

CITY OF VICTOR, 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	\$8.10000	\$214,294	\$0	\$214,294	
2026-27	\$4.91135	\$218,580	\$326	\$218,906	2.2%
2027-28	\$4.94153	\$220,000	\$328	\$220,329	0.6%
2028-29	\$4.80206	\$224,736	\$319	\$225,055	2.1%
2029-30	\$4.82759	\$226,180	\$321	\$226,500	0.6%
2030-31	\$4.68955	\$231,031	\$312	\$231,342	2.1%
2031-32	\$4.71441	\$232,499	\$313	\$232,812	0.6%
2032-33	\$4.58144	\$237,468	\$304	\$237,773	2.1%
2033-34	\$4.60566	\$238,962	\$306	\$239,267	0.6%
2034-35	\$4.47745	\$244,053	\$297	\$244,350	2.1%
2035-36	\$4.50105	\$245,572	\$299	\$245,871	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	\$55,951,911	\$26,456,033	\$0	\$26,456,033
2026-27	\$48,276,804	\$44,571,479	\$0	\$44,571,479
2027-28	\$48,292,472	\$44,587,147	\$0	\$44,587,147
2028-29	\$50,571,566	\$46,866,241	\$0	\$46,866,241
2029-30	\$50,623,234	\$46,917,909	\$0	\$46,917,909
2030-31	\$53,036,736	\$49,331,411	\$0	\$49,331,411
2031-32	\$53,088,404	\$49,383,079	\$0	\$49,383,079
2032-33	\$55,604,409	\$51,899,084	\$0	\$51,899,084
2033-34	\$55,656,077	\$51,950,752	\$0	\$51,950,752
2034-35	\$58,278,853	\$54,573,528	\$0	\$54,573,528
2035-36	\$58,330,521	\$54,625,196	\$0	\$54,625,196

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	78.00%	-2.66%	75.35%	12.91%	8.61%	2.54%
2026-27	106.55%	-29.44%	77.10%	15.02%	5.92%	1.51%
2027-28	106.66%	-29.55%	77.11%	15.02%	5.92%	1.50%
2028-29	105.67%	-28.22%	77.46%	15.00%	5.69%	1.43%
2029-30	105.70%	-28.22%	77.48%	14.98%	5.68%	1.43%
2030-31	104.68%	-26.86%	77.82%	14.96%	5.46%	1.36%
2031-32	104.71%	-26.87%	77.84%	14.95%	5.45%	1.36%
2032-33	103.75%	-25.59%	78.15%	14.93%	5.24%	1.29%
2033-34	103.77%	-25.59%	78.18%	14.92%	5.23%	1.29%
2034-35	102.86%	-24.39%	78.47%	14.91%	5.03%	1.23%
2035-36	102.88%	-24.39%	78.49%	14.90%	5.03%	1.23%

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 VICTOR, 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	\$26,456,033	\$8.10000	\$214,294
2026-27	\$44,571,479	\$4.91135	\$218,906
2027-28	\$44,587,147	\$4.94153	\$220,329
2028-29	\$46,866,241	\$4.80206	\$225,055
2029-30	\$46,917,909	\$4.82759	\$226,500
2030-31	\$49,331,411	\$4.68955	\$231,342
2031-32	\$49,383,079	\$4.71441	\$232,812
2032-33	\$51,899,084	\$4.58144	\$237,773
2033-34	\$51,950,752	\$4.60566	\$239,267
2034-35	\$54,573,528	\$4.47745	\$244,350
2035-36	\$54,625,196	\$4.50105	\$245,871

CITY OF VICTOR, 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	\$26,456,033	\$8.10000	\$214,294
2026-27	\$26,871,178	\$8.10000	\$217,657
2027-28	\$27,346,241	\$8.10000	\$221,505
2028-29	\$28,222,388	\$8.10000	\$228,601
2029-30	\$28,722,392	\$8.10000	\$232,651
2030-31	\$29,643,545	\$8.10000	\$240,113
2031-32	\$30,169,726	\$8.10000	\$244,375
2032-33	\$31,138,192	\$8.10000	\$252,219
2033-34	\$31,692,009	\$8.10000	\$256,705
2034-35	\$32,710,268	\$8.10000	\$264,953
2035-36	\$33,293,094	\$8.10000	\$269,674

