

CITY OF URBANA, 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	\$8.02296	\$631,672	\$0	\$631,672	
2026-27	\$4.48340	\$644,306	\$5,941	\$650,247	2.9%
2027-28	\$4.52474	\$654,855	\$5,996	\$660,851	1.6%
2028-29	\$4.41414	\$674,068	\$5,849	\$679,917	2.9%
2029-30	\$4.45244	\$684,829	\$5,900	\$690,730	1.6%
2030-31	\$4.34159	\$704,544	\$5,753	\$710,298	2.8%
2031-32	\$4.37704	\$715,127	\$5,800	\$720,927	1.5%
2032-33	\$4.26854	\$735,345	\$5,656	\$741,002	2.8%
2033-34	\$4.30137	\$745,747	\$5,700	\$751,447	1.4%
2034-35	\$4.19520	\$766,476	\$5,559	\$772,036	2.7%
2035-36	\$4.22563	\$776,699	\$5,600	\$782,298	1.3%

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	\$161,356,577	\$78,733,069	\$7,265,999	\$85,999,068
2026-27	\$156,246,431	\$145,034,484	\$8,300,013	\$153,334,497
2027-28	\$157,345,898	\$146,052,904	\$8,381,060	\$154,433,964
2028-29	\$165,820,705	\$154,031,664	\$8,877,108	\$162,908,771
2029-30	\$167,005,172	\$155,135,083	\$8,958,155	\$164,093,238
2030-31	\$175,998,108	\$163,603,118	\$9,483,057	\$173,086,174
2031-32	\$177,182,575	\$164,706,537	\$9,564,104	\$174,270,641
2032-33	\$186,627,274	\$173,596,036	\$10,119,304	\$183,715,340
2033-34	\$187,811,741	\$174,699,456	\$10,200,351	\$184,899,807
2034-35	\$197,727,646	\$184,028,349	\$10,787,363	\$194,815,712
2035-36	\$198,912,113	\$185,131,769	\$10,868,410	\$196,000,179

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	69.07%	-1.20%	67.88%	29.81%	1.89%	0.43%
2026-27	89.68%	-14.90%	74.78%	23.38%	1.47%	0.24%
2027-28	89.68%	-14.99%	74.69%	23.48%	1.46%	0.24%
2028-29	89.03%	-14.40%	74.64%	23.62%	1.40%	0.23%
2029-30	89.00%	-14.43%	74.57%	23.70%	1.39%	0.22%
2030-31	88.32%	-13.80%	74.52%	23.82%	1.33%	0.21%
2031-32	88.30%	-13.83%	74.46%	23.90%	1.32%	0.21%
2032-33	87.65%	-13.24%	74.41%	24.02%	1.26%	0.20%
2033-34	87.63%	-13.27%	74.35%	24.09%	1.26%	0.20%
2034-35	87.01%	-12.71%	74.30%	24.22%	1.20%	0.19%
2035-36	86.99%	-12.75%	74.25%	24.28%	1.20%	0.19%

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 URBANA, 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	\$78,733,069	\$8.02296	\$631,672
2026-27	\$145,034,484	\$4.48340	\$650,247
2027-28	\$146,052,904	\$4.52474	\$660,851
2028-29	\$154,031,664	\$4.41414	\$679,917
2029-30	\$155,135,083	\$4.45244	\$690,730
2030-31	\$163,603,118	\$4.34159	\$710,298
2031-32	\$164,706,537	\$4.37704	\$720,927
2032-33	\$173,596,036	\$4.26854	\$741,002
2033-34	\$174,699,456	\$4.30137	\$751,447
2034-35	\$184,028,349	\$4.19520	\$772,036
2035-36	\$185,131,769	\$4.22563	\$782,298

CITY OF URBANA, 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	\$78,733,069	\$8.02296	\$631,672
2026-27	\$81,499,357	\$7.94352	\$647,392
2027-28	\$83,400,917	\$7.94352	\$662,497
2028-29	\$87,002,057	\$7.94352	\$691,103
2029-30	\$89,076,688	\$7.94352	\$707,583
2030-31	\$92,884,049	\$7.94352	\$737,827
2031-32	\$95,055,334	\$7.94352	\$755,074
2032-33	\$99,079,552	\$7.94352	\$787,041
2033-34	\$101,352,821	\$7.94352	\$805,099
2034-35	\$105,605,251	\$7.94352	\$838,878
2035-36	\$107,985,632	\$7.94352	\$857,787

