

CITY OF UTE, 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	\$8.20602	\$80,522	\$0	\$80,522	
2026-27	\$5.86412	\$82,133	\$657	\$82,789	2.8%
2027-28	\$5.91101	\$83,295	\$662	\$83,957	1.4%
2028-29	\$5.71360	\$85,636	\$640	\$86,276	2.8%
2029-30	\$5.75629	\$86,888	\$645	\$87,533	1.5%
2030-31	\$5.56011	\$89,284	\$623	\$89,907	2.7%
2031-32	\$5.59889	\$90,503	\$627	\$91,130	1.4%
2032-33	\$5.41186	\$92,952	\$606	\$93,558	2.7%
2033-34	\$5.44715	\$94,138	\$610	\$94,748	1.3%
2034-35	\$5.26856	\$96,643	\$590	\$97,233	2.6%
2035-36	\$5.30072	\$97,798	\$594	\$98,391	1.2%

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	\$18,009,676	\$9,812,575	\$0	\$9,812,575
2026-27	\$14,709,966	\$14,117,944	\$0	\$14,117,944
2027-28	\$14,795,448	\$14,203,426	\$0	\$14,203,426
2028-29	\$15,692,056	\$15,100,034	\$0	\$15,100,034
2029-30	\$15,798,538	\$15,206,516	\$0	\$15,206,516
2030-31	\$16,761,939	\$16,169,917	\$0	\$16,169,917
2031-32	\$16,868,421	\$16,276,399	\$0	\$16,276,399
2032-33	\$17,879,677	\$17,287,655	\$0	\$17,287,655
2033-34	\$17,986,159	\$17,394,137	\$0	\$17,394,137
2034-35	\$19,047,425	\$18,455,403	\$0	\$18,455,403
2035-36	\$19,153,907	\$18,561,885	\$0	\$18,561,885

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	56.39%	-3.51%	52.89%	38.01%	7.53%	1.57%
2026-27	90.25%	-38.70%	51.55%	40.67%	6.38%	1.09%
2027-28	89.88%	-38.65%	51.23%	41.04%	6.34%	1.08%
2028-29	88.09%	-36.52%	51.57%	41.11%	6.03%	1.02%
2029-30	87.64%	-36.30%	51.34%	41.40%	5.98%	1.01%
2030-31	85.87%	-34.15%	51.71%	41.42%	5.68%	0.95%
2031-32	85.46%	-33.96%	51.49%	41.68%	5.65%	0.95%
2032-33	83.82%	-32.00%	51.82%	41.71%	5.37%	0.89%
2033-34	83.45%	-31.83%	51.62%	41.96%	5.34%	0.89%
2034-35	81.93%	-30.02%	51.91%	41.99%	5.08%	0.83%
2035-36	81.59%	-29.88%	51.72%	42.22%	5.05%	0.83%

**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 UTE, 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	\$9,812,575	\$8.20602	\$80,522
2026-27	\$14,117,944	\$5.86412	\$82,789
2027-28	\$14,203,426	\$5.91101	\$83,957
2028-29	\$15,100,034	\$5.71360	\$86,276
2029-30	\$15,206,516	\$5.75629	\$87,533
2030-31	\$16,169,917	\$5.56011	\$89,907
2031-32	\$16,276,399	\$5.59889	\$91,130
2032-33	\$17,287,655	\$5.41186	\$93,558
2033-34	\$17,394,137	\$5.44715	\$94,748
2034-35	\$18,455,403	\$5.26856	\$97,233
2035-36	\$18,561,885	\$5.30072	\$98,391

CITY OF UTE, 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	\$9,812,575	\$8.20602	\$80,522
2026-27	\$10,329,951	\$8.04512	\$83,106
2027-28	\$10,524,923	\$8.04512	\$84,674
2028-29	\$10,992,883	\$8.04512	\$88,439
2029-30	\$11,194,717	\$8.04512	\$90,063
2030-31	\$11,689,638	\$8.04512	\$94,045
2031-32	\$11,898,676	\$8.04512	\$95,726
2032-33	\$12,421,920	\$8.04512	\$99,936
2033-34	\$12,638,562	\$8.04512	\$101,679
2034-35	\$13,191,578	\$8.04512	\$106,128
2035-36	\$13,416,202	\$8.04512	\$107,935