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	\$17,700,301	(\$3.18865)	\$1,249
2027-28	\$17,240,906	(\$3.15847)	-\$1,176
2028-29	\$18,643,853	(\$3.29794)	-\$3,547
2029-30	\$18,195,517	(\$3.27241)	-\$6,151
2030-31	\$19,687,866	(\$3.41045)	-\$8,771
2031-32	\$19,213,352	(\$3.38559)	-\$11,563
2032-33	\$20,760,892	(\$3.51856)	-\$14,447
2033-34	\$20,258,743	(\$3.49434)	-\$17,438
2034-35	\$21,863,260	(\$3.62255)	-\$20,603
2035-36	\$21,332,103	(\$3.59895)	-\$23,803

CITY OF VICTOR, 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	\$290	\$50,000	\$51,515	\$192	\$242	\$50,000	\$58,947	\$173	\$42	\$148	\$42	\$192	\$276
\$100,000	\$123,480	\$384	\$579	\$100,000	\$103,030	\$384	\$483	\$100,000	\$117,894	\$366	\$318	\$341	\$318	\$384	\$553
\$150,000	\$185,220	\$576	\$869	\$150,000	\$154,545	\$576	\$725	\$150,000	\$176,842	\$558	\$595	\$533	\$595	\$576	\$829
\$200,000	\$246,960	\$941	\$1,158	\$200,000	\$206,060	\$941	\$966	\$200,000	\$235,789	\$750	\$871	\$725	\$871	\$768	\$1,106
\$250,000	\$308,700	\$1,305	\$1,448	\$250,000	\$257,575	\$1,305	\$1,208	\$250,000	\$294,736	\$942	\$1,148	\$917	\$1,148	\$960	\$1,382
\$300,000	\$370,440	\$1,670	\$1,737	\$300,000	\$309,090	\$1,670	\$1,449	\$300,000	\$353,683	\$1,134	\$1,424	\$1,109	\$1,424	\$1,153	\$1,659
\$400,000	\$493,920	\$2,399	\$2,316	\$400,000	\$412,120	\$2,399	\$1,933	\$400,000	\$471,578	\$1,518	\$1,977	\$1,493	\$1,977	\$1,537	\$2,211
\$500,000	\$617,400	\$3,128	\$2,895	\$500,000	\$515,151	\$3,128	\$2,416	\$500,000	\$589,472	\$1,902	\$2,530	\$1,877	\$2,530	\$1,921	\$2,764
\$600,000	\$740,880	\$3,857	\$3,474	\$600,000	\$618,181	\$3,857	\$2,899	\$600,000	\$707,366	\$2,287	\$3,083	\$2,262	\$3,083	\$2,305	\$3,317
\$700,000	\$864,360	\$4,586	\$4,053	\$700,000	\$721,211	\$4,586	\$3,382	\$700,000	\$825,261	\$2,671	\$3,636	\$2,646	\$3,636	\$2,689	\$3,870
\$800,000	\$987,840	\$5,315	\$4,633	\$800,000	\$824,241	\$5,315	\$3,865	\$800,000	\$943,155	\$3,055	\$4,188	\$3,030	\$4,188	\$3,074	\$4,423
\$900,000	\$1,111,320	\$6,044	\$5,212	\$900,000	\$927,271	\$6,044	\$4,348	\$900,000	\$1,061,050	\$3,439	\$4,741	\$3,414	\$4,741	\$3,458	\$4,976
\$1,000,000	\$1,234,800	\$6,773	\$5,791	\$1,000,000	\$1,030,301	\$6,773	\$4,832	\$1,000,000	\$1,178,944	\$3,823	\$5,294	\$3,798	\$5,294	\$3,842	\$5,529
\$2,000,000	\$2,469,600	\$14,063	\$11,581	\$2,000,000	\$2,060,602	\$14,063	\$9,663	\$2,000,000	\$2,357,888	\$7,665	\$10,823	\$7,640	\$10,823	\$7,684	\$11,057
\$3,000,000	\$3,704,400	\$21,353	\$17,372	\$3,000,000	\$3,090,903	\$21,353	\$14,495	\$3,000,000	\$3,536,832	\$11,507	\$16,352	\$11,482	\$16,352	\$11,526	\$16,586