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	\$63,535,127	(\$3.46012)	\$2,855
2027-28	\$62,651,986	(\$3.41878)	-\$1,646
2028-29	\$67,029,607	(\$3.52938)	-\$11,186
2029-30	\$66,058,395	(\$3.49108)	-\$16,853
2030-31	\$70,719,068	(\$3.60193)	-\$27,529
2031-32	\$69,651,203	(\$3.56648)	-\$34,147
2032-33	\$74,516,485	(\$3.67498)	-\$46,039
2033-34	\$73,346,635	(\$3.64215)	-\$53,652
2034-35	\$78,423,098	(\$3.74832)	-\$66,842
2035-36	\$77,146,137	(\$3.71789)	-\$75,488

CITY OF URBANA, 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	\$190	\$268	\$50,000	\$51,515	\$190	\$224	\$50,000	\$58,947	\$172	\$39	\$147	\$39	\$190	\$256
\$100,000	\$123,480	\$381	\$536	\$100,000	\$103,030	\$381	\$447	\$100,000	\$117,894	\$362	\$295	\$337	\$295	\$381	\$512
\$150,000	\$185,220	\$571	\$804	\$150,000	\$154,545	\$571	\$671	\$150,000	\$176,842	\$552	\$551	\$528	\$551	\$571	\$768
\$200,000	\$246,960	\$932	\$1,072	\$200,000	\$206,060	\$932	\$895	\$200,000	\$235,789	\$743	\$807	\$718	\$807	\$761	\$1,024
\$250,000	\$308,700	\$1,293	\$1,340	\$250,000	\$257,575	\$1,293	\$1,118	\$250,000	\$294,736	\$933	\$1,063	\$908	\$1,063	\$951	\$1,280
\$300,000	\$370,440	\$1,654	\$1,608	\$300,000	\$309,090	\$1,654	\$1,342	\$300,000	\$353,683	\$1,123	\$1,318	\$1,098	\$1,318	\$1,142	\$1,536
\$400,000	\$493,920	\$2,376	\$2,144	\$400,000	\$412,120	\$2,376	\$1,789	\$400,000	\$471,578	\$1,504	\$1,830	\$1,479	\$1,830	\$1,522	\$2,047
\$500,000	\$617,400	\$3,098	\$2,680	\$500,000	\$515,151	\$3,098	\$2,237	\$500,000	\$589,472	\$1,884	\$2,342	\$1,860	\$2,342	\$1,903	\$2,559
\$600,000	\$740,880	\$3,820	\$3,217	\$600,000	\$618,181	\$3,820	\$2,684	\$600,000	\$707,366	\$2,265	\$2,854	\$2,240	\$2,854	\$2,283	\$3,071
\$700,000	\$864,360	\$4,542	\$3,753	\$700,000	\$721,211	\$4,542	\$3,131	\$700,000	\$825,261	\$2,645	\$3,366	\$2,621	\$3,366	\$2,664	\$3,583
\$800,000	\$987,840	\$5,264	\$4,289	\$800,000	\$824,241	\$5,264	\$3,579	\$800,000	\$943,155	\$3,026	\$3,878	\$3,001	\$3,878	\$3,044	\$4,095
\$900,000	\$1,111,320	\$5,986	\$4,825	\$900,000	\$927,271	\$5,986	\$4,026	\$900,000	\$1,061,050	\$3,406	\$4,390	\$3,382	\$4,390	\$3,425	\$4,607
\$1,000,000	\$1,234,800	\$6,708	\$5,361	\$1,000,000	\$1,030,301	\$6,708	\$4,473	\$1,000,000	\$1,178,944	\$3,787	\$4,901	\$3,762	\$4,901	\$3,805	\$5,118
\$2,000,000	\$2,469,600	\$13,929	\$10,722	\$2,000,000	\$2,060,602	\$13,929	\$8,946	\$2,000,000	\$2,357,888	\$7,592	\$10,020	\$7,568	\$10,020	\$7,611	\$10,237
\$3,000,000	\$3,704,400	\$21,150	\$16,083	\$3,000,000	\$3,090,903	\$21,150	\$13,419	\$3,000,000	\$3,536,832	\$11,398	\$15,138	\$11,373	\$15,138	\$11,416	\$15,355
