

CITY OF ST LUCAS, 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	\$8.27341	\$46,336	\$0	\$46,336	
2026-27	\$4.72439	\$47,262	\$0	\$47,262	2.0%
2027-28	\$4.74992	\$47,499	\$0	\$47,499	0.5%
2028-29	\$4.60582	\$48,449	\$0	\$48,449	2.0%
2029-30	\$4.62885	\$48,691	\$0	\$48,691	0.5%
2030-31	\$4.48906	\$49,665	\$0	\$49,665	2.0%
2031-32	\$4.51151	\$49,913	\$0	\$49,913	0.5%
2032-33	\$4.37749	\$50,911	\$0	\$50,911	2.0%
2033-34	\$4.39938	\$51,166	\$0	\$51,166	0.5%
2034-35	\$4.27073	\$52,189	\$0	\$52,189	2.0%
2035-36	\$4.29208	\$52,450	\$0	\$52,450	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	\$12,126,221	\$5,600,546	\$0	\$5,600,546
2026-27	\$10,455,674	\$10,003,890	\$0	\$10,003,890
2027-28	\$10,451,674	\$9,999,890	\$0	\$9,999,890
2028-29	\$10,970,794	\$10,519,010	\$0	\$10,519,010
2029-30	\$10,970,794	\$10,519,010	\$0	\$10,519,010
2030-31	\$11,515,299	\$11,063,515	\$0	\$11,063,515
2031-32	\$11,515,299	\$11,063,515	\$0	\$11,063,515
2032-33	\$12,082,068	\$11,630,284	\$0	\$11,630,284
2033-34	\$12,082,068	\$11,630,284	\$0	\$11,630,284
2034-35	\$12,672,014	\$12,220,230	\$0	\$12,220,230
2035-36	\$12,672,014	\$12,220,230	\$0	\$12,220,230

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	92.68%	-2.72%	89.95%	8.93%	0.00%	1.11%
2026-27	119.23%	-29.05%	90.18%	9.20%	0.00%	0.62%
2027-28	119.28%	-29.11%	90.17%	9.20%	0.00%	0.62%
2028-29	117.93%	-27.71%	90.22%	9.18%	0.00%	0.59%
2029-30	117.93%	-27.71%	90.22%	9.18%	0.00%	0.59%
2030-31	116.61%	-26.34%	90.27%	9.17%	0.00%	0.56%
2031-32	116.61%	-26.34%	90.27%	9.17%	0.00%	0.56%
2032-33	115.36%	-25.06%	90.31%	9.16%	0.00%	0.54%
2033-34	115.36%	-25.06%	90.31%	9.16%	0.00%	0.54%
2034-35	114.19%	-23.85%	90.34%	9.15%	0.00%	0.51%
2035-36	114.19%	-23.85%	90.34%	9.15%	0.00%	0.51%

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 ST LUCAS, 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	\$5,600,546	\$8.27341	\$46,336
2026-27	\$10,003,890	\$4.72439	\$47,262
2027-28	\$9,999,890	\$4.74992	\$47,499
2028-29	\$10,519,010	\$4.60582	\$48,449
2029-30	\$10,519,010	\$4.62885	\$48,691
2030-31	\$11,063,515	\$4.48906	\$49,665
2031-32	\$11,063,515	\$4.51151	\$49,913
2032-33	\$11,630,284	\$4.37749	\$50,911
2033-34	\$11,630,284	\$4.39938	\$51,166
2034-35	\$12,220,230	\$4.27073	\$52,189
2035-36	\$12,220,230	\$4.29208	\$52,450

CITY OF ST LUCAS, 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	\$5,600,546	\$8.27341	\$46,336
2026-27	\$5,648,550	\$8.27341	\$46,733
2027-28	\$5,760,469	\$8.27341	\$47,659
2028-29	\$5,947,186	\$8.10000	\$48,172
2029-30	\$6,064,959	\$8.10000	\$49,126
2030-31	\$6,261,375	\$8.10000	\$50,717
2031-32	\$6,385,291	\$8.10000	\$51,721
2032-33	\$6,591,903	\$8.10000	\$53,394
2033-34	\$6,722,305	\$8.10000	\$54,451
2034-35	\$6,939,652	\$8.10000	\$56,211
2035-36	\$7,076,861	\$8.10000	\$57,323

