

CITY OF PROTIVIN, 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	\$8.04585	\$103,929	\$0	\$103,929	
2026-27	\$5.16568	\$106,008	\$2,756	\$108,764	4.7%
2027-28	\$5.28157	\$110,940	\$2,818	\$113,758	4.6%
2028-29	\$5.13783	\$116,033	\$2,742	\$118,775	4.4%
2029-30	\$5.24947	\$121,150	\$2,801	\$123,951	4.4%
2030-31	\$5.10492	\$126,430	\$2,724	\$129,154	4.2%
2031-32	\$5.21491	\$131,733	\$2,783	\$134,516	4.2%
2032-33	\$5.07214	\$137,206	\$2,706	\$139,912	4.0%
2033-34	\$5.17219	\$142,470	\$2,760	\$145,230	3.8%
2034-35	\$5.03134	\$148,134	\$2,685	\$150,819	3.8%
2035-36	\$5.12253	\$153,352	\$2,733	\$156,086	3.5%

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	\$26,971,372	\$12,917,140	\$0	\$12,917,140
2026-27	\$25,442,954	\$21,055,172	\$0	\$21,055,172
2027-28	\$25,926,441	\$21,538,659	\$0	\$21,538,659
2028-29	\$27,505,454	\$23,117,672	\$0	\$23,117,672
2029-30	\$27,999,941	\$23,612,159	\$0	\$23,612,159
2030-31	\$29,687,733	\$25,299,951	\$0	\$25,299,951
2031-32	\$30,182,219	\$25,794,437	\$0	\$25,794,437
2032-33	\$31,972,264	\$27,584,482	\$0	\$27,584,482
2033-34	\$32,466,751	\$28,078,969	\$0	\$28,078,969
2034-35	\$34,363,731	\$29,975,949	\$0	\$29,975,949
2035-36	\$34,858,217	\$30,470,435	\$0	\$30,470,435

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	56.40%	-1.60%	54.80%	39.65%	0.00%	5.54%
2026-27	80.35%	-21.72%	58.63%	37.41%	0.00%	3.40%
2027-28	79.36%	-21.46%	57.91%	38.23%	0.00%	3.32%
2028-29	77.66%	-20.18%	57.49%	38.95%	0.00%	3.10%
2029-30	76.78%	-19.91%	56.87%	39.65%	0.00%	3.03%
2030-31	75.22%	-18.72%	56.51%	40.27%	0.00%	2.83%
2031-32	74.46%	-18.50%	55.96%	40.88%	0.00%	2.78%
2032-33	73.05%	-17.42%	55.63%	41.44%	0.00%	2.60%
2033-34	72.39%	-17.25%	55.14%	41.98%	0.00%	2.55%
2034-35	71.11%	-16.27%	54.84%	42.48%	0.00%	2.39%
2035-36	70.54%	-16.14%	54.40%	42.97%	0.00%	2.35%

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 PROTIVIN, 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	\$12,917,140	\$8.04585	\$103,929
2026-27	\$21,055,172	\$5.16568	\$108,764
2027-28	\$21,538,659	\$5.28157	\$113,758
2028-29	\$23,117,672	\$5.13783	\$118,775
2029-30	\$23,612,159	\$5.24947	\$123,951
2030-31	\$25,299,951	\$5.10492	\$129,154
2031-32	\$25,794,437	\$5.21491	\$134,516
2032-33	\$27,584,482	\$5.07214	\$139,912
2033-34	\$28,078,969	\$5.17219	\$145,230
2034-35	\$29,975,949	\$5.03134	\$150,819
2035-36	\$30,470,435	\$5.12253	\$156,086

CITY OF PROTIVIN, 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	\$12,917,140	\$8.04585	\$103,929
2026-27	\$13,864,151	\$7.81151	\$108,300
2027-28	\$14,373,758	\$7.73416	\$111,169
2028-29	\$15,265,443	\$7.73416	\$118,065
2029-30	\$15,787,681	\$7.73416	\$122,105
2030-31	\$16,739,895	\$7.73416	\$129,469
2031-32	\$17,275,404	\$7.73416	\$133,611
2032-33	\$18,291,223	\$7.73416	\$141,467
2033-34	\$18,840,732	\$7.73416	\$145,717
2034-35	\$19,923,411	\$7.73416	\$154,091
2035-36	\$20,487,627	\$7.73416	\$158,455

