

CITY OF TABOR, 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	\$8.07845	\$288,406	\$0	\$288,406	
2026-27	\$4.30488	\$294,174	\$6,455	\$300,629	4.2%
2027-28	\$4.39934	\$305,566	\$6,596	\$312,163	3.8%
2028-29	\$4.30403	\$318,406	\$6,454	\$324,860	4.1%
2029-30	\$4.39126	\$329,981	\$6,584	\$336,565	3.6%
2030-31	\$4.29290	\$343,296	\$6,437	\$349,733	3.9%
2031-32	\$4.37339	\$354,833	\$6,558	\$361,390	3.3%
2032-33	\$4.27500	\$368,618	\$6,410	\$375,028	3.8%
2033-34	\$4.34934	\$380,100	\$6,521	\$386,622	3.1%
2034-35	\$4.25116	\$394,355	\$6,374	\$400,729	3.6%
2035-36	\$4.31987	\$405,766	\$6,477	\$412,244	2.9%

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	\$78,805,801	\$35,700,700	\$0	\$35,700,700
2026-27	\$74,314,101	\$69,834,511	\$0	\$69,834,511
2027-28	\$75,436,312	\$70,956,722	\$0	\$70,956,722
2028-29	\$79,957,631	\$75,478,041	\$0	\$75,478,041
2029-30	\$81,123,842	\$76,644,252	\$0	\$76,644,252
2030-31	\$85,947,265	\$81,467,675	\$0	\$81,467,675
2031-32	\$87,113,476	\$82,633,886	\$0	\$82,633,886
2032-33	\$92,205,436	\$87,725,846	\$0	\$87,725,846
2033-34	\$93,371,647	\$88,892,057	\$0	\$88,892,057
2034-35	\$98,743,000	\$94,263,410	\$0	\$94,263,410
2035-36	\$99,909,210	\$95,429,620	\$0	\$95,429,620

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	93.26%	-1.99%	91.28%	6.10%	0.00%	2.62%
2026-27	111.71%	-19.74%	91.98%	6.26%	0.00%	1.34%
2027-28	112.06%	-19.96%	92.10%	6.16%	0.00%	1.32%
2028-29	111.55%	-19.25%	92.30%	6.08%	0.00%	1.24%
2029-30	111.80%	-19.39%	92.41%	5.99%	0.00%	1.22%
2030-31	111.23%	-18.64%	92.59%	5.92%	0.00%	1.15%
2031-32	111.48%	-18.78%	92.69%	5.83%	0.00%	1.13%
2032-33	110.92%	-18.06%	92.86%	5.77%	0.00%	1.07%
2033-34	111.15%	-18.20%	92.95%	5.69%	0.00%	1.05%
2034-35	110.60%	-17.51%	93.09%	5.64%	0.00%	0.99%
2035-36	110.82%	-17.64%	93.17%	5.57%	0.00%	0.98%

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 TABOR, 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	\$35,700,700	\$8.07845	\$288,406
2026-27	\$69,834,511	\$4.30488	\$300,629
2027-28	\$70,956,722	\$4.39934	\$312,163
2028-29	\$75,478,041	\$4.30403	\$324,860
2029-30	\$76,644,252	\$4.39126	\$336,565
2030-31	\$81,467,675	\$4.29290	\$349,733
2031-32	\$82,633,886	\$4.37339	\$361,390
2032-33	\$87,725,846	\$4.27500	\$375,028
2033-34	\$88,892,057	\$4.34934	\$386,622
2034-35	\$94,263,410	\$4.25116	\$400,729
2035-36	\$95,429,620	\$4.31987	\$412,244

CITY OF TABOR, 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	\$35,700,700	\$8.07845	\$288,406
2026-27	\$36,536,076	\$8.07845	\$295,155
2027-28	\$37,933,104	\$7.99847	\$303,407
2028-29	\$39,771,728	\$7.99847	\$318,113
2029-30	\$41,243,923	\$7.99847	\$329,888
2030-31	\$43,192,100	\$7.99847	\$345,471
2031-32	\$44,743,299	\$7.99847	\$357,878
2032-33	\$46,806,862	\$7.99847	\$374,383
2033-34	\$48,441,376	\$7.99847	\$387,457
2034-35	\$50,626,569	\$7.99847	\$404,935
2035-36	\$52,348,645	\$7.99847	\$418,709

