

CITY OF SPIRIT LAKE, 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	\$7.63503	\$3,954,990	\$0	\$3,954,990	
2026-27	\$4.22525	\$4,034,090	\$111,586	\$4,145,676	4.8%
2027-28	\$4.33610	\$4,228,592	\$114,514	\$4,343,106	4.8%
2028-29	\$4.25992	\$4,429,968	\$112,502	\$4,542,470	4.6%
2029-30	\$4.36810	\$4,632,666	\$115,359	\$4,748,025	4.5%
2030-31	\$4.28788	\$4,842,987	\$113,240	\$4,956,228	4.4%
2031-32	\$4.38814	\$5,046,840	\$115,888	\$5,162,728	4.2%
2032-33	\$4.30528	\$5,265,985	\$113,700	\$5,379,685	4.2%
2033-34	\$4.39824	\$5,470,510	\$116,155	\$5,586,665	3.8%
2034-35	\$4.31322	\$5,698,402	\$113,910	\$5,812,312	4.0%
2035-36	\$4.39944	\$5,903,158	\$116,187	\$6,019,344	3.6%

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	\$1,009,362,269	\$518,005,882	\$22,365,415	\$540,371,297
2026-27	\$1,052,685,428	\$981,166,080	\$36,430,865	\$1,017,596,945
2027-28	\$1,078,825,909	\$1,001,615,761	\$42,121,665	\$1,043,737,426
2028-29	\$1,151,050,113	\$1,066,327,622	\$49,634,008	\$1,115,961,630
2029-30	\$1,177,390,424	\$1,086,977,133	\$55,324,808	\$1,142,301,941
2030-31	\$1,254,454,790	\$1,155,868,998	\$63,497,308	\$1,219,366,307
2031-32	\$1,280,795,101	\$1,176,518,509	\$69,188,108	\$1,245,706,618
2032-33	\$1,362,697,388	\$1,249,555,131	\$78,053,774	\$1,327,608,905
2033-34	\$1,389,037,699	\$1,270,204,642	\$83,744,574	\$1,353,949,216
2034-35	\$1,475,984,003	\$1,347,557,457	\$93,338,063	\$1,440,895,520
2035-36	\$1,502,324,314	\$1,368,206,968	\$99,028,863	\$1,467,235,831

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	63.86%	-0.64%	63.21%	28.63%	7.02%	1.14%
2026-27	80.47%	-8.34%	72.13%	22.69%	4.31%	0.61%
2027-28	80.94%	-8.72%	72.22%	22.71%	4.21%	0.59%
2028-29	81.05%	-8.69%	72.37%	22.86%	3.97%	0.55%
2029-30	81.45%	-9.00%	72.45%	22.87%	3.88%	0.54%
2030-31	81.48%	-8.90%	72.58%	23.00%	3.67%	0.51%
2031-32	81.84%	-9.18%	72.66%	23.01%	3.60%	0.50%
2032-33	81.82%	-9.05%	72.77%	23.14%	3.41%	0.47%
2033-34	82.14%	-9.30%	72.84%	23.15%	3.34%	0.46%
2034-35	82.07%	-9.14%	72.93%	23.27%	3.17%	0.43%
2035-36	82.36%	-9.37%	72.99%	23.27%	3.11%	0.42%

**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 SPIRIT LAKE, 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	\$518,005,882	\$7.63503	\$3,954,990
2026-27	\$981,166,080	\$4.22525	\$4,145,676
2027-28	\$1,001,615,761	\$4.33610	\$4,343,106
2028-29	\$1,066,327,622	\$4.25992	\$4,542,470
2029-30	\$1,086,977,133	\$4.36810	\$4,748,025
2030-31	\$1,155,868,998	\$4.28788	\$4,956,228
2031-32	\$1,176,518,509	\$4.38814	\$5,162,728
2032-33	\$1,249,555,131	\$4.30528	\$5,379,685
2033-34	\$1,270,204,642	\$4.39824	\$5,586,665
2034-35	\$1,347,557,457	\$4.31322	\$5,812,312
2035-36	\$1,368,206,968	\$4.39944	\$6,019,344

CITY OF SPIRIT LAKE, 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	\$518,005,882	\$7.63503	\$3,954,990
2026-27	\$543,793,909	\$7.48532	\$4,070,473
2027-28	\$556,357,920	\$7.48532	\$4,164,519
2028-29	\$585,760,145	\$7.48532	\$4,384,604
2029-30	\$605,054,368	\$7.48532	\$4,529,027
2030-31	\$636,153,676	\$7.48532	\$4,761,816
2031-32	\$656,540,800	\$7.48532	\$4,914,420
2032-33	\$689,427,449	\$7.48532	\$5,160,587
2033-34	\$710,966,748	\$7.48532	\$5,321,816
2034-35	\$745,736,895	\$7.48532	\$5,582,081
2035-36	\$768,487,549	\$7.48532	\$5,752,377