\$4,000,000	\$4,939,200	\$28,370	\$21,444	\$4,000,000	\$4,121,204	\$28,370	\$17,893	\$4,000,000	\$4,715,776	\$15,203	\$20,257	\$15,178	\$20,257	\$15,222	\$20,474
\$5,000,000	\$6,174,000	\$35,591	\$26,805	\$5,000,000	\$5,151,505	\$35,591	\$22,366	\$5,000,000	\$5,894,720	\$19,009	\$25,375	\$18,984	\$25,375	\$19,027	\$25,592
\$6,000,000	\$7,408,800	\$42,812	\$32,166	\$6,000,000	\$6,181,806	\$42,812	\$26,839	\$6,000,000	\$7,073,664	\$22,814	\$30,494	\$22,789	\$30,494	\$22,833	\$30,711
\$7,000,000	\$8,643,600	\$50,032	\$37,527	\$7,000,000	\$7,212,107	\$50,032	\$31,312	\$7,000,000	\$8,252,608	\$26,619	\$35,612	\$26,595	\$35,612	\$26,638	\$35,829
\$8,000,000	\$9,878,400	\$57,253	\$42,888	\$8,000,000	\$8,242,408	\$57,253	\$35,785	\$8,000,000	\$9,431,552	\$30,425	\$40,731	\$30,400	\$40,731	\$30,443	\$40,948
\$9,000,000	\$11,113,200	\$64,474	\$48,249	\$9,000,000	\$9,272,709	\$64,474	\$40,258	\$9,000,000	\$10,610,496	\$34,230	\$45,849	\$34,206	\$45,849	\$34,249	\$46,066
\$10,000,000	\$12,348,000	\$71,694	\$53,610	\$10,000,000	\$10,303,010	\$71,694	\$44,731	\$10,000,000	\$11,789,440	\$38,036	\$50,968	\$38,011	\$50,968	\$38,054	\$51,185
\$15,000,000	\$18,522,000	\$107,798	\$80,415	\$15,000,000	\$15,454,515	\$107,798	\$67,097	\$15,000,000	\$17,684,160	\$57,063	\$76,560	\$57,038	\$76,560	\$57,081	\$76,777
\$20,000,000	\$24,696,000	\$143,901	\$107,220	\$20,000,000	\$20,606,020	\$143,901	\$89,463	\$20,000,000	\$23,578,880	\$76,090	\$102,153	\$76,065	\$102,153	\$76,108	\$102,370
\$25,000,000	\$30,870,000	\$180,004	\$134,025	\$25,000,000	\$25,757,525	\$180,004	\$111,829	\$25,000,000	\$29,473,600	\$95,117	\$127,745	\$95,092	\$127,745	\$95,135	\$127,962
\$30,000,000	\$37,044,000	\$216,108	\$160,830	\$30,000,000	\$30,909,030	\$216,108	\$134,194	\$30,000,000	\$35,368,320	\$114,144	\$153,338	\$114,119	\$153,338	\$114,163	\$153,555
\$35,000,000	\$43,218,000	\$252,211	\$187,635	\$35,000,000	\$36,060,535	\$252,211	\$156,560	\$35,000,000	\$41,263,040	\$133,171	\$178,930	\$133,146	\$178,930	\$133,190	\$179,147
\$40,000,000	\$49,392,000	\$288,314	\$214,440	\$40,000,000	\$41,212,040	\$288,314	\$178,926	\$40,000,000	\$47,157,760	\$152,198	\$204,523	\$152,174	\$204,523	\$152,217	\$204,740
\$45,000,000	\$55,566,000	\$324,418	\$241,245	\$45,000,000	\$46,363,545	\$324,418	\$201,292	\$45,000,000	\$53,052,480	\$171,225	\$230,115	\$171,201	\$230,115	\$171,244	\$230,332
\$50,000,000	\$61,740,000	\$360,521	\$268,050	\$50,000,000	\$51,515,050	\$360,521	\$223,657	\$50,000,000	\$58,947,200	\$190,252	\$255,707	\$190,228	\$255,707	\$190,271	\$255,925