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	\$3,787,992	(\$2.18100)	-\$316
2027-28	\$3,678,503	(\$2.13411)	-\$718
2028-29	\$4,107,151	(\$2.33152)	-\$2,163
2029-30	\$4,011,799	(\$2.28883)	-\$2,530
2030-31	\$4,480,279	(\$2.48501)	-\$4,138
2031-32	\$4,377,724	(\$2.44623)	-\$4,596
2032-33	\$4,865,735	(\$2.63326)	-\$6,377
2033-34	\$4,755,575	(\$2.59797)	-\$6,930
2034-35	\$5,263,825	(\$2.77656)	-\$8,894
2035-36	\$5,145,684	(\$2.74440)	-\$9,544

CITY OF UTE, 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	\$195	\$343	\$50,000	\$51,515	\$195	\$286	\$50,000	\$58,947	\$176	\$50	\$150	\$50	\$195	\$328
\$100,000	\$123,480	\$389	\$687	\$100,000	\$103,030	\$389	\$573	\$100,000	\$117,894	\$370	\$378	\$345	\$378	\$389	\$656
\$150,000	\$185,220	\$584	\$1,030	\$150,000	\$154,545	\$584	\$859	\$150,000	\$176,842	\$565	\$705	\$540	\$705	\$584	\$983
\$200,000	\$246,960	\$953	\$1,373	\$200,000	\$206,060	\$953	\$1,146	\$200,000	\$235,789	\$760	\$1,033	\$734	\$1,033	\$778	\$1,311
\$250,000	\$308,700	\$1,322	\$1,716	\$250,000	\$257,575	\$1,322	\$1,432	\$250,000	\$294,736	\$954	\$1,361	\$929	\$1,361	\$973	\$1,639
\$300,000	\$370,440	\$1,692	\$2,060	\$300,000	\$309,090	\$1,692	\$1,719	\$300,000	\$353,683	\$1,149	\$1,689	\$1,123	\$1,689	\$1,168	\$1,967
\$400,000	\$493,920	\$2,430	\$2,746	\$400,000	\$412,120	\$2,430	\$2,291	\$400,000	\$471,578	\$1,538	\$2,344	\$1,513	\$2,344	\$1,557	\$2,622
\$500,000	\$617,400	\$3,169	\$3,433	\$500,000	\$515,151	\$3,169	\$2,864	\$500,000	\$589,472	\$1,927	\$3,000	\$1,902	\$3,000	\$1,946	\$3,278
\$600,000	\$740,880	\$3,907	\$4,119	\$600,000	\$618,181	\$3,907	\$3,437	\$600,000	\$707,366	\$2,316	\$3,655	\$2,291	\$3,655	\$2,335	\$3,933
\$700,000	\$864,360	\$4,646	\$4,806	\$700,000	\$721,211	\$4,646	\$4,010	\$700,000	\$825,261	\$2,706	\$4,311	\$2,680	\$4,311	\$2,725	\$4,589
\$800,000	\$987,840	\$5,384	\$5,492	\$800,000	\$824,241	\$5,384	\$4,583	\$800,000	\$943,155	\$3,095	\$4,966	\$3,070	\$4,966	\$3,114	\$5,244
\$900,000	\$1,111,320	\$6,123	\$6,179	\$900,000	\$927,271	\$6,123	\$5,156	\$900,000	\$1,061,050	\$3,484	\$5,622	\$3,459	\$5,622	\$3,503	\$5,900
\$1,000,000	\$1,234,800	\$6,861	\$6,866	\$1,000,000	\$1,030,301	\$6,861	\$5,729	\$1,000,000	\$1,178,944	\$3,873	\$6,277	\$3,848	\$6,277	\$3,892	\$6,555
\$2,000,000	\$2,469,600	\$14,247	\$13,731	\$2,000,000	\$2,060,602	\$14,247	\$11,457	\$2,000,000	\$2,357,888	\$7,766	\$12,832	\$7,740	\$12,832	\$7,784	\$13,110
\$3,000,000	\$3,704,400	\$21,632	\$20,597	\$3,000,000	\$3,090,903	\$21,632	\$17,186	\$3,000,000	\$3,536,832	\$11,658	\$19,387	\$11,633	\$19,387	\$11,677	\$19,665