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	\$7,191,021	(\$2.64583)	\$464
2027-28	\$7,164,901	(\$2.45259)	\$2,589
2028-29	\$7,852,229	(\$2.59633)	\$709
2029-30	\$7,824,477	(\$2.48469)	\$1,847
2030-31	\$8,560,056	(\$2.62924)	-\$315
2031-32	\$8,519,033	(\$2.51925)	\$905
2032-33	\$9,293,259	(\$2.66202)	-\$1,555
2033-34	\$9,238,237	(\$2.56197)	-\$488
2034-35	\$10,052,538	(\$2.70282)	-\$3,272
2035-36	\$9,982,808	(\$2.61163)	-\$2,369

CITY OF PROTIVIN, 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	\$191	\$315	\$50,000	\$51,515	\$191	\$263	\$50,000	\$58,947	\$172	\$46	\$147	\$46	\$191	\$301
\$100,000	\$123,480	\$382	\$630	\$100,000	\$103,030	\$382	\$526	\$100,000	\$117,894	\$363	\$347	\$338	\$347	\$382	\$602
\$150,000	\$185,220	\$572	\$946	\$150,000	\$154,545	\$572	\$789	\$150,000	\$176,842	\$554	\$648	\$529	\$648	\$572	\$903
\$200,000	\$246,960	\$935	\$1,261	\$200,000	\$206,060	\$935	\$1,052	\$200,000	\$235,789	\$745	\$948	\$720	\$948	\$763	\$1,204
\$250,000	\$308,700	\$1,297	\$1,576	\$250,000	\$257,575	\$1,297	\$1,315	\$250,000	\$294,736	\$936	\$1,249	\$911	\$1,249	\$954	\$1,505
\$300,000	\$370,440	\$1,659	\$1,891	\$300,000	\$309,090	\$1,659	\$1,578	\$300,000	\$353,683	\$1,126	\$1,550	\$1,102	\$1,550	\$1,145	\$1,806
\$400,000	\$493,920	\$2,383	\$2,521	\$400,000	\$412,120	\$2,383	\$2,104	\$400,000	\$471,578	\$1,508	\$2,152	\$1,483	\$2,152	\$1,527	\$2,407
\$500,000	\$617,400	\$3,107	\$3,152	\$500,000	\$515,151	\$3,107	\$2,630	\$500,000	\$589,472	\$1,890	\$2,754	\$1,865	\$2,754	\$1,908	\$3,009
\$600,000	\$740,880	\$3,831	\$3,782	\$600,000	\$618,181	\$3,831	\$3,156	\$600,000	\$707,366	\$2,271	\$3,356	\$2,246	\$3,356	\$2,290	\$3,611
\$700,000	\$864,360	\$4,555	\$4,412	\$700,000	\$721,211	\$4,555	\$3,682	\$700,000	\$825,261	\$2,653	\$3,958	\$2,628	\$3,958	\$2,671	\$4,213
\$800,000	\$987,840	\$5,279	\$5,043	\$800,000	\$824,241	\$5,279	\$4,208	\$800,000	\$943,155	\$3,035	\$4,559	\$3,010	\$4,559	\$3,053	\$4,815
\$900,000	\$1,111,320	\$6,003	\$5,673	\$900,000	\$927,271	\$6,003	\$4,734	\$900,000	\$1,061,050	\$3,416	\$5,161	\$3,391	\$5,161	\$3,435	\$5,417
\$1,000,000	\$1,234,800	\$6,728	\$6,304	\$1,000,000	\$1,030,301	\$6,728	\$5,260	\$1,000,000	\$1,178,944	\$3,798	\$5,763	\$3,773	\$5,763	\$3,816	\$6,018
\$2,000,000	\$2,469,600	\$13,969	\$12,607	\$2,000,000	\$2,060,602	\$13,969	\$10,519	\$2,000,000	\$2,357,888	\$7,614	\$11,782	\$7,589	\$11,782	\$7,633	\$12,037
\$3,000,000	\$3,704,400	\$21,210	\$18,911	\$3,000,000	\$3,090,903	\$21,210	\$15,779	\$3,000,000	\$3,536,832	\$11,430	\$17,800	\$11,406	\$17,800	\$11,449	\$18,055