CITY OF URBANA, 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	\$78	40.88%	\$33	17.55%	(\$133)	(77.39%)	(\$108)	(73.59%)	\$66	34.51%
\$100,000	\$156	40.88%	\$67	17.55%	(\$67)	(18.59%)	(\$43)	(12.62%)	\$131	34.51%
\$150,000	\$233	40.88%	\$100	17.55%	(\$2)	(0.30%)	\$23	4.37%	\$197	34.51%
\$200,000	\$140	15.06%	(\$37)	(3.99%)	\$64	8.62%	\$89	12.36%	\$263	34.51%
\$250,000	\$47	3.66%	(\$175)	(13.50%)	\$130	13.90%	\$154	17.00%	\$328	34.51%
\$300,000	(\$46)	(2.76%)	(\$312)	(18.86%)	\$195	17.39%	\$220	20.03%	\$394	34.51%
\$400,000	(\$232)	(9.75%)	(\$587)	(24.69%)	\$327	21.72%	\$351	23.76%	\$525	34.51%
\$500,000	(\$418)	(13.48%)	(\$861)	(27.81%)	\$458	24.30%	\$483	25.96%	\$657	34.51%
\$600,000	(\$604)	(15.80%)	(\$1,136)	(29.74%)	\$589	26.02%	\$614	27.41%	\$788	34.51%
\$700,000	(\$789)	(17.38%)	(\$1,411)	(31.06%)	\$721	27.24%	\$745	28.44%	\$919	34.51%
\$800,000	(\$975)	(18.53%)	(\$1,686)	(32.02%)	\$852	28.15%	\$877	29.21%	\$1,050	34.51%
\$900,000	(\$1,161)	(19.40%)	(\$1,960)	(32.75%)	\$983	28.86%	\$1,008	29.80%	\$1,182	34.51%
\$1,000,000	(\$1,347)	(20.09%)	(\$2,235)	(33.32%)	\$1,114	29.43%	\$1,139	30.28%	\$1,313	34.51%
\$2,000,000	(\$3,207)	(23.02%)	(\$4,983)	(35.77%)	\$2,428	31.97%	\$2,452	32.40%	\$2,626	34.51%
\$3,000,000	(\$5,067)	(23.96%)	(\$7,730)	(36.55%)	\$3,741	32.82%	\$3,765	33.11%	\$3,939	34.51%
\$4,000,000	(\$6,926)	(24.41%)	(\$10,478)	(36.93%)	\$5,054	33.24%	\$5,078	33.46%	\$5,252	34.51%
\$5,000,000	(\$8,786)	(24.69%)	(\$13,225)	(37.16%)	\$6,367	33.49%	\$6,391	33.67%	\$6,565	34.51%
\$6,000,000	(\$10,646)	(24.87%)	(\$15,973)	(37.31%)	\$7,680	33.66%	\$7,705	33.81%	\$7,878	34.51%
\$7,000,000	(\$12,505)	(24.99%)	(\$18,720)	(37.42%)	\$8,993	33.78%	\$9,018	33.91%	\$9,192	34.51%
\$8,000,000	(\$14,365)	(25.09%)	(\$21,468)	(37.50%)	\$10,306	33.87%	\$10,331	33.98%	\$10,505	34.51%
\$9,000,000	(\$16,225)	(25.16%)	(\$24,215)	(37.56%)	\$11,619	33.94%	\$11,644	34.04%	\$11,818	34.51%
\$10,000,000	(\$18,084)	(25.22%)	(\$26,963)	(37.61%)	\$12,932	34.00%	\$12,957	34.09%	\$13,131	34.51%
\$15,000,000	(\$27,383)	(25.40%)	(\$40,701)	(37.76%)	\$19,497	34.17%	\$19,522	34.23%	\$19,696	34.51%
\$20,000,000	(\$36,681)	(25.49%)	(\$54,438)	(37.83%)	\$26,063	34.25%	\$26,088	34.30%	\$26,261	34.51%
\$25,000,000	(\$45,979)	(25.54%)	(\$68,176)	(37.87%)	\$32,628	34.30%	\$32,653	34.34%	\$32,827	34.51%
\$30,000,000	(\$55,278)	(25.58%)	(\$81,913)	(37.90%)	\$39,194	34.34%	\$39,218	34.37%	\$39,392	34.51%
\$35,000,000	(\$64,576)	(25.60%)	(\$95,651)	(37.92%)	\$45,759	34.36%	\$45,784	34.39%	\$45,958	34.51%
\$40,000,000	(\$73,874)	(25.62%)	(\$109,388)	(37.94%)	\$52,324	34.38%	\$52,349	34.40%	\$52,523	34.51%
\$45,000,000	(\$83,173)	(25.64%)	(\$123,126)	(37.95%)	\$58,890	34.39%	\$58,914	34.41%	\$59,088	34.51%
\$50,000,000	(\$92,471)	(25.65%)	(\$136,864)	(37.96%)	\$65,455	34.40%	\$65,480	34.42%	\$65,654	34.51%