\$4,000,000	\$4,939,200	\$29,018	\$27,462	\$4,000,000	\$4,121,204	\$29,018	\$22,914	\$4,000,000	\$4,715,776	\$15,550	\$25,942	\$15,525	\$25,942	\$15,569	\$26,220
\$5,000,000	\$6,174,000	\$36,403	\$34,328	\$5,000,000	\$5,151,505	\$36,403	\$28,643	\$5,000,000	\$5,894,720	\$19,442	\$32,497	\$19,417	\$32,497	\$19,461	\$32,775
\$6,000,000	\$7,408,800	\$43,789	\$41,194	\$6,000,000	\$6,181,806	\$43,789	\$34,372	\$6,000,000	\$7,073,664	\$23,335	\$39,052	\$23,309	\$39,052	\$23,353	\$39,330
\$7,000,000	\$8,643,600	\$51,174	\$48,059	\$7,000,000	\$7,212,107	\$51,174	\$40,100	\$7,000,000	\$8,252,608	\$27,227	\$45,607	\$27,202	\$45,607	\$27,246	\$45,885
\$8,000,000	\$9,878,400	\$58,559	\$54,925	\$8,000,000	\$8,242,408	\$58,559	\$45,829	\$8,000,000	\$9,431,552	\$31,119	\$52,162	\$31,094	\$52,162	\$31,138	\$52,440
\$9,000,000	\$11,113,200	\$65,945	\$61,791	\$9,000,000	\$9,272,709	\$65,945	\$51,557	\$9,000,000	\$10,610,496	\$35,011	\$58,718	\$34,986	\$58,718	\$35,030	\$58,996
\$10,000,000	\$12,348,000	\$73,330	\$68,656	\$10,000,000	\$10,303,010	\$73,330	\$57,286	\$10,000,000	\$11,789,440	\$38,904	\$65,273	\$38,878	\$65,273	\$38,922	\$65,551
\$15,000,000	\$18,522,000	\$110,257	\$102,984	\$15,000,000	\$15,454,515	\$110,257	\$85,929	\$15,000,000	\$17,684,160	\$58,365	\$98,048	\$58,340	\$98,048	\$58,384	\$98,326
\$20,000,000	\$24,696,000	\$147,184	\$137,312	\$20,000,000	\$20,606,020	\$147,184	\$114,572	\$20,000,000	\$23,578,880	\$77,826	\$130,823	\$77,801	\$130,823	\$77,845	\$131,101
\$25,000,000	\$30,870,000	\$184,111	\$171,641	\$25,000,000	\$25,757,525	\$184,111	\$143,215	\$25,000,000	\$29,473,600	\$97,287	\$163,598	\$97,262	\$163,598	\$97,306	\$163,876
\$30,000,000	\$37,044,000	\$221,039	\$205,969	\$30,000,000	\$30,909,030	\$221,039	\$171,858	\$30,000,000	\$35,368,320	\$116,749	\$196,374	\$116,723	\$196,374	\$116,767	\$196,652
\$35,000,000	\$43,218,000	\$257,966	\$240,297	\$35,000,000	\$36,060,535	\$257,966	\$200,501	\$35,000,000	\$41,263,040	\$136,210	\$229,149	\$136,184	\$229,149	\$136,229	\$229,427
\$40,000,000	\$49,392,000	\$294,893	\$274,625	\$40,000,000	\$41,212,040	\$294,893	\$229,143	\$40,000,000	\$47,157,760	\$155,671	\$261,924	\$155,646	\$261,924	\$155,690	\$262,202
\$45,000,000	\$55,566,000	\$331,820	\$308,953	\$45,000,000	\$46,363,545	\$331,820	\$257,786	\$45,000,000	\$53,052,480	\$175,132	\$294,700	\$175,107	\$294,700	\$175,151	\$294,978
\$50,000,000	\$61,740,000	\$368,747	\$343,281	\$50,000,000	\$51,515,050	\$368,747	\$286,429	\$50,000,000	\$58,947,200	\$194,593	\$327,475	\$194,568	\$327,475	\$194,612	\$327,753

