

CITY OF STEAMBOAT ROCK, 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	\$8.51959	\$55,681	\$0	\$55,681	
2026-27	\$5.28383	\$56,795	\$0	\$56,795	2.0%
2027-28	\$5.31916	\$57,079	\$0	\$57,079	0.5%
2028-29	\$5.14029	\$58,220	\$0	\$58,220	2.0%
2029-30	\$5.16599	\$58,512	\$0	\$58,512	0.5%
2030-31	\$4.98814	\$59,682	\$0	\$59,682	2.0%
2031-32	\$5.01308	\$59,980	\$0	\$59,980	0.5%
2032-33	\$4.84433	\$61,180	\$0	\$61,180	2.0%
2033-34	\$4.86855	\$61,486	\$0	\$61,486	0.5%
2034-35	\$4.70815	\$62,715	\$0	\$62,715	2.0%
2035-36	\$4.73169	\$63,029	\$0	\$63,029	0.5%

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	\$14,864,601	\$6,535,673	\$0	\$6,535,673
2026-27	\$11,866,200	\$10,748,812	\$0	\$10,748,812
2027-28	\$11,848,200	\$10,730,812	\$0	\$10,730,812
2028-29	\$12,443,688	\$11,326,300	\$0	\$11,326,300
2029-30	\$12,443,688	\$11,326,300	\$0	\$11,326,300
2030-31	\$13,082,126	\$11,964,738	\$0	\$11,964,738
2031-32	\$13,082,126	\$11,964,738	\$0	\$11,964,738
2032-33	\$13,746,532	\$12,629,144	\$0	\$12,629,144
2033-34	\$13,746,532	\$12,629,144	\$0	\$12,629,144
2034-35	\$14,437,966	\$13,320,578	\$0	\$13,320,578
2035-36	\$14,437,966	\$13,320,578	\$0	\$13,320,578

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	95.94%	-4.68%	91.25%	5.83%	0.00%	2.91%
2026-27	133.16%	-42.55%	90.60%	7.63%	0.00%	1.77%
2027-28	133.38%	-42.79%	90.59%	7.64%	0.00%	1.78%
2028-29	131.42%	-40.70%	90.72%	7.60%	0.00%	1.68%
2029-30	131.42%	-40.70%	90.72%	7.60%	0.00%	1.68%
2030-31	129.39%	-38.53%	90.86%	7.55%	0.00%	1.59%
2031-32	129.39%	-38.53%	90.86%	7.55%	0.00%	1.59%
2032-33	127.48%	-36.50%	90.98%	7.51%	0.00%	1.51%
2033-34	127.48%	-36.50%	90.98%	7.51%	0.00%	1.51%
2034-35	125.70%	-34.61%	91.09%	7.48%	0.00%	1.43%
2035-36	125.70%	-34.61%	91.09%	7.48%	0.00%	1.43%

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 STEAMBOAT ROCK, 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	\$6,535,673	\$8.51959	\$55,681
2026-27	\$10,748,812	\$5.28383	\$56,795
2027-28	\$10,730,812	\$5.31916	\$57,079
2028-29	\$11,326,300	\$5.14029	\$58,220
2029-30	\$11,326,300	\$5.16599	\$58,512
2030-31	\$11,964,738	\$4.98814	\$59,682
2031-32	\$11,964,738	\$5.01308	\$59,980
2032-33	\$12,629,144	\$4.84433	\$61,180
2033-34	\$12,629,144	\$4.86855	\$61,486
2034-35	\$13,320,578	\$4.70815	\$62,715
2035-36	\$13,320,578	\$4.73169	\$63,029

CITY OF STEAMBOAT ROCK, 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	\$6,535,673	\$8.51959	\$55,681
2026-27	\$6,525,054	\$8.51959	\$55,591
2027-28	\$6,659,350	\$8.51959	\$56,735
2028-29	\$6,871,126	\$8.10000	\$55,656
2029-30	\$7,012,446	\$8.10000	\$56,801
2030-31	\$7,235,246	\$8.10000	\$58,605
2031-32	\$7,383,937	\$8.10000	\$59,810
2032-33	\$7,618,328	\$8.10000	\$61,708
2033-34	\$7,774,802	\$8.10000	\$62,976
2034-35	\$8,021,397	\$8.10000	\$64,973
2035-36	\$8,186,039	\$8.10000	\$66,307