\$4,000,000	\$4,939,200	\$28,643	\$23,163	\$4,000,000	\$4,121,204	\$28,643	\$19,327	\$4,000,000	\$4,715,776	\$15,349	\$21,880	\$15,324	\$21,880	\$15,368	\$22,115
\$5,000,000	\$6,174,000	\$35,933	\$28,953	\$5,000,000	\$5,151,505	\$35,933	\$24,158	\$5,000,000	\$5,894,720	\$19,191	\$27,409	\$19,166	\$27,409	\$19,210	\$27,644
\$6,000,000	\$7,408,800	\$43,223	\$34,744	\$6,000,000	\$6,181,806	\$43,223	\$28,990	\$6,000,000	\$7,073,664	\$23,033	\$32,938	\$23,008	\$32,938	\$23,052	\$33,172
\$7,000,000	\$8,643,600	\$50,513	\$40,535	\$7,000,000	\$7,212,107	\$50,513	\$33,822	\$7,000,000	\$8,252,608	\$26,875	\$38,467	\$26,850	\$38,467	\$26,894	\$38,701
\$8,000,000	\$9,878,400	\$57,803	\$46,325	\$8,000,000	\$8,242,408	\$57,803	\$38,653	\$8,000,000	\$9,431,552	\$30,717	\$43,995	\$30,692	\$43,995	\$30,736	\$44,230
\$9,000,000	\$11,113,200	\$65,093	\$52,116	\$9,000,000	\$9,272,709	\$65,093	\$43,485	\$9,000,000	\$10,610,496	\$34,559	\$49,524	\$34,534	\$49,524	\$34,578	\$49,758
\$10,000,000	\$12,348,000	\$72,383	\$57,907	\$10,000,000	\$10,303,010	\$72,383	\$48,316	\$10,000,000	\$11,789,440	\$38,401	\$55,053	\$38,376	\$55,053	\$38,420	\$55,287
\$15,000,000	\$18,522,000	\$108,833	\$86,860	\$15,000,000	\$15,454,515	\$108,833	\$72,475	\$15,000,000	\$17,684,160	\$57,611	\$82,696	\$57,586	\$82,696	\$57,629	\$82,931
\$20,000,000	\$24,696,000	\$145,283	\$115,813	\$20,000,000	\$20,606,020	\$145,283	\$96,633	\$20,000,000	\$23,578,880	\$76,821	\$110,340	\$76,796	\$110,340	\$76,839	\$110,574
\$25,000,000	\$30,870,000	\$181,733	\$144,766	\$25,000,000	\$25,757,525	\$181,733	\$120,791	\$25,000,000	\$29,473,600	\$96,030	\$137,983	\$96,005	\$137,983	\$96,049	\$138,218
\$30,000,000	\$37,044,000	\$218,183	\$173,720	\$30,000,000	\$30,909,030	\$218,183	\$144,949	\$30,000,000	\$35,368,320	\$115,240	\$165,627	\$115,215	\$165,627	\$115,259	\$165,862
\$35,000,000	\$43,218,000	\$254,633	\$202,673	\$35,000,000	\$36,060,535	\$254,633	\$169,108	\$35,000,000	\$41,263,040	\$134,450	\$193,271	\$134,425	\$193,271	\$134,469	\$193,505
\$40,000,000	\$49,392,000	\$291,083	\$231,626	\$40,000,000	\$41,212,040	\$291,083	\$193,266	\$40,000,000	\$47,157,760	\$153,660	\$220,914	\$153,635	\$220,914	\$153,678	\$221,149
\$45,000,000	\$55,566,000	\$327,533	\$260,580	\$45,000,000	\$46,363,545	\$327,533	\$217,424	\$45,000,000	\$53,052,480	\$172,870	\$248,558	\$172,845	\$248,558	\$172,888	\$248,792
\$50,000,000	\$61,740,000	\$363,983	\$289,533	\$50,000,000	\$51,515,050	\$363,983	\$241,582	\$50,000,000	\$58,947,200	\$192,079	\$276,201	\$192,054	\$276,201	\$192,098	\$276,436

