

CITY OF SOMERS, 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	\$7.86423	\$35,744	\$0	\$35,744	
2026-27	\$5.41790	\$36,459	\$54	\$36,513	2.2%
2027-28	\$5.45001	\$36,695	\$54	\$36,750	0.6%
2028-29	\$5.28116	\$37,485	\$52	\$37,537	2.1%
2029-30	\$5.30922	\$37,725	\$53	\$37,778	0.6%
2030-31	\$5.14397	\$38,533	\$51	\$38,584	2.1%
2031-32	\$5.17121	\$38,777	\$51	\$38,829	0.6%
2032-33	\$5.01235	\$39,605	\$50	\$39,655	2.1%
2033-34	\$5.03882	\$39,853	\$50	\$39,903	0.6%
2034-35	\$4.88594	\$40,701	\$49	\$40,750	2.1%
2035-36	\$4.91167	\$40,954	\$49	\$41,003	0.6%

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	\$8,315,381	\$4,545,161	\$0	\$4,545,161
2026-27	\$7,474,162	\$6,739,314	\$0	\$6,739,314
2027-28	\$7,477,893	\$6,743,045	\$0	\$6,743,045
2028-29	\$7,842,592	\$7,107,744	\$0	\$7,107,744
2029-30	\$7,850,323	\$7,115,475	\$0	\$7,115,475
2030-31	\$8,235,728	\$7,500,880	\$0	\$7,500,880
2031-32	\$8,243,459	\$7,508,611	\$0	\$7,508,611
2032-33	\$8,646,311	\$7,911,463	\$0	\$7,911,463
2033-34	\$8,654,042	\$7,919,194	\$0	\$7,919,194
2034-35	\$9,075,117	\$8,340,269	\$0	\$8,340,269
2035-36	\$9,082,848	\$8,348,000	\$0	\$8,348,000

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	50.98%	-2.30%	48.68%	47.54%	0.00%	3.78%
2026-27	79.16%	-25.42%	53.74%	43.68%	0.00%	2.55%
2027-28	79.26%	-25.50%	53.76%	43.66%	0.00%	2.55%
2028-29	78.34%	-24.28%	54.06%	43.49%	0.00%	2.42%
2029-30	78.40%	-24.28%	54.11%	43.44%	0.00%	2.41%
2030-31	77.48%	-23.06%	54.41%	43.27%	0.00%	2.29%
2031-32	77.53%	-23.07%	54.46%	43.22%	0.00%	2.29%
2032-33	76.65%	-21.92%	54.73%	43.07%	0.00%	2.17%
2033-34	76.70%	-21.93%	54.77%	43.03%	0.00%	2.17%
2034-35	75.86%	-20.84%	55.02%	42.90%	0.00%	2.06%
2035-36	75.91%	-20.85%	55.06%	42.86%	0.00%	2.06%

**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 SOMERS, 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	\$4,545,161	\$7.86423	\$35,744
2026-27	\$6,739,314	\$5.41790	\$36,513
2027-28	\$6,743,045	\$5.45001	\$36,750
2028-29	\$7,107,744	\$5.28116	\$37,537
2029-30	\$7,115,475	\$5.30922	\$37,778
2030-31	\$7,500,880	\$5.14397	\$38,584
2031-32	\$7,508,611	\$5.17121	\$38,829
2032-33	\$7,911,463	\$5.01235	\$39,655
2033-34	\$7,919,194	\$5.03882	\$39,903
2034-35	\$8,340,269	\$4.88594	\$40,750
2035-36	\$8,348,000	\$4.91167	\$41,003

CITY OF SOMERS, 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	\$4,545,161	\$7.86423	\$35,744
2026-27	\$4,803,427	\$7.71003	\$37,035
2027-28	\$4,857,890	\$7.71003	\$37,454
2028-29	\$5,054,381	\$7.71003	\$38,969
2029-30	\$5,111,707	\$7.71003	\$39,411
2030-31	\$5,318,285	\$7.71003	\$41,004
2031-32	\$5,378,615	\$7.71003	\$41,469
2032-33	\$5,595,793	\$7.71003	\$43,144
2033-34	\$5,659,296	\$7.71003	\$43,633
2034-35	\$5,887,618	\$7.71003	\$45,394
2035-36	\$5,954,450	\$7.71003	\$45,909