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	\$33,298,435	(\$3.77357)	\$5,474
2027-28	\$33,023,618	(\$3.59913)	\$8,756
2028-29	\$35,706,313	(\$3.69444)	\$6,747
2029-30	\$35,400,329	(\$3.60721)	\$6,677
2030-31	\$38,275,575	(\$3.70557)	\$4,262
2031-32	\$37,890,587	(\$3.62508)	\$3,512
2032-33	\$40,918,983	(\$3.72347)	\$645
2033-34	\$40,450,681	(\$3.64913)	-\$835
2034-35	\$43,636,840	(\$3.74731)	-\$4,206
2035-36	\$43,080,976	(\$3.67860)	-\$6,465

CITY OF TABOR, 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	\$192	\$265	\$50,000	\$51,515	\$192	\$221	\$50,000	\$58,947	\$173	\$38	\$148	\$38	\$192	\$253
\$100,000	\$123,480	\$383	\$530	\$100,000	\$103,030	\$383	\$442	\$100,000	\$117,894	\$365	\$291	\$340	\$291	\$383	\$506
\$150,000	\$185,220	\$575	\$795	\$150,000	\$154,545	\$575	\$663	\$150,000	\$176,842	\$556	\$545	\$531	\$545	\$575	\$759
\$200,000	\$246,960	\$938	\$1,060	\$200,000	\$206,060	\$938	\$885	\$200,000	\$235,789	\$748	\$798	\$723	\$798	\$766	\$1,012
\$250,000	\$308,700	\$1,302	\$1,325	\$250,000	\$257,575	\$1,302	\$1,106	\$250,000	\$294,736	\$939	\$1,051	\$914	\$1,051	\$958	\$1,265
\$300,000	\$370,440	\$1,665	\$1,590	\$300,000	\$309,090	\$1,665	\$1,327	\$300,000	\$353,683	\$1,131	\$1,304	\$1,106	\$1,304	\$1,150	\$1,518
\$400,000	\$493,920	\$2,392	\$2,120	\$400,000	\$412,120	\$2,392	\$1,769	\$400,000	\$471,578	\$1,514	\$1,810	\$1,489	\$1,810	\$1,533	\$2,024
\$500,000	\$617,400	\$3,119	\$2,650	\$500,000	\$515,151	\$3,119	\$2,211	\$500,000	\$589,472	\$1,897	\$2,316	\$1,872	\$2,316	\$1,916	\$2,531
\$600,000	\$740,880	\$3,847	\$3,181	\$600,000	\$618,181	\$3,847	\$2,654	\$600,000	\$707,366	\$2,280	\$2,822	\$2,256	\$2,822	\$2,299	\$3,037
\$700,000	\$864,360	\$4,574	\$3,711	\$700,000	\$721,211	\$4,574	\$3,096	\$700,000	\$825,261	\$2,664	\$3,328	\$2,639	\$3,328	\$2,682	\$3,543
\$800,000	\$987,840	\$5,301	\$4,241	\$800,000	\$824,241	\$5,301	\$3,538	\$800,000	\$943,155	\$3,047	\$3,834	\$3,022	\$3,834	\$3,065	\$4,049
\$900,000	\$1,111,320	\$6,028	\$4,771	\$900,000	\$927,271	\$6,028	\$3,981	\$900,000	\$1,061,050	\$3,430	\$4,340	\$3,405	\$4,340	\$3,449	\$4,555
\$1,000,000	\$1,234,800	\$6,755	\$5,301	\$1,000,000	\$1,030,301	\$6,755	\$4,423	\$1,000,000	\$1,178,944	\$3,813	\$4,846	\$3,788	\$4,846	\$3,832	\$5,061
\$2,000,000	\$2,469,600	\$14,025	\$10,602	\$2,000,000	\$2,060,602	\$14,025	\$8,846	\$2,000,000	\$2,357,888	\$7,645	\$9,908	\$7,620	\$9,908	\$7,663	\$10,122
\$3,000,000	\$3,704,400	\$21,296	\$15,903	\$3,000,000	\$3,090,903	\$21,296	\$13,269	\$3,000,000	\$3,536,832	\$11,477	\$14,969	\$11,452	\$14,969	\$11,495	\$15,183