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	\$4,223,757	(\$3.23576)	\$1,204
2027-28	\$4,071,461	(\$3.20043)	\$344
2028-29	\$4,455,174	(\$2.95971)	\$2,564
2029-30	\$4,313,854	(\$2.93401)	\$1,711
2030-31	\$4,729,492	(\$3.11186)	\$1,076
2031-32	\$4,580,801	(\$3.08692)	\$170
2032-33	\$5,010,816	(\$3.25567)	-\$529
2033-34	\$4,854,342	(\$3.23145)	-\$1,490
2034-35	\$5,299,181	(\$3.39185)	-\$2,258
2035-36	\$5,134,539	(\$3.36831)	-\$3,278

CITY OF STEAMBOAT ROCK, 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	\$308	\$50,000	\$51,515	\$202	\$257	\$50,000	\$58,947	\$182	\$45	\$156	\$45	\$202	\$294
\$100,000	\$123,480	\$404	\$616	\$100,000	\$103,030	\$404	\$514	\$100,000	\$117,894	\$384	\$339	\$358	\$339	\$404	\$588
\$150,000	\$185,220	\$606	\$924	\$150,000	\$154,545	\$606	\$771	\$150,000	\$176,842	\$587	\$633	\$560	\$633	\$606	\$882
\$200,000	\$246,960	\$990	\$1,232	\$200,000	\$206,060	\$990	\$1,028	\$200,000	\$235,789	\$789	\$927	\$762	\$927	\$808	\$1,176
\$250,000	\$308,700	\$1,373	\$1,540	\$250,000	\$257,575	\$1,373	\$1,285	\$250,000	\$294,736	\$991	\$1,221	\$964	\$1,221	\$1,010	\$1,470
\$300,000	\$370,440	\$1,756	\$1,848	\$300,000	\$309,090	\$1,756	\$1,542	\$300,000	\$353,683	\$1,193	\$1,515	\$1,166	\$1,515	\$1,212	\$1,764
\$400,000	\$493,920	\$2,523	\$2,464	\$400,000	\$412,120	\$2,523	\$2,056	\$400,000	\$471,578	\$1,597	\$2,103	\$1,571	\$2,103	\$1,616	\$2,352
\$500,000	\$617,400	\$3,290	\$3,080	\$500,000	\$515,151	\$3,290	\$2,570	\$500,000	\$589,472	\$2,001	\$2,691	\$1,975	\$2,691	\$2,020	\$2,940
\$600,000	\$740,880	\$4,057	\$3,696	\$600,000	\$618,181	\$4,057	\$3,084	\$600,000	\$707,366	\$2,405	\$3,279	\$2,379	\$3,279	\$2,425	\$3,528
\$700,000	\$864,360	\$4,823	\$4,312	\$700,000	\$721,211	\$4,823	\$3,597	\$700,000	\$825,261	\$2,809	\$3,867	\$2,783	\$3,867	\$2,829	\$4,117
\$800,000	\$987,840	\$5,590	\$4,927	\$800,000	\$824,241	\$5,590	\$4,111	\$800,000	\$943,155	\$3,213	\$4,455	\$3,187	\$4,455	\$3,233	\$4,705
\$900,000	\$1,111,320	\$6,357	\$5,543	\$900,000	\$927,271	\$6,357	\$4,625	\$900,000	\$1,061,050	\$3,617	\$5,043	\$3,591	\$5,043	\$3,637	\$5,293
\$1,000,000	\$1,234,800	\$7,124	\$6,159	\$1,000,000	\$1,030,301	\$7,124	\$5,139	\$1,000,000	\$1,178,944	\$4,021	\$5,631	\$3,995	\$5,631	\$4,041	\$5,881
\$2,000,000	\$2,469,600	\$14,791	\$12,319	\$2,000,000	\$2,060,602	\$14,791	\$10,279	\$2,000,000	\$2,357,888	\$8,062	\$11,512	\$8,036	\$11,512	\$8,082	\$11,761
\$3,000,000	\$3,704,400	\$22,459	\$18,478	\$3,000,000	\$3,090,903	\$22,459	\$15,418	\$3,000,000	\$3,536,832	\$12,103	\$17,393	\$12,077	\$17,393	\$12,123	\$17,642