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	\$1,935,887	(\$2.29213)	-\$522
2027-28	\$1,885,155	(\$2.26002)	-\$705
2028-29	\$2,053,363	(\$2.42887)	-\$1,432
2029-30	\$2,003,768	(\$2.40081)	-\$1,634
2030-31	\$2,182,595	(\$2.56606)	-\$2,420
2031-32	\$2,129,995	(\$2.53882)	-\$2,641
2032-33	\$2,315,670	(\$2.69768)	-\$3,489
2033-34	\$2,259,898	(\$2.67121)	-\$3,730
2034-35	\$2,452,651	(\$2.82409)	-\$4,644
2035-36	\$2,393,550	(\$2.79836)	-\$4,906

CITY OF SOMERS, 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	\$187	\$318	\$50,000	\$51,515	\$187	\$265	\$50,000	\$58,947	\$168	\$46	\$144	\$46	\$187	\$303
\$100,000	\$123,480	\$373	\$635	\$100,000	\$103,030	\$373	\$530	\$100,000	\$117,894	\$355	\$349	\$331	\$349	\$373	\$606
\$150,000	\$185,220	\$560	\$953	\$150,000	\$154,545	\$560	\$795	\$150,000	\$176,842	\$541	\$652	\$517	\$652	\$560	\$910
\$200,000	\$246,960	\$913	\$1,270	\$200,000	\$206,060	\$913	\$1,060	\$200,000	\$235,789	\$728	\$956	\$704	\$956	\$746	\$1,213
\$250,000	\$308,700	\$1,267	\$1,588	\$250,000	\$257,575	\$1,267	\$1,325	\$250,000	\$294,736	\$914	\$1,259	\$890	\$1,259	\$933	\$1,516
\$300,000	\$370,440	\$1,621	\$1,906	\$300,000	\$309,090	\$1,621	\$1,590	\$300,000	\$353,683	\$1,101	\$1,562	\$1,077	\$1,562	\$1,119	\$1,819
\$400,000	\$493,920	\$2,329	\$2,541	\$400,000	\$412,120	\$2,329	\$2,120	\$400,000	\$471,578	\$1,474	\$2,169	\$1,450	\$2,169	\$1,492	\$2,426
\$500,000	\$617,400	\$3,037	\$3,176	\$500,000	\$515,151	\$3,037	\$2,650	\$500,000	\$589,472	\$1,847	\$2,775	\$1,823	\$2,775	\$1,865	\$3,032
\$600,000	\$740,880	\$3,745	\$3,811	\$600,000	\$618,181	\$3,745	\$3,180	\$600,000	\$707,366	\$2,220	\$3,381	\$2,196	\$3,381	\$2,238	\$3,639
\$700,000	\$864,360	\$4,452	\$4,446	\$700,000	\$721,211	\$4,452	\$3,710	\$700,000	\$825,261	\$2,593	\$3,988	\$2,569	\$3,988	\$2,611	\$4,245
\$800,000	\$987,840	\$5,160	\$5,081	\$800,000	\$824,241	\$5,160	\$4,240	\$800,000	\$943,155	\$2,966	\$4,594	\$2,942	\$4,594	\$2,984	\$4,852
\$900,000	\$1,111,320	\$5,868	\$5,717	\$900,000	\$927,271	\$5,868	\$4,770	\$900,000	\$1,061,050	\$3,339	\$5,201	\$3,315	\$5,201	\$3,357	\$5,458
\$1,000,000	\$1,234,800	\$6,576	\$6,352	\$1,000,000	\$1,030,301	\$6,576	\$5,300	\$1,000,000	\$1,178,944	\$3,712	\$5,807	\$3,688	\$5,807	\$3,730	\$6,064
\$2,000,000	\$2,469,600	\$13,653	\$12,704	\$2,000,000	\$2,060,602	\$13,653	\$10,600	\$2,000,000	\$2,357,888	\$7,442	\$11,872	\$7,418	\$11,872	\$7,460	\$12,129
\$3,000,000	\$3,704,400	\$20,731	\$19,055	\$3,000,000	\$3,090,903	\$20,731	\$15,900	\$3,000,000	\$3,536,832	\$11,172	\$17,936	\$11,148	\$17,936	\$11,190	\$18,193