\$4,000,000	\$4,939,200	\$28,451	\$25,214	\$4,000,000	\$4,121,204	\$28,451	\$21,038	\$4,000,000	\$4,715,776	\$15,247	\$23,818	\$15,222	\$23,818	\$15,265	\$24,074
\$5,000,000	\$6,174,000	\$35,693	\$31,518	\$5,000,000	\$5,151,505	\$35,693	\$26,298	\$5,000,000	\$5,894,720	\$19,063	\$29,837	\$19,038	\$29,837	\$19,081	\$30,092
\$6,000,000	\$7,408,800	\$42,934	\$37,821	\$6,000,000	\$6,181,806	\$42,934	\$31,558	\$6,000,000	\$7,073,664	\$22,879	\$35,855	\$22,854	\$35,855	\$22,898	\$36,110
\$7,000,000	\$8,643,600	\$50,175	\$44,125	\$7,000,000	\$7,212,107	\$50,175	\$36,817	\$7,000,000	\$8,252,608	\$26,695	\$41,874	\$26,671	\$41,874	\$26,714	\$42,129
\$8,000,000	\$9,878,400	\$57,416	\$50,428	\$8,000,000	\$8,242,408	\$57,416	\$42,077	\$8,000,000	\$9,431,552	\$30,512	\$47,892	\$30,487	\$47,892	\$30,530	\$48,147
\$9,000,000	\$11,113,200	\$64,658	\$56,732	\$9,000,000	\$9,272,709	\$64,658	\$47,336	\$9,000,000	\$10,610,496	\$34,328	\$53,910	\$34,303	\$53,910	\$34,346	\$54,166
\$10,000,000	\$12,348,000	\$71,899	\$63,036	\$10,000,000	\$10,303,010	\$71,899	\$52,596	\$10,000,000	\$11,789,440	\$38,144	\$59,929	\$38,119	\$59,929	\$38,163	\$60,184
\$15,000,000	\$18,522,000	\$108,105	\$94,553	\$15,000,000	\$15,454,515	\$108,105	\$78,894	\$15,000,000	\$17,684,160	\$57,226	\$90,021	\$57,201	\$90,021	\$57,244	\$90,276
\$20,000,000	\$24,696,000	\$144,312	\$126,071	\$20,000,000	\$20,606,020	\$144,312	\$105,192	\$20,000,000	\$23,578,880	\$76,307	\$120,113	\$76,282	\$120,113	\$76,326	\$120,368
\$25,000,000	\$30,870,000	\$180,518	\$157,589	\$25,000,000	\$25,757,525	\$180,518	\$131,490	\$25,000,000	\$29,473,600	\$95,388	\$150,205	\$95,364	\$150,205	\$95,407	\$150,460
\$30,000,000	\$37,044,000	\$216,724	\$189,107	\$30,000,000	\$30,909,030	\$216,724	\$157,788	\$30,000,000	\$35,368,320	\$114,470	\$180,297	\$114,445	\$180,297	\$114,488	\$180,552
\$35,000,000	\$43,218,000	\$252,931	\$220,624	\$35,000,000	\$36,060,535	\$252,931	\$184,086	\$35,000,000	\$41,263,040	\$133,551	\$210,389	\$133,526	\$210,389	\$133,570	\$210,645
\$40,000,000	\$49,392,000	\$289,137	\$252,142	\$40,000,000	\$41,212,040	\$289,137	\$210,384	\$40,000,000	\$47,157,760	\$152,633	\$240,481	\$152,608	\$240,481	\$152,651	\$240,737
\$45,000,000	\$55,566,000	\$325,343	\$283,660	\$45,000,000	\$46,363,545	\$325,343	\$236,682	\$45,000,000	\$53,052,480	\$171,714	\$270,573	\$171,689	\$270,573	\$171,732	\$270,829
\$50,000,000	\$61,740,000	\$361,550	\$315,178	\$50,000,000	\$51,515,050	\$361,550	\$262,980	\$50,000,000	\$58,947,200	\$190,795	\$300,665	\$190,770	\$300,665	\$190,814	\$300,921