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	\$4,355,340	(\$3.54902)	\$530
2027-28	\$4,239,421	(\$3.52349)	-\$160
2028-29	\$4,571,824	(\$3.49418)	\$276
2029-30	\$4,454,051	(\$3.47115)	-\$435
2030-31	\$4,802,141	(\$3.61094)	-\$1,052
2031-32	\$4,678,224	(\$3.58849)	-\$1,808
2032-33	\$5,038,381	(\$3.72251)	-\$2,483
2033-34	\$4,907,979	(\$3.70062)	-\$3,285
2034-35	\$5,280,578	(\$3.82927)	-\$4,022
2035-36	\$5,143,369	(\$3.80792)	-\$4,872

CITY OF ST LUCAS, 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	\$196	\$277	\$50,000	\$51,515	\$196	\$231	\$50,000	\$58,947	\$177	\$40	\$152	\$40	\$196	\$265
\$100,000	\$123,480	\$392	\$554	\$100,000	\$103,030	\$392	\$463	\$100,000	\$117,894	\$373	\$305	\$348	\$305	\$392	\$529
\$150,000	\$185,220	\$589	\$831	\$150,000	\$154,545	\$589	\$694	\$150,000	\$176,842	\$570	\$569	\$544	\$569	\$589	\$794
\$200,000	\$246,960	\$961	\$1,109	\$200,000	\$206,060	\$961	\$925	\$200,000	\$235,789	\$766	\$834	\$740	\$834	\$785	\$1,058
\$250,000	\$308,700	\$1,333	\$1,386	\$250,000	\$257,575	\$1,333	\$1,156	\$250,000	\$294,736	\$962	\$1,099	\$937	\$1,099	\$981	\$1,323
\$300,000	\$370,440	\$1,706	\$1,663	\$300,000	\$309,090	\$1,706	\$1,388	\$300,000	\$353,683	\$1,158	\$1,363	\$1,133	\$1,363	\$1,177	\$1,588
\$400,000	\$493,920	\$2,450	\$2,217	\$400,000	\$412,120	\$2,450	\$1,850	\$400,000	\$471,578	\$1,551	\$1,892	\$1,525	\$1,892	\$1,570	\$2,117
\$500,000	\$617,400	\$3,195	\$2,772	\$500,000	\$515,151	\$3,195	\$2,313	\$500,000	\$589,472	\$1,943	\$2,422	\$1,918	\$2,422	\$1,962	\$2,646
\$600,000	\$740,880	\$3,939	\$3,326	\$600,000	\$618,181	\$3,939	\$2,775	\$600,000	\$707,366	\$2,335	\$2,951	\$2,310	\$2,951	\$2,355	\$3,175
\$700,000	\$864,360	\$4,684	\$3,880	\$700,000	\$721,211	\$4,684	\$3,238	\$700,000	\$825,261	\$2,728	\$3,480	\$2,702	\$3,480	\$2,747	\$3,705
\$800,000	\$987,840	\$5,429	\$4,434	\$800,000	\$824,241	\$5,429	\$3,700	\$800,000	\$943,155	\$3,120	\$4,009	\$3,095	\$4,009	\$3,139	\$4,234
\$900,000	\$1,111,320	\$6,173	\$4,989	\$900,000	\$927,271	\$6,173	\$4,163	\$900,000	\$1,061,050	\$3,513	\$4,539	\$3,487	\$4,539	\$3,532	\$4,763
\$1,000,000	\$1,234,800	\$6,918	\$5,543	\$1,000,000	\$1,030,301	\$6,918	\$4,625	\$1,000,000	\$1,178,944	\$3,905	\$5,068	\$3,880	\$5,068	\$3,924	\$5,292
\$2,000,000	\$2,469,600	\$14,364	\$11,086	\$2,000,000	\$2,060,602	\$14,364	\$9,250	\$2,000,000	\$2,357,888	\$7,829	\$10,360	\$7,804	\$10,360	\$7,848	\$10,585
\$3,000,000	\$3,704,400	\$21,810	\$16,629	\$3,000,000	\$3,090,903	\$21,810	\$13,875	\$3,000,000	\$3,536,832	\$11,754	\$15,653	\$11,728	\$15,653	\$11,773	\$15,877
