$17,135
\$4,000,000	\$4,939,200	\$30,075	\$23,929	\$4,000,000	\$4,121,204	\$30,075	\$19,966	\$4,000,000	\$4,715,776	\$16,117	\$22,605	\$16,090	\$22,605	\$16,136	\$22,847
\$5,000,000	\$6,174,000	\$37,729	\$29,912	\$5,000,000	\$5,151,505	\$37,729	\$24,958	\$5,000,000	\$5,894,720	\$20,151	\$28,317	\$20,125	\$28,317	\$20,170	\$28,559
\$6,000,000	\$7,408,800	\$45,384	\$35,894	\$6,000,000	\$6,181,806	\$45,384	\$29,950	\$6,000,000	\$7,073,664	\$24,185	\$34,028	\$24,159	\$34,028	\$24,204	\$34,271
\$7,000,000	\$8,643,600	\$53,038	\$41,877	\$7,000,000	\$7,212,107	\$53,038	\$34,941	\$7,000,000	\$8,252,608	\$28,219	\$39,740	\$28,193	\$39,740	\$28,238	\$39,982
\$8,000,000	\$9,878,400	\$60,693	\$47,859	\$8,000,000	\$8,242,408	\$60,693	\$39,933	\$8,000,000	\$9,431,552	\$32,253	\$45,452	\$32,227	\$45,452	\$32,272	\$45,694
\$9,000,000	\$11,113,200	\$68,347	\$53,841	\$9,000,000	\$9,272,709	\$68,347	\$44,925	\$9,000,000	\$10,610,496	\$36,287	\$51,164	\$36,261	\$51,164	\$36,307	\$51,406
\$10,000,000	\$12,348,000	\$76,002	\$59,824	\$10,000,000	\$10,303,010	\$76,002	\$49,916	\$10,000,000	\$11,789,440	\$40,321	\$56,875	\$40,295	\$56,875	\$40,341	\$57,118
\$15,000,000	\$18,522,000	\$114,274	\$89,736	\$15,000,000	\$15,454,515	\$114,274	\$74,874	\$15,000,000	\$17,684,160	\$60,491	\$85,434	\$60,465	\$85,434	\$60,511	\$85,676
\$20,000,000	\$24,696,000	\$152,547	\$119,647	\$20,000,000	\$20,606,020	\$152,547	\$99,832	\$20,000,000	\$23,578,880	\$80,662	\$113,993	\$80,635	\$113,993	\$80,681	\$114,235
\$25,000,000	\$30,870,000	\$190,819	\$149,559	\$25,000,000	\$25,757,525	\$190,819	\$124,790	\$25,000,000	\$29,473,600	\$100,832	\$142,552	\$100,806	\$142,552	\$100,851	\$142,794
\$30,000,000	\$37,044,000	\$229,092	\$179,471	\$30,000,000	\$30,909,030	\$229,092	\$149,748	\$30,000,000	\$35,368,320	\$121,002	\$171,111	\$120,976	\$171,111	\$121,022	\$171,353
\$35,000,000	\$43,218,000	\$267,364	\$209,383	\$35,000,000	\$36,060,535	\$267,364	\$174,706	\$35,000,000	\$41,263,040	\$141,172	\$199,669	\$141,146	\$199,669	\$141,192	\$199,912
\$40,000,000	\$49,392,000	\$305,637	\$239,295	\$40,000,000	\$41,212,040	\$305,637	\$199,665	\$40,000,000	\$47,157,760	\$161,343	\$228,228	\$161,317	\$228,228	\$161,362	\$228,470
\$45,000,000	\$55,566,000	\$343,909	\$269,207	\$45,000,000	\$46,363,545	\$343,909	\$224,623	\$45,000,000	\$53,052,480	\$181,513	\$256,787	\$181,487	\$256,787	\$181,533	\$257,029
\$50,000,000	\$61,740,000	\$382,182	\$299,119	\$50,000,000	\$51,515,050	\$382,182	\$249,581	\$50,000,000	\$58,947,200	\$201,683	\$285,346	\$201,657	\$285,346	\$201,703	\$285,588

CITY OF            REINBECK, 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	\$97	48.30%	\$48	23.74%	(\$139)	(76.20%)	(\$113)	(72.20%)	\$84	41.59%