CITY OF PROTIVIN, 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	\$124	65.18%	\$72	37.82%	(\$127)	(73.49%)	(\$102)	(69.03%)	\$110	57.70%
\$100,000	\$249	65.18%	\$144	37.82%	(\$17)	(4.55%)	\$8	2.45%	\$220	57.70%
\$150,000	\$373	65.18%	\$216	37.82%	\$94	16.89%	\$118	22.37%	\$330	57.70%
\$200,000	\$326	34.91%	\$117	12.56%	\$204	27.35%	\$228	31.74%	\$440	57.70%
\$250,000	\$279	21.54%	\$18	1.41%	\$314	33.54%	\$339	37.18%	\$551	57.70%
\$300,000	\$232	14.01%	(\$81)	(4.87%)	\$424	37.63%	\$449	40.73%	\$661	57.70%
\$400,000	\$139	5.82%	(\$279)	(11.71%)	\$644	42.71%	\$669	45.10%	\$881	57.70%
\$500,000	\$45	1.44%	(\$477)	(15.36%)	\$864	45.74%	\$889	47.68%	\$1,101	57.70%
\$600,000	(\$49)	(1.28%)	(\$675)	(17.63%)	\$1,085	47.75%	\$1,109	49.38%	\$1,321	57.70%
\$700,000	(\$143)	(3.13%)	(\$873)	(19.17%)	\$1,305	49.18%	\$1,330	50.59%	\$1,541	57.70%
\$800,000	(\$236)	(4.48%)	(\$1,072)	(20.30%)	\$1,525	50.25%	\$1,550	51.49%	\$1,762	57.70%
\$900,000	(\$330)	(5.50%)	(\$1,270)	(21.15%)	\$1,745	51.09%	\$1,770	52.19%	\$1,982	57.70%
\$1,000,000	(\$424)	(6.30%)	(\$1,468)	(21.82%)	\$1,965	51.75%	\$1,990	52.75%	\$2,202	57.70%
\$2,000,000	(\$1,362)	(9.75%)	(\$3,450)	(24.69%)	\$4,168	54.73%	\$4,192	55.24%	\$4,404	57.70%
\$3,000,000	(\$2,299)	(10.84%)	(\$5,431)	(25.61%)	\$6,370	55.73%	\$6,394	56.06%	\$6,606	57.70%
\$4,000,000	(\$3,237)	(11.38%)	(\$7,413)	(26.05%)	\$8,572	56.22%	\$8,597	56.48%	\$8,809	57.70%
\$5,000,000	(\$4,175)	(11.70%)	(\$9,395)	(26.32%)	\$10,774	56.52%	\$10,799	56.72%	\$11,011	57.70%
\$6,000,000	(\$5,113)	(11.91%)	(\$11,376)	(26.50%)	\$12,976	56.72%	\$13,001	56.89%	\$13,213	57.70%
\$7,000,000	(\$6,050)	(12.06%)	(\$13,358)	(26.62%)	\$15,178	56.86%	\$15,203	57.00%	\$15,415	57.70%
\$8,000,000	(\$6,988)	(12.17%)	(\$15,340)	(26.72%)	\$17,380	56.96%	\$17,405	57.09%	\$17,617	57.70%
\$9,000,000	(\$7,926)	(12.26%)	(\$17,321)	(26.79%)	\$19,583	57.05%	\$19,607	57.16%	\$19,819	57.70%
\$10,000,000	(\$8,863)	(12.33%)	(\$19,303)	(26.85%)	\$21,785	57.11%	\$21,809	57.21%	\$22,021	57.70%
\$15,000,000	(\$13,552)	(12.54%)	(\$29,211)	(27.02%)	\$32,795	57.31%	\$32,820	57.38%	\$33,032	57.70%
\$20,000,000	(\$18,240)	(12.64%)	(\$39,119)	(27.11%)	\$43,806	57.41%	\$43,831	57.46%	\$44,043	57.70%
\$25,000,000	(\$22,929)	(12.70%)	(\$49,028)	(27.16%)	\$54,817	57.47%	\$54,842	57.51%	\$55,053	57.70%
\$30,000,000	(\$27,618)	(12.74%)	(\$58,936)	(27.19%)	\$65,827	57.51%	\$65,852	57.54%	\$66,064	57.70%
\$35,000,000	(\$32,306)	(12.77%)	(\$68,844)	(27.22%)	\$76,838	57.53%	\$76,863	57.56%	\$77,075	57.70%
\$40,000,000	(\$36,995)	(12.79%)	(\$78,753)	(27.24%)	\$87,849	57.56%	\$87,874	57.58%	\$88,086	57.70%
\$45,000,000	(\$41,683)	(12.81%)	(\$88,661)	(27.25%)	\$98,860	57.57%	\$98,884	57.59%	\$99,096	57.70%
\$50,000,000	(\$46,372)	(12.83%)	(\$98,569)	(27.26%)	\$109,870	57.59%	\$109,895	57.61%	\$110,107	57.70%