\$4,000,000	\$4,939,200	\$29,256	\$22,172	\$4,000,000	\$4,121,204	\$29,256	\$18,500	\$4,000,000	\$4,715,776	\$15,678	\$20,945	\$15,652	\$20,945	\$15,697	\$21,169
\$5,000,000	\$6,174,000	\$36,702	\$27,715	\$5,000,000	\$5,151,505	\$36,702	\$23,125	\$5,000,000	\$5,894,720	\$19,602	\$26,237	\$19,577	\$26,237	\$19,621	\$26,462
\$6,000,000	\$7,408,800	\$44,148	\$33,259	\$6,000,000	\$6,181,806	\$44,148	\$27,750	\$6,000,000	\$7,073,664	\$23,526	\$31,530	\$23,501	\$31,530	\$23,545	\$31,754
\$7,000,000	\$8,643,600	\$51,594	\$38,802	\$7,000,000	\$7,212,107	\$51,594	\$32,376	\$7,000,000	\$8,252,608	\$27,450	\$36,822	\$27,425	\$36,822	\$27,469	\$37,046
\$8,000,000	\$9,878,400	\$59,040	\$44,345	\$8,000,000	\$8,242,408	\$59,040	\$37,001	\$8,000,000	\$9,431,552	\$31,375	\$42,114	\$31,349	\$42,114	\$31,394	\$42,339
\$9,000,000	\$11,113,200	\$66,486	\$49,888	\$9,000,000	\$9,272,709	\$66,486	\$41,626	\$9,000,000	\$10,610,496	\$35,299	\$47,407	\$35,273	\$47,407	\$35,318	\$47,631
\$10,000,000	\$12,348,000	\$73,932	\$55,431	\$10,000,000	\$10,303,010	\$73,932	\$46,251	\$10,000,000	\$11,789,440	\$39,223	\$52,699	\$39,198	\$52,699	\$39,242	\$52,924
\$15,000,000	\$18,522,000	\$111,163	\$83,146	\$15,000,000	\$15,454,515	\$111,163	\$69,376	\$15,000,000	\$17,684,160	\$58,844	\$79,161	\$58,819	\$79,161	\$58,863	\$79,385
\$20,000,000	\$24,696,000	\$148,393	\$110,862	\$20,000,000	\$20,606,020	\$148,393	\$92,502	\$20,000,000	\$23,578,880	\$78,465	\$105,623	\$78,440	\$105,623	\$78,484	\$105,847
\$25,000,000	\$30,870,000	\$185,623	\$138,577	\$25,000,000	\$25,757,525	\$185,623	\$115,627	\$25,000,000	\$29,473,600	\$98,086	\$132,084	\$98,061	\$132,084	\$98,105	\$132,309
\$30,000,000	\$37,044,000	\$222,854	\$166,293	\$30,000,000	\$30,909,030	\$222,854	\$138,752	\$30,000,000	\$35,368,320	\$117,707	\$158,546	\$117,682	\$158,546	\$117,726	\$158,771
\$35,000,000	\$43,218,000	\$260,084	\$194,008	\$35,000,000	\$36,060,535	\$260,084	\$161,878	\$35,000,000	\$41,263,040	\$137,328	\$185,008	\$137,303	\$185,008	\$137,347	\$185,232
\$40,000,000	\$49,392,000	\$297,314	\$221,724	\$40,000,000	\$41,212,040	\$297,314	\$185,003	\$40,000,000	\$47,157,760	\$156,949	\$211,470	\$156,924	\$211,470	\$156,968	\$211,694
\$45,000,000	\$55,566,000	\$334,545	\$249,439	\$45,000,000	\$46,363,545	\$334,545	\$208,129	\$45,000,000	\$53,052,480	\$176,570	\$237,931	\$176,545	\$237,931	\$176,589	\$238,156
\$50,000,000	\$61,740,000	\$371,775	\$277,155	\$50,000,000	\$51,515,050	\$371,775	\$231,254	\$50,000,000	\$58,947,200	\$196,192	\$264,393	\$196,166	\$264,393	\$196,211	\$264,618