\$4,000,000	\$4,939,200	\$28,567	\$21,203	\$4,000,000	\$4,121,204	\$28,567	\$17,692	\$4,000,000	\$4,715,776	\$15,308	\$20,030	\$15,283	\$20,030	\$15,327	\$20,244
\$5,000,000	\$6,174,000	\$35,837	\$26,504	\$5,000,000	\$5,151,505	\$35,837	\$22,115	\$5,000,000	\$5,894,720	\$19,140	\$25,091	\$19,115	\$25,091	\$19,159	\$25,305
\$6,000,000	\$7,408,800	\$43,108	\$31,805	\$6,000,000	\$6,181,806	\$43,108	\$26,538	\$6,000,000	\$7,073,664	\$22,972	\$30,152	\$22,947	\$30,152	\$22,990	\$30,367
\$7,000,000	\$8,643,600	\$50,378	\$37,106	\$7,000,000	\$7,212,107	\$50,378	\$30,961	\$7,000,000	\$8,252,608	\$26,804	\$35,213	\$26,779	\$35,213	\$26,822	\$35,428
\$8,000,000	\$9,878,400	\$57,649	\$42,407	\$8,000,000	\$8,242,408	\$57,649	\$35,384	\$8,000,000	\$9,431,552	\$30,635	\$40,274	\$30,610	\$40,274	\$30,654	\$40,489
\$9,000,000	\$11,113,200	\$64,920	\$47,708	\$9,000,000	\$9,272,709	\$64,920	\$39,807	\$9,000,000	\$10,610,496	\$34,467	\$45,335	\$34,442	\$45,335	\$34,486	\$45,550
\$10,000,000	\$12,348,000	\$72,190	\$53,009	\$10,000,000	\$10,303,010	\$72,190	\$44,230	\$10,000,000	\$11,789,440	\$38,299	\$50,396	\$38,274	\$50,396	\$38,317	\$50,611
\$15,000,000	\$18,522,000	\$108,543	\$79,513	\$15,000,000	\$15,454,515	\$108,543	\$66,345	\$15,000,000	\$17,684,160	\$57,457	\$75,702	\$57,433	\$75,702	\$57,476	\$75,916
\$20,000,000	\$24,696,000	\$144,896	\$106,017	\$20,000,000	\$20,606,020	\$144,896	\$88,460	\$20,000,000	\$23,578,880	\$76,616	\$101,007	\$76,591	\$101,007	\$76,635	\$101,222
\$25,000,000	\$30,870,000	\$181,249	\$132,522	\$25,000,000	\$25,757,525	\$181,249	\$110,574	\$25,000,000	\$29,473,600	\$95,775	\$126,313	\$95,750	\$126,313	\$95,793	\$126,527
\$30,000,000	\$37,044,000	\$217,602	\$159,026	\$30,000,000	\$30,909,030	\$217,602	\$132,689	\$30,000,000	\$35,368,320	\$114,934	\$151,618	\$114,909	\$151,618	\$114,952	\$151,833
\$35,000,000	\$43,218,000	\$253,955	\$185,531	\$35,000,000	\$36,060,535	\$253,955	\$154,804	\$35,000,000	\$41,263,040	\$134,092	\$176,923	\$134,067	\$176,923	\$134,111	\$177,138
\$40,000,000	\$49,392,000	\$290,308	\$212,035	\$40,000,000	\$41,212,040	\$290,308	\$176,919	\$40,000,000	\$47,157,760	\$153,251	\$202,229	\$153,226	\$202,229	\$153,270	\$202,444
\$45,000,000	\$55,566,000	\$326,661	\$238,539	\$45,000,000	\$46,363,545	\$326,661	\$199,034	\$45,000,000	\$53,052,480	\$172,410	\$227,534	\$172,385	\$227,534	\$172,428	\$227,749
\$50,000,000	\$61,740,000	\$363,014	\$265,044	\$50,000,000	\$51,515,050	\$363,014	\$221,149	\$50,000,000	\$58,947,200	\$191,568	\$252,840	\$191,543	\$252,840	\$191,587	\$253,054