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	\$437,372,171	(\$3.26007)	\$75,203
2027-28	\$445,257,842	(\$3.14922)	\$178,588
2028-29	\$480,567,476	(\$3.22540)	\$157,867
2029-30	\$481,922,765	(\$3.11722)	\$218,998
2030-31	\$519,715,323	(\$3.19744)	\$194,412
2031-32	\$519,977,709	(\$3.09718)	\$248,308
2032-33	\$560,127,682	(\$3.18004)	\$219,098
2033-34	\$559,237,893	(\$3.08708)	\$264,849
2034-35	\$601,820,562	(\$3.17210)	\$230,230
2035-36	\$599,719,419	(\$3.08588)	\$266,967

CITY OF SPIRIT LAKE, 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	\$181	\$265	\$50,000	\$51,515	\$181	\$221	\$50,000	\$58,947	\$164	\$38	\$140	\$38	\$181	\$253
\$100,000	\$123,480	\$362	\$529	\$100,000	\$103,030	\$362	\$442	\$100,000	\$117,894	\$345	\$291	\$321	\$291	\$362	\$506
\$150,000	\$185,220	\$543	\$794	\$150,000	\$154,545	\$543	\$663	\$150,000	\$176,842	\$526	\$544	\$502	\$544	\$543	\$758
\$200,000	\$246,960	\$887	\$1,059	\$200,000	\$206,060	\$887	\$884	\$200,000	\$235,789	\$707	\$797	\$683	\$797	\$724	\$1,011
\$250,000	\$308,700	\$1,230	\$1,324	\$250,000	\$257,575	\$1,230	\$1,104	\$250,000	\$294,736	\$888	\$1,049	\$864	\$1,049	\$905	\$1,264
\$300,000	\$370,440	\$1,574	\$1,588	\$300,000	\$309,090	\$1,574	\$1,325	\$300,000	\$353,683	\$1,069	\$1,302	\$1,045	\$1,302	\$1,086	\$1,517
\$400,000	\$493,920	\$2,261	\$2,118	\$400,000	\$412,120	\$2,261	\$1,767	\$400,000	\$471,578	\$1,431	\$1,808	\$1,407	\$1,808	\$1,449	\$2,022
\$500,000	\$617,400	\$2,948	\$2,647	\$500,000	\$515,151	\$2,948	\$2,209	\$500,000	\$589,472	\$1,793	\$2,313	\$1,770	\$2,313	\$1,811	\$2,528
\$600,000	\$740,880	\$3,635	\$3,177	\$600,000	\$618,181	\$3,635	\$2,651	\$600,000	\$707,366	\$2,155	\$2,819	\$2,132	\$2,819	\$2,173	\$3,033
\$700,000	\$864,360	\$4,323	\$3,706	\$700,000	\$721,211	\$4,323	\$3,092	\$700,000	\$825,261	\$2,517	\$3,324	\$2,494	\$3,324	\$2,535	\$3,539
\$800,000	\$987,840	\$5,010	\$4,236	\$800,000	\$824,241	\$5,010	\$3,534	\$800,000	\$943,155	\$2,880	\$3,830	\$2,856	\$3,830	\$2,897	\$4,044
\$900,000	\$1,111,320	\$5,697	\$4,765	\$900,000	\$927,271	\$5,697	\$3,976	\$900,000	\$1,061,050	\$3,242	\$4,335	\$3,218	\$4,335	\$3,259	\$4,550
\$1,000,000	\$1,234,800	\$6,384	\$5,295	\$1,000,000	\$1,030,301	\$6,384	\$4,418	\$1,000,000	\$1,178,944	\$3,604	\$4,841	\$3,580	\$4,841	\$3,621	\$5,055
\$2,000,000	\$2,469,600	\$13,256	\$10,589	\$2,000,000	\$2,060,602	\$13,256	\$8,836	\$2,000,000	\$2,357,888	\$7,225	\$9,896	\$7,202	\$9,896	\$7,243	\$10,110
\$3,000,000	\$3,704,400	\$20,127	\$15,884	\$3,000,000	\$3,090,903	\$20,127	\$13,253	\$3,000,000	\$3,536,832	\$10,847	\$14,951	\$10,823	\$14,951	\$10,864	\$15,166