\$4,000,000	\$4,939,200	\$27,809	\$25,407	\$4,000,000	\$4,121,204	\$27,809	\$21,199	\$4,000,000	\$4,715,776	\$14,902	\$24,001	\$14,878	\$24,001	\$14,921	\$24,258
\$5,000,000	\$6,174,000	\$34,887	\$31,759	\$5,000,000	\$5,151,505	\$34,887	\$26,499	\$5,000,000	\$5,894,720	\$18,633	\$30,065	\$18,608	\$30,065	\$18,651	\$30,322
\$6,000,000	\$7,408,800	\$41,965	\$38,111	\$6,000,000	\$6,181,806	\$41,965	\$31,799	\$6,000,000	\$7,073,664	\$22,363	\$36,130	\$22,338	\$36,130	\$22,381	\$36,387
\$7,000,000	\$8,643,600	\$49,042	\$44,462	\$7,000,000	\$7,212,107	\$49,042	\$37,099	\$7,000,000	\$8,252,608	\$26,093	\$42,194	\$26,069	\$42,194	\$26,111	\$42,451
\$8,000,000	\$9,878,400	\$56,120	\$50,814	\$8,000,000	\$8,242,408	\$56,120	\$42,399	\$8,000,000	\$9,431,552	\$29,823	\$48,258	\$29,799	\$48,258	\$29,841	\$48,516
\$9,000,000	\$11,113,200	\$63,198	\$57,166	\$9,000,000	\$9,272,709	\$63,198	\$47,699	\$9,000,000	\$10,610,496	\$33,553	\$54,323	\$33,529	\$54,323	\$33,571	\$54,580
\$10,000,000	\$12,348,000	\$70,276	\$63,518	\$10,000,000	\$10,303,010	\$70,276	\$52,998	\$10,000,000	\$11,789,440	\$37,283	\$60,387	\$37,259	\$60,387	\$37,301	\$60,645
\$15,000,000	\$18,522,000	\$105,665	\$95,277	\$15,000,000	\$15,454,515	\$105,665	\$79,498	\$15,000,000	\$17,684,160	\$55,934	\$90,710	\$55,910	\$90,710	\$55,952	\$90,967
\$20,000,000	\$24,696,000	\$141,054	\$127,035	\$20,000,000	\$20,606,020	\$141,054	\$105,997	\$20,000,000	\$23,578,880	\$74,585	\$121,032	\$74,560	\$121,032	\$74,603	\$121,289
\$25,000,000	\$30,870,000	\$176,443	\$158,794	\$25,000,000	\$25,757,525	\$176,443	\$132,496	\$25,000,000	\$29,473,600	\$93,235	\$151,354	\$93,211	\$151,354	\$93,253	\$151,611
\$30,000,000	\$37,044,000	\$211,832	\$190,553	\$30,000,000	\$30,909,030	\$211,832	\$158,995	\$30,000,000	\$35,368,320	\$111,886	\$181,676	\$111,862	\$181,676	\$111,904	\$181,934
\$35,000,000	\$43,218,000	\$247,221	\$222,312	\$35,000,000	\$36,060,535	\$247,221	\$185,494	\$35,000,000	\$41,263,040	\$130,536	\$211,999	\$130,512	\$211,999	\$130,555	\$212,256
\$40,000,000	\$49,392,000	\$282,610	\$254,071	\$40,000,000	\$41,212,040	\$282,610	\$211,993	\$40,000,000	\$47,157,760	\$149,187	\$242,321	\$149,163	\$242,321	\$149,205	\$242,578
\$45,000,000	\$55,566,000	\$317,999	\$285,830	\$45,000,000	\$46,363,545	\$317,999	\$238,493	\$45,000,000	\$53,052,480	\$167,838	\$272,643	\$167,814	\$272,643	\$167,856	\$272,900
\$50,000,000	\$61,740,000	\$353,388	\$317,589	\$50,000,000	\$51,515,050	\$353,388	\$264,992	\$50,000,000	\$58,947,200	\$186,488	\$302,965	\$186,464	\$302,965	\$186,507	\$303,223