\$4,000,000	\$4,939,200	\$30,127	\$24,637	\$4,000,000	\$4,121,204	\$30,127	\$20,557	\$4,000,000	\$4,715,776	\$16,144	\$23,274	\$16,118	\$23,274	\$16,164	\$23,523
\$5,000,000	\$6,174,000	\$37,794	\$30,797	\$5,000,000	\$5,151,505	\$37,794	\$25,696	\$5,000,000	\$5,894,720	\$20,185	\$29,154	\$20,159	\$29,154	\$20,205	\$29,404
\$6,000,000	\$7,408,800	\$45,462	\$36,956	\$6,000,000	\$6,181,806	\$45,462	\$30,836	\$6,000,000	\$7,073,664	\$24,226	\$35,035	\$24,200	\$35,035	\$24,246	\$35,284
\$7,000,000	\$8,643,600	\$53,129	\$43,115	\$7,000,000	\$7,212,107	\$53,129	\$35,975	\$7,000,000	\$8,252,608	\$28,267	\$40,916	\$28,241	\$40,916	\$28,287	\$41,165
\$8,000,000	\$9,878,400	\$60,797	\$49,275	\$8,000,000	\$8,242,408	\$60,797	\$41,114	\$8,000,000	\$9,431,552	\$32,308	\$46,796	\$32,282	\$46,796	\$32,328	\$47,046
\$9,000,000	\$11,113,200	\$68,465	\$55,434	\$9,000,000	\$9,272,709	\$68,465	\$46,254	\$9,000,000	\$10,610,496	\$36,349	\$52,677	\$36,323	\$52,677	\$36,369	\$52,927
\$10,000,000	\$12,348,000	\$76,132	\$61,594	\$10,000,000	\$10,303,010	\$76,132	\$51,393	\$10,000,000	\$11,789,440	\$40,390	\$58,558	\$40,364	\$58,558	\$40,410	\$58,807
\$15,000,000	\$18,522,000	\$114,470	\$92,390	\$15,000,000	\$15,454,515	\$114,470	\$77,089	\$15,000,000	\$17,684,160	\$60,595	\$87,962	\$60,569	\$87,962	\$60,615	\$88,211
\$20,000,000	\$24,696,000	\$152,809	\$123,187	\$20,000,000	\$20,606,020	\$152,809	\$102,786	\$20,000,000	\$23,578,880	\$80,800	\$117,365	\$80,774	\$117,365	\$80,820	\$117,615
\$25,000,000	\$30,870,000	\$191,147	\$153,984	\$25,000,000	\$25,757,525	\$191,147	\$128,482	\$25,000,000	\$29,473,600	\$101,005	\$146,769	\$100,979	\$146,769	\$101,024	\$147,018
\$30,000,000	\$37,044,000	\$229,485	\$184,781	\$30,000,000	\$30,909,030	\$229,485	\$154,179	\$30,000,000	\$35,368,320	\$121,210	\$176,173	\$121,183	\$176,173	\$121,229	\$176,422
\$35,000,000	\$43,218,000	\$267,823	\$215,577	\$35,000,000	\$36,060,535	\$267,823	\$179,875	\$35,000,000	\$41,263,040	\$141,415	\$205,576	\$141,388	\$205,576	\$141,434	\$205,826
\$40,000,000	\$49,392,000	\$306,161	\$246,374	\$40,000,000	\$41,212,040	\$306,161	\$205,571	\$40,000,000	\$47,157,760	\$161,620	\$234,980	\$161,593	\$234,980	\$161,639	\$235,230
\$45,000,000	\$55,566,000	\$344,499	\$277,171	\$45,000,000	\$46,363,545	\$344,499	\$231,268	\$45,000,000	\$53,052,480	\$181,824	\$264,384	\$181,798	\$264,384	\$181,844	\$264,633
\$50,000,000	\$61,740,000	\$382,838	\$307,968	\$50,000,000	\$51,515,050	\$382,838	\$256,964	\$50,000,000	\$58,947,200	\$202,029	\$293,787	\$202,003	\$293,787	\$202,049	\$294,037