\$4,000,000	\$4,939,200	\$26,999	\$21,179	\$4,000,000	\$4,121,204	\$26,999	\$17,671	\$4,000,000	\$4,715,776	\$14,468	\$20,006	\$14,445	\$20,006	\$14,486	\$20,221
\$5,000,000	\$6,174,000	\$33,870	\$26,473	\$5,000,000	\$5,151,505	\$33,870	\$22,089	\$5,000,000	\$5,894,720	\$18,090	\$25,061	\$18,066	\$25,061	\$18,107	\$25,276
\$6,000,000	\$7,408,800	\$40,742	\$31,768	\$6,000,000	\$6,181,806	\$40,742	\$26,507	\$6,000,000	\$7,073,664	\$21,711	\$30,117	\$21,687	\$30,117	\$21,728	\$30,331
\$7,000,000	\$8,643,600	\$47,613	\$37,063	\$7,000,000	\$7,212,107	\$47,613	\$30,925	\$7,000,000	\$8,252,608	\$25,332	\$35,172	\$25,309	\$35,172	\$25,350	\$35,386
\$8,000,000	\$9,878,400	\$54,485	\$42,357	\$8,000,000	\$8,242,408	\$54,485	\$35,342	\$8,000,000	\$9,431,552	\$28,954	\$40,227	\$28,930	\$40,227	\$28,971	\$40,441
\$9,000,000	\$11,113,200	\$61,356	\$47,652	\$9,000,000	\$9,272,709	\$61,356	\$39,760	\$9,000,000	\$10,610,496	\$32,575	\$45,282	\$32,552	\$45,282	\$32,593	\$45,497
\$10,000,000	\$12,348,000	\$68,228	\$52,947	\$10,000,000	\$10,303,010	\$68,228	\$44,178	\$10,000,000	\$11,789,440	\$36,197	\$50,337	\$36,173	\$50,337	\$36,214	\$50,552
\$15,000,000	\$18,522,000	\$102,585	\$79,420	\$15,000,000	\$15,454,515	\$102,585	\$66,267	\$15,000,000	\$17,684,160	\$54,304	\$75,613	\$54,280	\$75,613	\$54,321	\$75,828
\$20,000,000	\$24,696,000	\$136,943	\$105,893	\$20,000,000	\$20,606,020	\$136,943	\$88,356	\$20,000,000	\$23,578,880	\$72,411	\$100,889	\$72,387	\$100,889	\$72,428	\$101,103
\$25,000,000	\$30,870,000	\$171,301	\$132,367	\$25,000,000	\$25,757,525	\$171,301	\$110,445	\$25,000,000	\$29,473,600	\$90,518	\$126,165	\$90,494	\$126,165	\$90,535	\$126,379
\$30,000,000	\$37,044,000	\$205,658	\$158,840	\$30,000,000	\$30,909,030	\$205,658	\$132,534	\$30,000,000	\$35,368,320	\$108,625	\$151,441	\$108,601	\$151,441	\$108,642	\$151,655
\$35,000,000	\$43,218,000	\$240,016	\$185,314	\$35,000,000	\$36,060,535	\$240,016	\$154,623	\$35,000,000	\$41,263,040	\$126,732	\$176,717	\$126,708	\$176,717	\$126,750	\$176,931
\$40,000,000	\$49,392,000	\$274,374	\$211,787	\$40,000,000	\$41,212,040	\$274,374	\$176,712	\$40,000,000	\$47,157,760	\$144,839	\$201,992	\$144,816	\$201,992	\$144,857	\$202,207
\$45,000,000	\$55,566,000	\$308,731	\$238,260	\$45,000,000	\$46,363,545	\$308,731	\$198,801	\$45,000,000	\$53,052,480	\$162,946	\$227,268	\$162,923	\$227,268	\$162,964	\$227,483
\$50,000,000	\$61,740,000	\$343,089	\$264,734	\$50,000,000	\$51,515,050	\$343,089	\$220,890	\$50,000,000	\$58,947,200	\$181,053	\$252,544	\$181,030	\$252,544	\$181,071	\$252,759