\$100,000	\$195	48.30%	\$96	23.74%	(\$55)	(14.30%)	(\$29)	(8.02%)	\$168	41.59%
\$150,000	\$292	48.30%	\$144	23.74%	\$29	4.95%	\$55	9.87%	\$252	41.59%
\$200,000	\$209	21.12%	\$10	1.06%	\$113	14.34%	\$139	18.28%	\$336	41.59%
\$250,000	\$125	9.12%	(\$123)	(8.95%)	\$197	19.89%	\$223	23.16%	\$419	41.59%
\$300,000	\$41	2.36%	(\$256)	(14.59%)	\$281	23.57%	\$307	26.35%	\$503	41.59%
\$400,000	(\$126)	(4.99%)	(\$522)	(20.73%)	\$448	28.13%	\$475	30.27%	\$671	41.59%
\$500,000	(\$293)	(8.92%)	(\$788)	(24.01%)	\$616	30.85%	\$642	32.59%	\$839	41.59%
\$600,000	(\$460)	(11.36%)	(\$1,055)	(26.04%)	\$784	32.65%	\$810	34.12%	\$1,007	41.59%
\$700,000	(\$627)	(13.03%)	(\$1,321)	(27.43%)	\$952	33.94%	\$978	35.20%	\$1,174	41.59%
\$800,000	(\$795)	(14.24%)	(\$1,587)	(28.44%)	\$1,119	34.90%	\$1,146	36.01%	\$1,342	41.59%
\$900,000	(\$962)	(15.16%)	(\$1,854)	(29.21%)	\$1,287	35.65%	\$1,313	36.64%	\$1,510	41.59%
\$1,000,000	(\$1,129)	(15.88%)	(\$2,120)	(29.81%)	\$1,455	36.24%	\$1,481	37.14%	\$1,678	41.59%
\$2,000,000	(\$2,801)	(18.97%)	(\$4,783)	(32.39%)	\$3,133	38.92%	\$3,159	39.38%	\$3,355	41.59%
\$3,000,000	(\$4,473)	(19.95%)	(\$7,446)	(33.21%)	\$4,810	39.81%	\$4,837	40.12%	\$5,033	41.59%
\$4,000,000	(\$6,145)	(20.43%)	(\$10,108)	(33.61%)	\$6,488	40.26%	\$6,514	40.49%	\$6,711	41.59%
\$5,000,000	(\$7,818)	(20.72%)	(\$12,771)	(33.85%)	\$8,166	40.52%	\$8,192	40.71%	\$8,389	41.59%
\$6,000,000	(\$9,490)	(20.91%)	(\$15,434)	(34.01%)	\$9,844	40.70%	\$9,870	40.85%	\$10,066	41.59%
\$7,000,000	(\$11,162)	(21.04%)	(\$18,097)	(34.12%)	\$11,521	40.83%	\$11,547	40.96%	\$11,744	41.59%
\$8,000,000	(\$12,834)	(21.15%)	(\$20,760)	(34.21%)	\$13,199	40.92%	\$13,225	41.04%	\$13,422	41.59%
\$9,000,000	(\$14,506)	(21.22%)	(\$23,423)	(34.27%)	\$14,877	41.00%	\$14,903	41.10%	\$15,099	41.59%
\$10,000,000	(\$16,178)	(21.29%)	(\$26,086)	(34.32%)	\$16,554	41.06%	\$16,581	41.15%	\$16,777	41.59%
\$15,000,000	(\$24,539)	(21.47%)	(\$39,400)	(34.48%)	\$24,943	41.23%	\$24,969	41.30%	\$25,166	41.59%
\$20,000,000	(\$32,900)	(21.57%)	(\$52,715)	(34.56%)	\$33,331	41.32%	\$33,358	41.37%	\$33,554	41.59%
\$25,000,000	(\$41,260)	(21.62%)	(\$66,029)	(34.60%)	\$41,720	41.38%	\$41,746	41.41%	\$41,943	41.59%
\$30,000,000	(\$49,621)	(21.66%)	(\$79,344)	(34.63%)	\$50,108	41.41%	\$50,135	41.44%	\$50,331	41.59%
\$35,000,000	(\$57,981)	(21.69%)	(\$92,658)	(34.66%)	\$58,497	41.44%	\$58,523	41.46%	\$58,720	41.59%
\$40,000,000	(\$66,342)	(21.71%)	(\$105,972)	(34.67%)	\$66,885	41.46%	\$66,912	41.48%	\$67,108	41.59%
\$45,000,000	(\$74,703)	(21.72%)	(\$119,287)	(34.69%)	\$75,274	41.47%	\$75,300	41.49%	\$75,497	41.59%
\$50,000,000	(\$83,063)	(21.73%)	(\$132,601)	(34.70%)	\$83,662	41.48%	\$83,689	41.50%	\$83,885	41.59%