CITY OF TABOR, 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	\$73	38.34%	\$30	15.43%	(\$135)	(77.80%)	(\$110)	(74.06%)	\$61	32.08%
\$100,000	\$147	38.34%	\$59	15.43%	(\$73)	(20.06%)	(\$48)	(14.20%)	\$123	32.08%
\$150,000	\$220	38.34%	\$89	15.43%	(\$12)	(2.10%)	\$13	2.49%	\$184	32.08%
\$200,000	\$122	12.99%	(\$54)	(5.72%)	\$50	6.66%	\$75	10.34%	\$246	32.08%
\$250,000	\$23	1.80%	(\$196)	(15.06%)	\$111	11.85%	\$136	14.89%	\$307	32.08%
\$300,000	(\$75)	(4.51%)	(\$338)	(20.32%)	\$173	15.27%	\$198	17.87%	\$369	32.08%
\$400,000	(\$272)	(11.37%)	(\$623)	(26.05%)	\$296	19.53%	\$321	21.53%	\$492	32.08%
\$500,000	(\$469)	(15.04%)	(\$908)	(29.11%)	\$419	22.06%	\$444	23.69%	\$615	32.08%
\$600,000	(\$666)	(17.31%)	(\$1,193)	(31.01%)	\$542	23.75%	\$566	25.11%	\$738	32.08%
\$700,000	(\$863)	(18.87%)	(\$1,478)	(32.31%)	\$664	24.95%	\$689	26.13%	\$861	32.08%
\$800,000	(\$1,060)	(20.00%)	(\$1,762)	(33.25%)	\$787	25.84%	\$812	26.88%	\$983	32.08%
\$900,000	(\$1,257)	(20.85%)	(\$2,047)	(33.96%)	\$910	26.54%	\$935	27.47%	\$1,106	32.08%
\$1,000,000	(\$1,454)	(21.52%)	(\$2,332)	(34.52%)	\$1,033	27.10%	\$1,058	27.93%	\$1,229	32.08%
\$2,000,000	(\$3,424)	(24.41%)	(\$5,179)	(36.93%)	\$2,263	29.60%	\$2,288	30.02%	\$2,459	32.08%
\$3,000,000	(\$5,393)	(25.33%)	(\$8,027)	(37.69%)	\$3,492	30.43%	\$3,517	30.71%	\$3,688	32.08%
\$4,000,000	(\$7,363)	(25.78%)	(\$10,875)	(38.07%)	\$4,721	30.84%	\$4,746	31.05%	\$4,917	32.08%
\$5,000,000	(\$9,333)	(26.04%)	(\$13,722)	(38.29%)	\$5,951	31.09%	\$5,976	31.26%	\$6,147	32.08%
\$6,000,000	(\$11,303)	(26.22%)	(\$16,570)	(38.44%)	\$7,180	31.26%	\$7,205	31.40%	\$7,376	32.08%
\$7,000,000	(\$13,272)	(26.35%)	(\$19,418)	(38.54%)	\$8,409	31.37%	\$8,434	31.50%	\$8,605	32.08%
\$8,000,000	(\$15,242)	(26.44%)	(\$22,265)	(38.62%)	\$9,639	31.46%	\$9,664	31.57%	\$9,835	32.08%
\$9,000,000	(\$17,212)	(26.51%)	(\$25,113)	(38.68%)	\$10,868	31.53%	\$10,893	31.63%	\$11,064	32.08%
\$10,000,000	(\$19,181)	(26.57%)	(\$27,960)	(38.73%)	\$12,097	31.59%	\$12,122	31.67%	\$12,294	32.08%
\$15,000,000	(\$29,030)	(26.75%)	(\$42,199)	(38.88%)	\$18,244	31.75%	\$18,269	31.81%	\$18,440	32.08%
\$20,000,000	(\$38,879)	(26.83%)	(\$56,437)	(38.95%)	\$24,391	31.84%	\$24,416	31.88%	\$24,587	32.08%
\$25,000,000	(\$48,727)	(26.88%)	(\$70,675)	(38.99%)	\$30,538	31.88%	\$30,563	31.92%	\$30,734	32.08%
\$30,000,000	(\$58,576)	(26.92%)	(\$84,913)	(39.02%)	\$36,684	31.92%	\$36,709	31.95%	\$36,881	32.08%
\$35,000,000	(\$68,425)	(26.94%)	(\$99,151)	(39.04%)	\$42,831	31.94%	\$42,856	31.97%	\$43,027	32.08%
\$40,000,000	(\$78,273)	(26.96%)	(\$113,389)	(39.06%)	\$48,978	31.96%	\$49,003	31.98%	\$49,174	32.08%
\$45,000,000	(\$88,122)	(26.98%)	(\$127,627)	(39.07%)	\$55,125	31.97%	\$55,150	31.99%	\$55,321	32.08%
\$50,000,000	(\$97,971)	(26.99%)	(\$141,866)	(39.08%)	\$61,271	31.98%	\$61,296	32.00%	\$61,468	32.08%