CITY OF            UTE, 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	\$149	76.39%	\$92	47.18%	(\$126)	(71.69%)	(\$101)	(66.93%)	\$133	68.41%
\$100,000	\$297	76.39%	\$184	47.18%	\$7	1.93%	\$32	9.41%	\$266	68.41%
\$150,000	\$446	76.39%	\$275	47.18%	\$140	24.83%	\$166	30.68%	\$399	68.41%
\$200,000	\$420	44.07%	\$193	20.21%	\$273	36.00%	\$299	40.68%	\$533	68.41%
\$250,000	\$394	29.80%	\$110	8.30%	\$407	42.61%	\$432	46.49%	\$666	68.41%
\$300,000	\$368	21.76%	\$27	1.59%	\$540	46.98%	\$565	50.29%	\$799	68.41%
\$400,000	\$316	13.01%	(\$139)	(5.71%)	\$806	52.40%	\$831	54.95%	\$1,065	68.41%
\$500,000	\$264	8.33%	(\$304)	(9.61%)	\$1,072	55.64%	\$1,098	57.71%	\$1,331	68.41%
\$600,000	\$212	5.43%	(\$470)	(12.03%)	\$1,339	57.78%	\$1,364	59.53%	\$1,598	68.41%
\$700,000	\$160	3.45%	(\$636)	(13.69%)	\$1,605	59.31%	\$1,630	60.82%	\$1,864	68.41%
\$800,000	\$108	2.01%	(\$801)	(14.89%)	\$1,871	60.46%	\$1,896	61.78%	\$2,130	68.41%
\$900,000	\$56	0.92%	(\$967)	(15.80%)	\$2,137	61.35%	\$2,163	62.53%	\$2,397	68.41%
\$1,000,000	\$4	0.06%	(\$1,133)	(16.51%)	\$2,404	62.06%	\$2,429	63.12%	\$2,663	68.41%
\$2,000,000	(\$516)	(3.62%)	(\$2,790)	(19.58%)	\$5,066	65.24%	\$5,092	65.78%	\$5,326	68.41%
\$3,000,000	(\$1,035)	(4.79%)	(\$4,447)	(20.56%)	\$7,729	66.30%	\$7,755	66.66%	\$7,988	68.41%
\$4,000,000	(\$1,555)	(5.36%)	(\$6,103)	(21.03%)	\$10,392	66.83%	\$10,417	67.10%	\$10,651	68.41%
\$5,000,000	(\$2,075)	(5.70%)	(\$7,760)	(21.32%)	\$13,055	67.15%	\$13,080	67.36%	\$13,314	68.41%
\$6,000,000	(\$2,595)	(5.93%)	(\$9,417)	(21.51%)	\$15,718	67.36%	\$15,743	67.54%	\$15,977	68.41%
\$7,000,000	(\$3,115)	(6.09%)	(\$11,074)	(21.64%)	\$18,381	67.51%	\$18,406	67.66%	\$18,640	68.41%
\$8,000,000	(\$3,634)	(6.21%)	(\$12,731)	(21.74%)	\$21,043	67.62%	\$21,069	67.76%	\$21,302	68.41%
\$9,000,000	(\$4,154)	(6.30%)	(\$14,388)	(21.82%)	\$23,706	67.71%	\$23,731	67.83%	\$23,965	68.41%
\$10,000,000	(\$4,674)	(6.37%)	(\$16,044)	(21.88%)	\$26,369	67.78%	\$26,394	67.89%	\$26,628	68.41%
\$15,000,000	(\$7,273)	(6.60%)	(\$24,328)	(22.07%)	\$39,683	67.99%	\$39,708	68.06%	\$39,942	68.41%
\$20,000,000	(\$9,872)	(6.71%)	(\$32,613)	(22.16%)	\$52,997	68.10%	\$53,022	68.15%	\$53,256	68.41%
\$25,000,000	(\$12,471)	(6.77%)	(\$40,897)	(22.21%)	\$66,311	68.16%	\$66,336	68.20%	\$66,570	68.41%
\$30,000,000	(\$15,070)	(6.82%)	(\$49,181)	(22.25%)	\$79,625	68.20%	\$79,651	68.24%	\$79,884	68.41%
\$35,000,000	(\$17,669)	(6.85%)	(\$57,465)	(22.28%)	\$92,939	68.23%	\$92,965	68.26%	\$93,198	68.41%
\$40,000,000	(\$20,268)	(6.87%)	(\$65,749)	(22.30%)	\$106,253	68.26%	\$106,279	68.28%	\$106,512	68.41%
\$45,000,000	(\$22,867)	(6.89%)	(\$74,033)	(22.31%)	\$119,567	68.27%	\$119,593	68.30%	\$119,827	68.41%
\$50,000,000	(\$25,466)	(6.91%)	(\$82,318)	(22.32%)	\$132,881	68.29%	\$132,907	68.31%	\$133,141	68.41%