CITY OF SPIRIT LAKE, 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	\$84	46.20%	\$40	21.99%	(\$125)	(76.54%)	(\$102)	(72.59%)	\$72	39.59%
\$100,000	\$167	46.20%	\$80	21.99%	(\$53)	(15.51%)	(\$30)	(9.32%)	\$143	39.59%
\$150,000	\$251	46.20%	\$119	21.99%	\$18	3.47%	\$42	8.32%	\$215	39.59%
\$200,000	\$172	19.41%	(\$3)	(0.36%)	\$90	12.72%	\$113	16.61%	\$287	39.59%
\$250,000	\$93	7.58%	(\$126)	(10.23%)	\$162	18.20%	\$185	21.42%	\$358	39.59%
\$300,000	\$14	0.92%	(\$249)	(15.79%)	\$233	21.83%	\$257	24.57%	\$430	39.59%
\$400,000	(\$143)	(6.33%)	(\$494)	(21.85%)	\$377	26.32%	\$400	28.43%	\$574	39.59%
\$500,000	(\$301)	(10.21%)	(\$739)	(25.08%)	\$520	29.00%	\$544	30.72%	\$717	39.59%
\$600,000	(\$459)	(12.61%)	(\$985)	(27.09%)	\$663	30.78%	\$687	32.23%	\$860	39.59%
\$700,000	(\$616)	(14.26%)	(\$1,230)	(28.46%)	\$807	32.05%	\$830	33.29%	\$1,004	39.59%
\$800,000	(\$774)	(15.45%)	(\$1,475)	(29.45%)	\$950	33.00%	\$974	34.09%	\$1,147	39.59%
\$900,000	(\$932)	(16.35%)	(\$1,721)	(30.21%)	\$1,094	33.73%	\$1,117	34.71%	\$1,290	39.59%
\$1,000,000	(\$1,089)	(17.06%)	(\$1,966)	(30.80%)	\$1,237	34.32%	\$1,260	35.21%	\$1,434	39.59%
\$2,000,000	(\$2,666)	(20.11%)	(\$4,420)	(33.34%)	\$2,671	36.96%	\$2,694	37.41%	\$2,868	39.59%
\$3,000,000	(\$4,243)	(21.08%)	(\$6,874)	(34.15%)	\$4,104	37.84%	\$4,128	38.14%	\$4,301	39.59%
\$4,000,000	(\$5,820)	(21.56%)	(\$9,327)	(34.55%)	\$5,538	38.28%	\$5,562	38.50%	\$5,735	39.59%
\$5,000,000	(\$7,397)	(21.84%)	(\$11,781)	(34.78%)	\$6,972	38.54%	\$6,995	38.72%	\$7,169	39.59%
\$6,000,000	(\$8,974)	(22.03%)	(\$14,235)	(34.94%)	\$8,406	38.72%	\$8,429	38.87%	\$8,603	39.59%
\$7,000,000	(\$10,550)	(22.16%)	(\$16,689)	(35.05%)	\$9,839	38.84%	\$9,863	38.97%	\$10,036	39.59%
\$8,000,000	(\$12,127)	(22.26%)	(\$19,142)	(35.13%)	\$11,273	38.94%	\$11,297	39.05%	\$11,470	39.59%
\$9,000,000	(\$13,704)	(22.34%)	(\$21,596)	(35.20%)	\$12,707	39.01%	\$12,730	39.11%	\$12,904	39.59%
\$10,000,000	(\$15,281)	(22.40%)	(\$24,050)	(35.25%)	\$14,141	39.07%	\$14,164	39.16%	\$14,338	39.59%
\$15,000,000	(\$23,165)	(22.58%)	(\$36,318)	(35.40%)	\$21,309	39.24%	\$21,333	39.30%	\$21,506	39.59%
\$20,000,000	(\$31,050)	(22.67%)	(\$48,587)	(35.48%)	\$28,478	39.33%	\$28,502	39.37%	\$28,675	39.59%
\$25,000,000	(\$38,934)	(22.73%)	(\$60,855)	(35.53%)	\$35,647	39.38%	\$35,671	39.42%	\$35,844	39.59%
\$30,000,000	(\$46,818)	(22.76%)	(\$73,124)	(35.56%)	\$42,816	39.42%	\$42,839	39.45%	\$43,013	39.59%
\$35,000,000	(\$54,702)	(22.79%)	(\$85,393)	(35.58%)	\$49,985	39.44%	\$50,008	39.47%	\$50,181	39.59%
\$40,000,000	(\$62,587)	(22.81%)	(\$97,661)	(35.59%)	\$57,153	39.46%	\$57,177	39.48%	\$57,350	39.59%
\$45,000,000	(\$70,471)	(22.83%)	(\$109,930)	(35.61%)	\$64,322	39.47%	\$64,346	39.49%	\$64,519	39.59%
\$50,000,000	(\$78,355)	(22.84%)	(\$122,198)	(35.62%)	\$71,491	39.49%	\$71,514	39.50%	\$71,688	39.59%