CITY OF VICTOR, 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	\$97	50.72%	\$49	25.76%	(\$132)	(75.81%)	(\$107)	(71.74%)	\$84	43.90%
\$100,000	\$195	50.72%	\$99	25.76%	(\$47)	(12.90%)	(\$22)	(6.52%)	\$169	43.90%
\$150,000	\$292	50.72%	\$148	25.76%	\$37	6.67%	\$62	11.67%	\$253	43.90%
\$200,000	\$217	23.10%	\$26	2.71%	\$122	16.21%	\$146	20.21%	\$337	43.90%
\$250,000	\$142	10.91%	(\$97)	(7.46%)	\$206	21.86%	\$231	25.17%	\$422	43.90%
\$300,000	\$67	4.04%	(\$220)	(13.19%)	\$290	25.59%	\$315	28.42%	\$506	43.90%
\$400,000	(\$83)	(3.44%)	(\$466)	(19.43%)	\$459	30.22%	\$484	32.40%	\$675	43.90%
\$500,000	(\$232)	(7.43%)	(\$712)	(22.76%)	\$628	32.99%	\$653	34.76%	\$843	43.90%
\$600,000	(\$382)	(9.91%)	(\$958)	(24.83%)	\$796	34.82%	\$821	36.31%	\$1,012	43.90%
\$700,000	(\$532)	(11.61%)	(\$1,204)	(26.25%)	\$965	36.13%	\$990	37.41%	\$1,181	43.90%
\$800,000	(\$682)	(12.84%)	(\$1,449)	(27.27%)	\$1,134	37.11%	\$1,159	38.24%	\$1,349	43.90%
\$900,000	(\$832)	(13.77%)	(\$1,695)	(28.05%)	\$1,302	37.87%	\$1,327	38.87%	\$1,518	43.90%
\$1,000,000	(\$982)	(14.50%)	(\$1,941)	(28.66%)	\$1,471	38.47%	\$1,496	39.38%	\$1,687	43.90%
\$2,000,000	(\$2,481)	(17.65%)	(\$4,399)	(31.28%)	\$3,158	41.19%	\$3,183	41.66%	\$3,374	43.90%
\$3,000,000	(\$3,981)	(18.64%)	(\$6,858)	(32.12%)	\$4,844	42.10%	\$4,869	42.41%	\$5,060	43.90%
\$4,000,000	(\$5,480)	(19.13%)	(\$9,316)	(32.53%)	\$6,531	42.55%	\$6,556	42.78%	\$6,747	43.90%
\$5,000,000	(\$6,980)	(19.42%)	(\$11,775)	(32.77%)	\$8,218	42.82%	\$8,243	43.01%	\$8,434	43.90%
\$6,000,000	(\$8,479)	(19.62%)	(\$14,233)	(32.93%)	\$9,905	43.00%	\$9,930	43.16%	\$10,121	43.90%
\$7,000,000	(\$9,978)	(19.75%)	(\$16,691)	(33.04%)	\$11,591	43.13%	\$11,616	43.26%	\$11,807	43.90%
\$8,000,000	(\$11,478)	(19.86%)	(\$19,150)	(33.13%)	\$13,278	43.23%	\$13,303	43.34%	\$13,494	43.90%
\$9,000,000	(\$12,977)	(19.94%)	(\$21,608)	(33.20%)	\$14,965	43.30%	\$14,990	43.41%	\$15,181	43.90%
\$10,000,000	(\$14,476)	(20.00%)	(\$24,066)	(33.25%)	\$16,652	43.36%	\$16,677	43.46%	\$16,868	43.90%
\$15,000,000	(\$21,973)	(20.19%)	(\$36,358)	(33.41%)	\$25,086	43.54%	\$25,110	43.61%	\$25,301	43.90%
\$20,000,000	(\$29,470)	(20.28%)	(\$48,650)	(33.49%)	\$33,519	43.63%	\$33,544	43.68%	\$33,735	43.90%
\$25,000,000	(\$36,966)	(20.34%)	(\$60,942)	(33.53%)	\$41,953	43.69%	\$41,978	43.72%	\$42,169	43.90%
\$30,000,000	(\$44,463)	(20.38%)	(\$73,233)	(33.57%)	\$50,387	43.72%	\$50,412	43.75%	\$50,603	43.90%
\$35,000,000	(\$51,960)	(20.41%)	(\$85,525)	(33.59%)	\$58,821	43.75%	\$58,846	43.78%	\$59,037	43.90%
\$40,000,000	(\$59,457)	(20.43%)	(\$97,817)	(33.60%)	\$67,254	43.77%	\$67,279	43.79%	\$67,470	43.90%
\$45,000,000	(\$66,953)	(20.44%)	(\$110,109)	(33.62%)	\$75,688	43.78%	\$75,713	43.80%	\$75,904	43.90%
\$50,000,000	(\$74,450)	(20.45%)	(\$122,400)	(33.63%)	\$84,122	43.80%	\$84,147	43.81%	\$84,338	43.90%