CITY OF            SOMERS, 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	\$131	70.28%	\$78	42.08%	(\$122)	(72.67%)	(\$98)	(68.08%)	\$117	62.58%
\$100,000	\$262	70.28%	\$157	42.08%	(\$6)	(1.60%)	\$19	5.62%	\$233	62.58%
\$150,000	\$393	70.28%	\$235	42.08%	\$111	20.51%	\$135	26.16%	\$350	62.58%
\$200,000	\$357	39.08%	\$147	16.05%	\$228	31.29%	\$252	35.81%	\$467	62.58%
\$250,000	\$321	25.30%	\$58	4.55%	\$344	37.67%	\$369	41.42%	\$584	62.58%
\$300,000	\$284	17.54%	(\$31)	(1.93%)	\$461	41.89%	\$485	45.09%	\$700	62.58%
\$400,000	\$212	9.09%	(\$209)	(8.98%)	\$695	47.13%	\$719	49.59%	\$934	62.58%
\$500,000	\$139	4.58%	(\$387)	(12.74%)	\$928	50.25%	\$952	52.25%	\$1,167	62.58%
\$600,000	\$67	1.78%	(\$565)	(15.08%)	\$1,161	52.32%	\$1,186	54.00%	\$1,401	62.58%
\$700,000	(\$6)	(0.14%)	(\$742)	(16.68%)	\$1,395	53.80%	\$1,419	55.25%	\$1,634	62.58%
\$800,000	(\$79)	(1.52%)	(\$920)	(17.83%)	\$1,628	54.90%	\$1,653	56.18%	\$1,867	62.58%
\$900,000	(\$151)	(2.58%)	(\$1,098)	(18.71%)	\$1,862	55.76%	\$1,886	56.90%	\$2,101	62.58%
\$1,000,000	(\$224)	(3.40%)	(\$1,276)	(19.40%)	\$2,095	56.44%	\$2,119	57.47%	\$2,334	62.58%
\$2,000,000	(\$950)	(6.96%)	(\$3,054)	(22.37%)	\$4,430	59.52%	\$4,454	60.04%	\$4,669	62.58%
\$3,000,000	(\$1,676)	(8.08%)	(\$4,832)	(23.31%)	\$6,764	60.54%	\$6,788	60.89%	\$7,003	62.58%
\$4,000,000	(\$2,402)	(8.64%)	(\$6,610)	(23.77%)	\$9,098	61.05%	\$9,122	61.31%	\$9,337	62.58%
\$5,000,000	(\$3,128)	(8.97%)	(\$8,388)	(24.04%)	\$11,433	61.36%	\$11,457	61.57%	\$11,672	62.58%
\$6,000,000	(\$3,854)	(9.18%)	(\$10,166)	(24.22%)	\$13,767	61.56%	\$13,791	61.74%	\$14,006	62.58%
\$7,000,000	(\$4,580)	(9.34%)	(\$11,944)	(24.35%)	\$16,101	61.71%	\$16,125	61.86%	\$16,340	62.58%
\$8,000,000	(\$5,306)	(9.45%)	(\$13,722)	(24.45%)	\$18,435	61.82%	\$18,460	61.95%	\$18,675	62.58%
\$9,000,000	(\$6,032)	(9.54%)	(\$15,500)	(24.53%)	\$20,770	61.90%	\$20,794	62.02%	\$21,009	62.58%
\$10,000,000	(\$6,758)	(9.62%)	(\$17,278)	(24.59%)	\$23,104	61.97%	\$23,128	62.07%	\$23,343	62.58%
\$15,000,000	(\$10,388)	(9.83%)	(\$26,167)	(24.76%)	\$34,776	62.17%	\$34,800	62.24%	\$35,015	62.58%
\$20,000,000	(\$14,019)	(9.94%)	(\$35,057)	(24.85%)	\$46,447	62.27%	\$46,472	62.33%	\$46,686	62.58%
\$25,000,000	(\$17,649)	(10.00%)	(\$43,947)	(24.91%)	\$58,119	62.34%	\$58,143	62.38%	\$58,358	62.58%
\$30,000,000	(\$21,279)	(10.05%)	(\$52,837)	(24.94%)	\$69,791	62.38%	\$69,815	62.41%	\$70,030	62.58%
\$35,000,000	(\$24,909)	(10.08%)	(\$61,727)	(24.97%)	\$81,462	62.41%	\$81,486	62.44%	\$81,701	62.58%
\$40,000,000	(\$28,539)	(10.10%)	(\$70,617)	(24.99%)	\$93,134	62.43%	\$93,158	62.45%	\$93,373	62.58%
\$45,000,000	(\$32,169)	(10.12%)	(\$79,506)	(25.00%)	\$104,805	62.44%	\$104,830	62.47%	\$105,045	62.58%
\$50,000,000	(\$35,799)	(10.13%)	(\$88,396)	(25.01%)	\$116,477	62.46%	\$116,501	62.48%	\$116,716	62.58%