CITY OF STEAMBOAT ROCK, 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	\$106	52.42%	\$55	27.18%	(\$138)	(75.54%)	(\$112)	(71.42%)	\$92	45.53%
\$100,000	\$212	52.42%	\$110	27.18%	(\$46)	(11.92%)	(\$20)	(5.46%)	\$184	45.53%
\$150,000	\$318	52.42%	\$165	27.18%	\$46	7.87%	\$72	12.93%	\$276	45.53%
\$200,000	\$242	24.49%	\$38	3.87%	\$138	17.52%	\$164	21.57%	\$368	45.53%
\$250,000	\$167	12.16%	(\$88)	(6.42%)	\$230	23.23%	\$256	26.59%	\$460	45.53%
\$300,000	\$92	5.21%	(\$215)	(12.21%)	\$322	27.01%	\$348	29.87%	\$552	45.53%
\$400,000	(\$59)	(2.35%)	(\$467)	(18.52%)	\$506	31.69%	\$532	33.90%	\$736	45.53%
\$500,000	(\$210)	(6.39%)	(\$720)	(21.89%)	\$690	34.49%	\$716	36.28%	\$920	45.53%
\$600,000	(\$361)	(8.90%)	(\$973)	(23.99%)	\$874	36.34%	\$900	37.85%	\$1,104	45.53%
\$700,000	(\$512)	(10.61%)	(\$1,226)	(25.41%)	\$1,058	37.66%	\$1,084	38.96%	\$1,288	45.53%
\$800,000	(\$663)	(11.85%)	(\$1,479)	(26.45%)	\$1,242	38.65%	\$1,268	39.80%	\$1,472	45.53%
\$900,000	(\$813)	(12.80%)	(\$1,732)	(27.24%)	\$1,426	39.42%	\$1,452	40.44%	\$1,656	45.53%
\$1,000,000	(\$964)	(13.54%)	(\$1,984)	(27.86%)	\$1,610	40.03%	\$1,636	40.96%	\$1,840	45.53%
\$2,000,000	(\$2,473)	(16.72%)	(\$4,513)	(30.51%)	\$3,450	42.79%	\$3,476	43.25%	\$3,680	45.53%
\$3,000,000	(\$3,981)	(17.72%)	(\$7,041)	(31.35%)	\$5,289	43.70%	\$5,316	44.02%	\$5,519	45.53%
\$4,000,000	(\$5,489)	(18.22%)	(\$9,569)	(31.76%)	\$7,129	44.16%	\$7,155	44.39%	\$7,359	45.53%
\$5,000,000	(\$6,997)	(18.51%)	(\$12,098)	(32.01%)	\$8,969	44.43%	\$8,995	44.62%	\$9,199	45.53%
\$6,000,000	(\$8,506)	(18.71%)	(\$14,626)	(32.17%)	\$10,809	44.62%	\$10,835	44.77%	\$11,039	45.53%
\$7,000,000	(\$10,014)	(18.85%)	(\$17,154)	(32.29%)	\$12,649	44.75%	\$12,675	44.88%	\$12,878	45.53%
\$8,000,000	(\$11,522)	(18.95%)	(\$19,683)	(32.37%)	\$14,488	44.84%	\$14,515	44.96%	\$14,718	45.53%
\$9,000,000	(\$13,030)	(19.03%)	(\$22,211)	(32.44%)	\$16,328	44.92%	\$16,354	45.02%	\$16,558	45.53%
\$10,000,000	(\$14,539)	(19.10%)	(\$24,739)	(32.50%)	\$18,168	44.98%	\$18,194	45.08%	\$18,398	45.53%
\$15,000,000	(\$22,080)	(19.29%)	(\$37,381)	(32.66%)	\$27,367	45.16%	\$27,393	45.23%	\$27,596	45.53%
\$20,000,000	(\$29,622)	(19.38%)	(\$50,023)	(32.74%)	\$36,565	45.25%	\$36,592	45.30%	\$36,795	45.53%
\$25,000,000	(\$37,163)	(19.44%)	(\$62,665)	(32.78%)	\$45,764	45.31%	\$45,790	45.35%	\$45,994	45.53%
\$30,000,000	(\$44,704)	(19.48%)	(\$75,306)	(32.82%)	\$54,963	45.35%	\$54,989	45.38%	\$55,193	45.53%
\$35,000,000	(\$52,246)	(19.51%)	(\$87,948)	(32.84%)	\$64,162	45.37%	\$64,188	45.40%	\$64,392	45.53%
\$40,000,000	(\$59,787)	(19.53%)	(\$100,590)	(32.86%)	\$73,361	45.39%	\$73,387	45.41%	\$73,590	45.53%
\$45,000,000	(\$67,328)	(19.54%)	(\$113,232)	(32.87%)	\$82,559	45.41%	\$82,586	45.43%	\$82,789	45.53%
\$50,000,000	(\$74,870)	(19.56%)	(\$125,873)	(32.88%)	\$91,758	45.42%	\$91,784	45.44%	\$91,988	45.53%