CITY OF ST LUCAS, 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	\$81	41.25%	\$35	17.86%	(\$137)	(77.33%)	(\$112)	(73.52%)	\$68	34.86%
\$100,000	\$162	41.25%	\$70	17.86%	(\$69)	(18.37%)	(\$43)	(12.39%)	\$137	34.86%
\$150,000	\$243	41.25%	\$105	17.86%	(\$0)	(0.04%)	\$25	4.65%	\$205	34.86%
\$200,000	\$148	15.37%	(\$36)	(3.74%)	\$68	8.91%	\$94	12.66%	\$274	34.86%
\$250,000	\$53	3.94%	(\$177)	(13.27%)	\$137	14.20%	\$162	17.31%	\$342	34.86%
\$300,000	(\$43)	(2.50%)	(\$318)	(18.65%)	\$205	17.70%	\$231	20.35%	\$410	34.86%
\$400,000	(\$233)	(9.51%)	(\$600)	(24.49%)	\$342	22.04%	\$367	24.09%	\$547	34.86%
\$500,000	(\$423)	(13.25%)	(\$882)	(27.61%)	\$479	24.63%	\$504	26.29%	\$684	34.86%
\$600,000	(\$614)	(15.57%)	(\$1,164)	(29.56%)	\$615	26.35%	\$641	27.75%	\$821	34.86%
\$700,000	(\$804)	(17.16%)	(\$1,446)	(30.88%)	\$752	27.58%	\$778	28.78%	\$958	34.86%
\$800,000	(\$994)	(18.31%)	(\$1,729)	(31.84%)	\$889	28.49%	\$915	29.55%	\$1,095	34.86%
\$900,000	(\$1,184)	(19.19%)	(\$2,011)	(32.57%)	\$1,026	29.21%	\$1,051	30.15%	\$1,231	34.86%
\$1,000,000	(\$1,375)	(19.87%)	(\$2,293)	(33.14%)	\$1,163	29.77%	\$1,188	30.63%	\$1,368	34.86%
\$2,000,000	(\$3,278)	(22.82%)	(\$5,114)	(35.60%)	\$2,531	32.33%	\$2,556	32.76%	\$2,736	34.86%
\$3,000,000	(\$5,181)	(23.75%)	(\$7,935)	(36.38%)	\$3,899	33.17%	\$3,925	33.46%	\$4,104	34.86%
\$4,000,000	(\$7,084)	(24.21%)	(\$10,756)	(36.76%)	\$5,267	33.60%	\$5,293	33.81%	\$5,473	34.86%
\$5,000,000	(\$8,987)	(24.49%)	(\$13,577)	(36.99%)	\$6,635	33.85%	\$6,661	34.02%	\$6,841	34.86%
\$6,000,000	(\$10,890)	(24.67%)	(\$16,398)	(37.14%)	\$8,003	34.02%	\$8,029	34.16%	\$8,209	34.86%
\$7,000,000	(\$12,793)	(24.79%)	(\$19,219)	(37.25%)	\$9,372	34.14%	\$9,397	34.26%	\$9,577	34.86%
\$8,000,000	(\$14,696)	(24.89%)	(\$22,040)	(37.33%)	\$10,740	34.23%	\$10,765	34.34%	\$10,945	34.86%
\$9,000,000	(\$16,599)	(24.97%)	(\$24,861)	(37.39%)	\$12,108	34.30%	\$12,133	34.40%	\$12,313	34.86%
\$10,000,000	(\$18,501)	(25.02%)	(\$27,682)	(37.44%)	\$13,476	34.36%	\$13,501	34.44%	\$13,681	34.86%
\$15,000,000	(\$28,016)	(25.20%)	(\$41,787)	(37.59%)	\$20,317	34.53%	\$20,342	34.58%	\$20,522	34.86%
\$20,000,000	(\$37,531)	(25.29%)	(\$55,891)	(37.66%)	\$27,157	34.61%	\$27,183	34.65%	\$27,363	34.86%
\$25,000,000	(\$47,046)	(25.34%)	(\$69,996)	(37.71%)	\$33,998	34.66%	\$34,024	34.70%	\$34,203	34.86%
\$30,000,000	(\$56,561)	(25.38%)	(\$84,101)	(37.74%)	\$40,839	34.70%	\$40,864	34.72%	\$41,044	34.86%
\$35,000,000	(\$66,076)	(25.41%)	(\$98,206)	(37.76%)	\$47,679	34.72%	\$47,705	34.74%	\$47,885	34.86%
\$40,000,000	(\$75,591)	(25.42%)	(\$112,311)	(37.78%)	\$54,520	34.74%	\$54,546	34.76%	\$54,726	34.86%
\$45,000,000	(\$85,106)	(25.44%)	(\$126,416)	(37.79%)	\$61,361	34.75%	\$61,386	34.77%	\$61,566	34.86%
\$50,000,000	(\$94,621)	(25.45%)	(\$140,521)	(37.80%)	\$68,202	34.76%	\$68,227	34.78%	\$68,407	34.86%